

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

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
White Oak Farms, Phase 1

The Engineering Department recommends approval of the preliminary plat of White Oak Farms, Phase 1. The development is 12 lots on approximately 72.46 acres. There is no public infrastructure associated with this development.

CASEY BRANNON
District One

TREY BAXTER
District Two

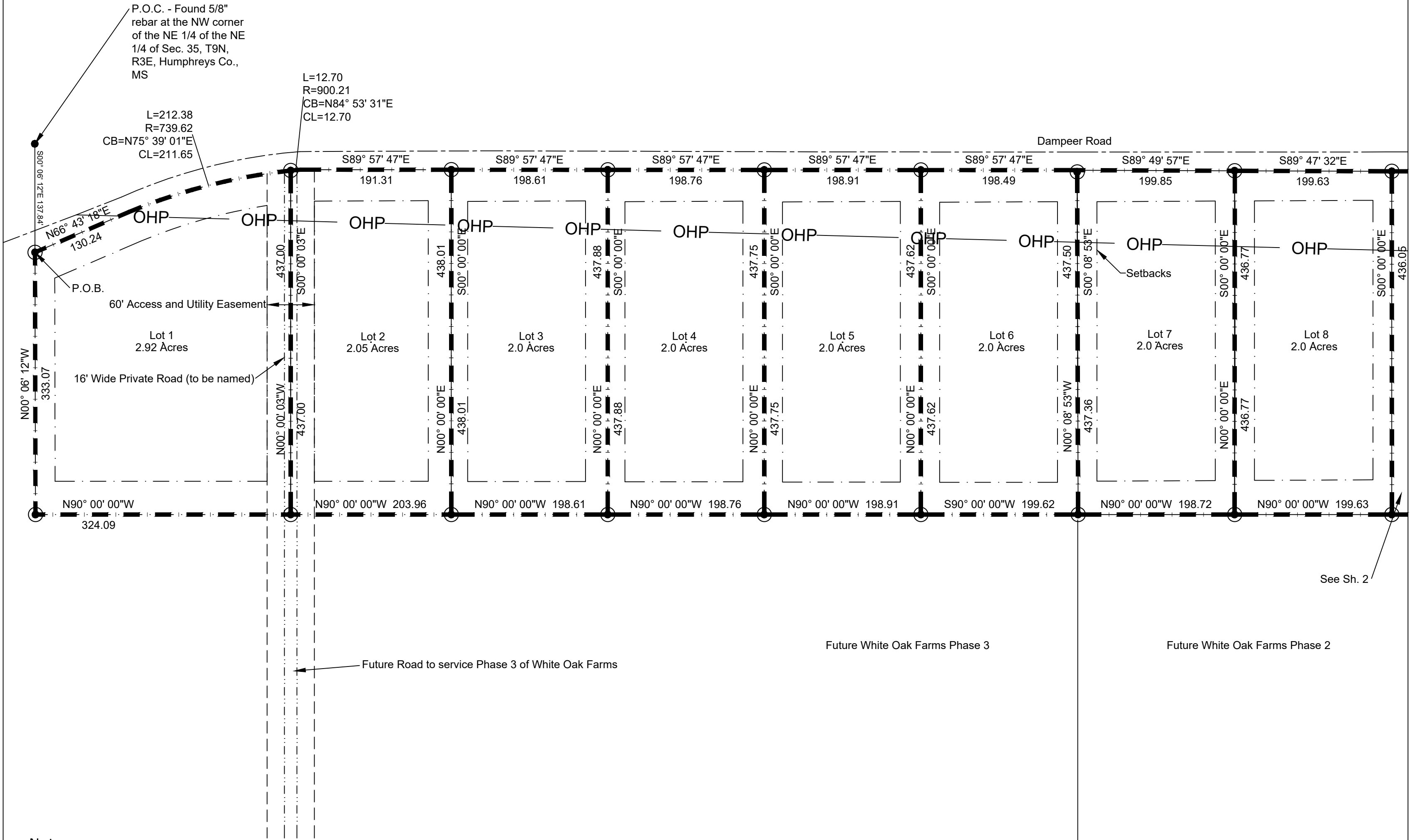
GERALD STEEN
District Three

KARL M. BANKS
District Four

PAUL GRIFFIN
District Five

White Oak Farms
Phase I
Developer : Stephen Cook
425 Virililia Road, Canton MS,
39046

