

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 26, 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
The Meadows at Stout Farms, Part 4

The Engineering Department recommends approval of the final plat of The Meadows at Stout Farms, Part 4. The development is 11 lots on approximately 62.21 acres.

CASEY BRANNON
District One

TREY BAXTER
District Two

GERALD STEEN
District Three

KARL M. BANKS
District Four

PAUL GRIFFIN
District Five

PLAT CABINET _____, SLIDE _____

THE MEADOWS AT STOUT FARMS, PART 4

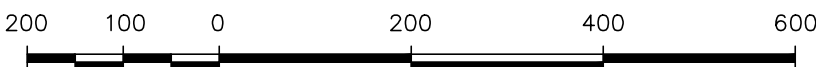
Situated in the West ½ of the SW ¼ of Section 8, T8N, R2E, City of Gluckstadt
and the East ½ of the SE ¼ of Section 7, T8N, R2E, Madison County, Mississippi

BENCHMARK
ENGINEERING & SURVEYING, LLC

CIVIL ♦ STRUCTURAL ♦ PLANNING ♦ SURVEYING ♦ UAV MAPPING

BRANDON | FLOWOOD | MADISON

www.benchmarkms.net 601-627-7780



GENERAL NOTES:

- ALL LOTS IN THIS SUBDIVISION ARE LOCATED IN FLOOD ZONES X ACCORDING TO FLOOD INSURANCE RATE MAP NOS. 28089C0395F & 28089C0415F, COMMUNITY PANEL NOS. 280228 0395 F & 280228 0415 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.
- ½" x 18" IRON PINS SET AT ALL CORNERS.
- FIELD SURVEY COMPLETED JANUARY 8, 2025.
- PLAT PREPARATION DATE: JANUARY 9, 2025.

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 4 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 _____, 2025.

Stephen Cook, Member
Stout Road, LLC

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 West ½ of the Southwest ¼ of Section 8, Township 8 North, Range 2 East, City of Gluckstadt and the East ½ of the Southeast ¼ of Section 7, Township 8 North, Range 2 East, Madison County, Mississippi and being more particularly described by metes and bounds as follows:

Commencing at a found ½ inch iron pin marking the Southeast corner of said Section 8; run thence

South 89 degrees 39 minutes 10 seconds West for a distance of 3,597.16 feet to the Southeast corner of the Crawford property as recorded in Deed Book 4313, Page 141 in the Office of the Chancery Clerk of Madison County; thence

South 89 degrees 51 minutes 11 seconds West along the South line of said Crawford property for a distance of 876.39 feet to the Northeast corner of the Grayhawk Part Four as recorded in Plat Cabinet E, Slide 192B in the Office of the Chancery Clerk of Madison County; thence

South 89 degrees 42 minutes 47 seconds West along said South line of the Crawford property and the North line of said Grayhawk, Part 4 for a distance of 320.06 feet to the Southeast corner of the Huff property as recorded in Deed Book 4395, Page 945 in the Office of the Chancery Clerk of Madison County; thence

South 89 degrees 42 minutes 47 seconds West along said North line of Grayhawk Part Four and the South line of said Huff property for a distance of 390.37 feet to a found ½ inch iron pin marking the Northeast corner of Grayhawk, Phase 5B as recorded in Plat Cabinet F, Slide 53A in the Office of the Chancery Clerk of Madison County; thence

South 89 degrees 24 minutes 45 seconds West along said North line of Grayhawk, Phase 5B and said South line of the Huff property for a distance of 320.06 feet to a set ½ inch iron pin marking the Southwest corner of said Huff property and the **Point of Beginning** of the herein described property

South 89 degrees 24 minutes 45 seconds West along the North line of said Grayhawk, Phase 5B for a distance of 665.46 feet to a set ½ inch iron pin marking the Southeast corner of the Stout Land, LLC property as recorded in Deed Book 1753, Page 250 in the Office of the Chancery Clerk of Madison County; thence

North 00 degrees 07 minutes 29 seconds West along the East line of said Stout Land, LLC property and a fence for a distance of 2,188.94 feet to a set ½ inch iron pin marking the Southwest 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; thence

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

North 89 degrees 27 minutes 13 seconds East for a distance of 807.87 feet to a set ½ inch iron pin; thence

South 69 degrees 14 minutes 32 seconds East for a distance of 51.34 feet to a set ½ inch iron pin; thence

North 89 degrees 35 minutes East for a distance of 524.76 feet to a set ½ inch iron pin marking the Northwest corner of said Crawford property; thence

Leaving said South line of The Meadows at Stout Farms, Part 1; run thence

South along the West line of said Crawford property for a distance of 1,710.64 feet to a set ½ inch iron pin marking the Northeast corner of said Huff property; thence

