

BOARD OF SUPERVISORS

MADISON COUNTY, MISSISSIPPI

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

3137 South Liberty Street, Canton, MS 39046
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MEMORANDUM

April 7, 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: Preliminary Plat
Robinwood

The Engineering Department recommends approval of the preliminary plat of Robinwood. The development is 3 lots on approximately 23.4 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

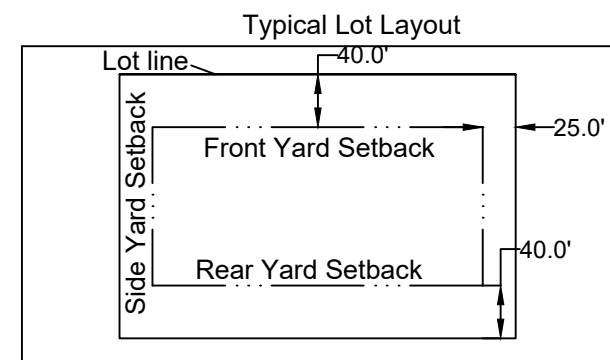
PAUL GRIFFIN
District Five

Subdivision
Location

Robinwood Subdivision
Developer : Paul Hopper
P.O. Box 2446, Madison MS, 39130

1. This subdivision lies within the limits established for zone "X" (no shading) according to firm map number 28089C0435F, effective March 17, 2010.
2. Area = 23.40 acres +/-
3. $\frac{1}{2}$ " x 18" rebar placed at all corners of the subdivision.

Minimum Building Setback
Lines Front Yard: 40 Feet
Side Yard: 25 Feet
Rear Yard: 40 Feet



POC	POINT OF COMMENCEMENT
POB	POINT OF BEGINNING
ROWM	RIGHT OF WAY MARKER
SIP	SET IRON PIN 1/2" X 18" REBAR
	SET IRON PIN 1/2" X 18"
	FOUL IRON PIN
	PROPERTY CORNER - NO PIN SET
	FENCE
-FOC-	FIBER OPTIC CABLE
-OHP-	OVER HEAD POWER LINE



MISSISSIPPI STATE PLANE
COORDINATE SYSTEM WEST ZONE,
NAD83
SCALE FACTOR: 0.99999642
CONVERGENCE ANGLE: 00°13'41"

Survey map showing three lots (Lot 1, Lot 2, Lot 3) and their boundaries. The map includes Robinson Road at the bottom and various survey points and markers.

Lot 1: 14.22 Acres. Boundaries: N1135870.74 E-2425525.82 (top left), N89° 26' 08" E 1312.41 (top), N90° 00' 00" W 566.17 (top right), N90° 00' 00" E 287.58 (middle right), N90° 00' 00" E 278.59 (middle right), N00° 00' 00" E 702.27 (middle left), N00° 00' 00" E 692.72 (middle left), N00° 00' 00" E 692.72 (middle left), N00° 00' 00" E 703.75 (middle right), N00° 00' 00" E 703.75 (middle right), N84° 31' 06" W 40.96 (bottom right), N84° 31' 06" W 279.87 (bottom right), 30.0' R/W (bottom), L=130.38, R=1847.82, CB=S85° 47' 56" W, CL=130.35 (bottom left), L=247.10, R=1847.82, CB=N88° 20' 54" W, CL=246.91 (bottom right).

Lot 2: 4.59 Acres. Boundaries: N90° 00' 00" E 287.58 (top left), N90° 00' 00" E 278.59 (top right), N00° 00' 00" E 703.75 (middle right), N00° 00' 00" E 703.75 (middle right), N84° 31' 06" W 40.96 (bottom right), N84° 31' 06" W 279.87 (bottom right).

Lot 3: 4.59 Acres. Boundaries: N90° 00' 00" E 278.59 (top left), N90° 00' 00" E 278.59 (top right), N00° 00' 00" E 703.75 (middle right), N00° 00' 00" E 703.75 (middle right), N84° 31' 06" W 40.96 (bottom right), N84° 31' 06" W 279.87 (bottom right).

Other features: Barbwire fence is on property line (pointing to the left boundary of Lot 1). Robinson Road (bottom). John Nelson Hayman Db 4128 Pg 470 (top right). John Nelson Hayman Db 2791 Pg 785 (bottom right). P.O.C. & P.O.B. - Found 1" Iron Rod @ Fence Cor., at the NE Cor. of the SW 1/4 of Sec. 17, T-9-N, R-4-E, Madison Co., MS (top right).

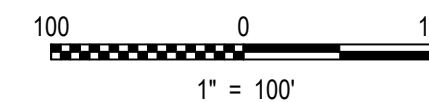
LC Tennin Jr. Db 377 Page 333

John Nelson Hayman Db 4128 Pg 470

John Nelson Hayman Db 2791 Pg 785

Preliminary

(662) 746-1863 FAX (662) 716-7393
P.O. BOX 567 213 SOUTH MAIN STREET
YAZOO CITY, MISSISSIPPI



Bearings by GPS - RTK Observation
Class "A" Survey
Date of Field Survey: 09/11/24

Robinwood
MADISON COUNTY, MISSISSIPPI

Part of Section 17, T-9-N, R-4-E
Madison Co., MS

DRAWN: CMM CHECKED: JWM	DATE: 12-18-24	SHEET NO. 1/2
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