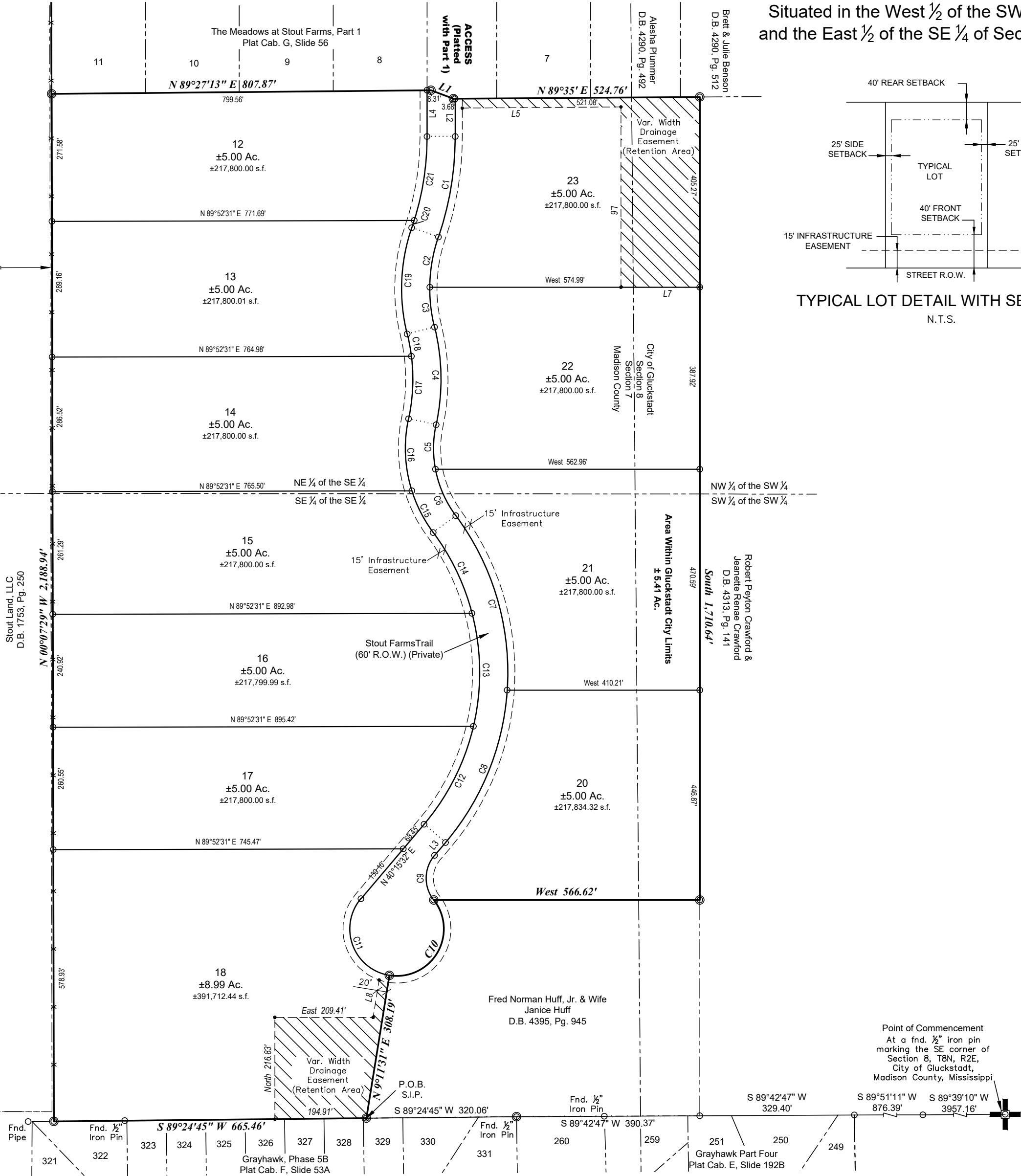
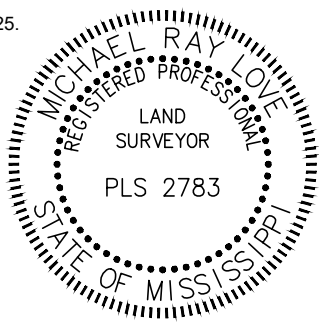
West along the North line of said Huff property for a distance of 566.62 feet to a set ½ inch iron pin marking the Easterly right of way of Stout Farms Trail; thence

Southwesterly along said Easterly right of way of Stout Farms Trail and the arc of a curve to the right for a distance of 239.80 feet, said curve having a radius of 100.00 feet, and a deflection angle of 137 degrees 23 minutes 46 seconds, chord bearing and distance, South 30 degrees 29 minutes 38 seconds West, 186.34 feet to a set ½ inch iron pin marking the Northwest corner of said Huff property; thence

South 9 degrees 11 minutes 31 seconds West along the West line of said Huff property for a distance of 308.19 feet to the **Point of Beginning**, containing **62.21 acres**, more or less.

WITNESS MY SIGNATURE on this the _____ day of _____, 2025.

Michael R. Love, P.S.



TYPICAL LOT DETAIL WITH SETBACKS

N.T.S.

Boundary Line Table					
Line	Bearing	Distance			
L1	S 69°14'32" E	51.34'			
L2	South	80.67'			
L3	S 40°15'32" W	36.09'			
L4	North	98.76'			
L5	N 89°35'00" E	338.07'			
L6	South	384.05'			
L7	East	168.00'			
L8	S 9°11'31" W	80.55'			

Curve Table					
Curve	Delta	Length	Radius	Tangent	Chord
C1	18°54'15"	217.76'	660.00'	109.88'	216.77'
C2	18°22'09"	109.01'	340.00'	54.97'	108.54'
C3	14°29'34"	86.00'	340.00'	43.23'	85.77'
C4	26°07'03"	209.68'	460.00'	106.70'	207.87'
C5	22°48'15"	95.52'	240.00'	48.40'	94.89'
C6	26°00'05"	108.91'	240.00'	55.41'	107.98'
C7	40°28'41"	395.63'	560.00'	206.47'	387.45'
C8	36°25'37"	356.03'	560.00'	184.27'	350.07'
C9	78°27'47"	102.71'	75.00'	61.24'	94.87'
C10	137°23'46"	239.80'	100.00'	256.46'	186.34'
C11	121°04'01"	211.30'	100.00'	176.99'	174.13'
C12	27°01'22"	235.82'	500.00'	120.14'	233.64'
C13	27°52'58"	243.32'	500.00'	124.12'	240.93'
C14	21°59'58"	191.98'	500.00'	97.19'	190.80'
C15	19°10'40"	100.41'	300.00'	50.68'	99.95'
C16	29°37'40"	155.13'	300.00'	79.34'	153.41'
C17	19°11'55"	134.03'	400.00'	67.65'	133.41'
C18	6°55'08"	48.30'	400.00'	24.18'	48.27'
C19	32°51'43"	229.42'	400.00'	117.96'	226.29'
C20	1°34'13"	16.44'	600.00'	8.22'	16.44'
C21	17°20'02"	181.52'	600.00'	91.46'	180.83'

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, 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 _____, 2025.

Notary Public _____ My Commission Expires: _____

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 _____, 2025.

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 _____, 2025.

Michael R. Love, P.S.



FILING AND RECORDATION - COUNTY OF MADISON - STATE OF MISSISSIPPI

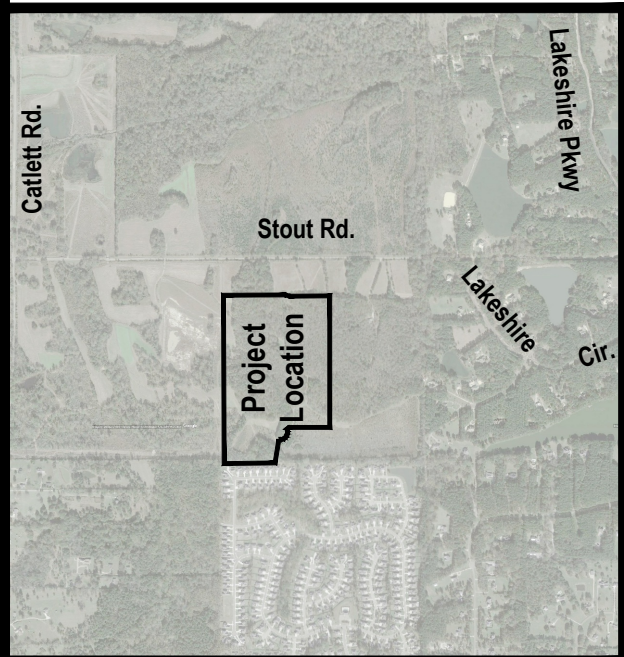
I, Ronny Lott, Clerk of the Chancery Court in and for the said County and State, do hereby certify that the final plat of THE MEADOWS AT STOUT FARMS, PART 4, was filed for record in my office on this the _____ day of _____, 2025, and was duly recorded in Plat Cabinet _____ at Slide _____ of the records of maps and plats of land of Madison County, Mississippi.

GIVEN UNDER MY HAND AND SEAL of office on this the _____ day of _____, 2025.

Ronny Lott
Chancery Clerk

Deputy Clerk

Vicinity Map:



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 _____, 2025.

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

APPROVAL OF THE CITY OF GLUCKSTADT - COUNTY OF MADISON - STATE OF MISSISSIPPI

I hereby certify that this plat was approved and accepted by the Mayor and Board of Aldermen in session on this the _____ day of _____, 2025.

Mayor

City Clerk