Preliminary



Notes:

1. This subdivision lies within the limits established for zone "X" (no shading) according to firm map number 28089C0430G, effective January 17, 2025.
2. Area = 24.97 acres +/-
3. $\frac{3}{4}$ " x 18" rebar placed at all corners of the subdivision.

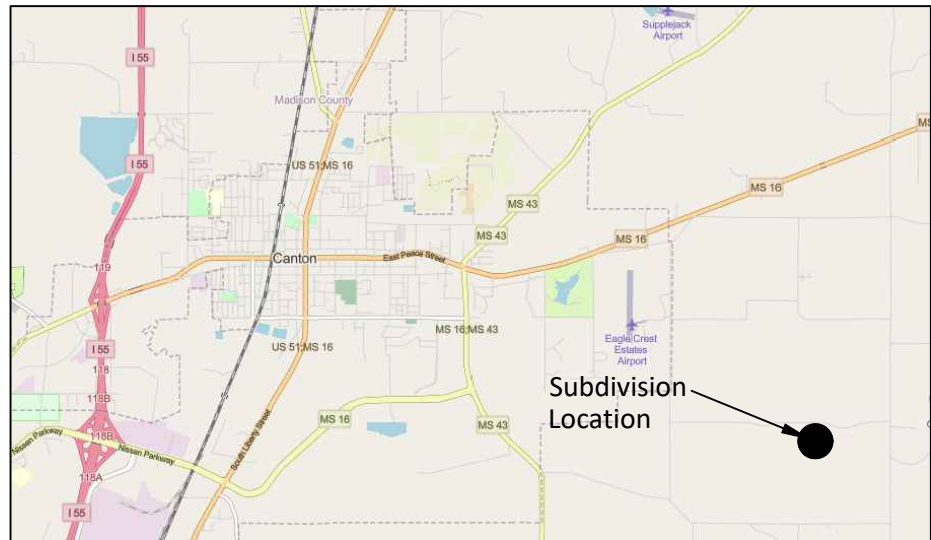
LEGEND

- 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"
- FOUD IRON PIN
- PROPERTY CORNER - NO PIN SET
- FENCE
- FOC- FIBER OPTIC CABLE
- OHP- OVER HEAD POWER LINE



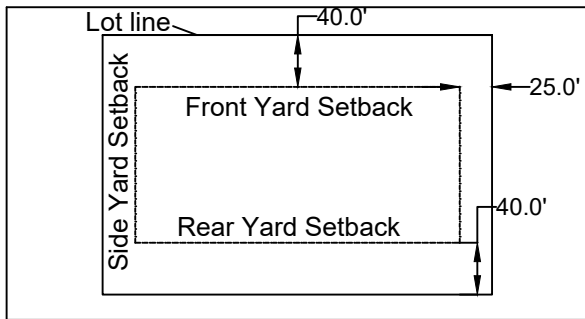
MISSISSIPPI STATE PLANE
COORDINATE SYSTEM WEST ZONE,
NAD83
SCALE FACTOR: 0.999996544
CONVERGENCE ANGLE: 00°12'11"

GRID



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

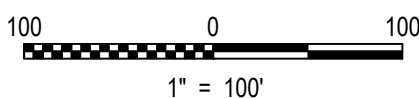
Typical Lot Layout



WILLIAMS, CLARK & MORRISON, INC.

CONSULTING ENGINEERS

(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: 12/17/24

White Oak Farms - Phase I
MADISON COUNTY, MISSISSIPPI

Part of Section 35 & 36, T-9-N,
R-3-E Madison Co., MS

DRAWN: CMM
CHECKED: JWM

DATE: 04-16-25

SHEET NO.
1/3

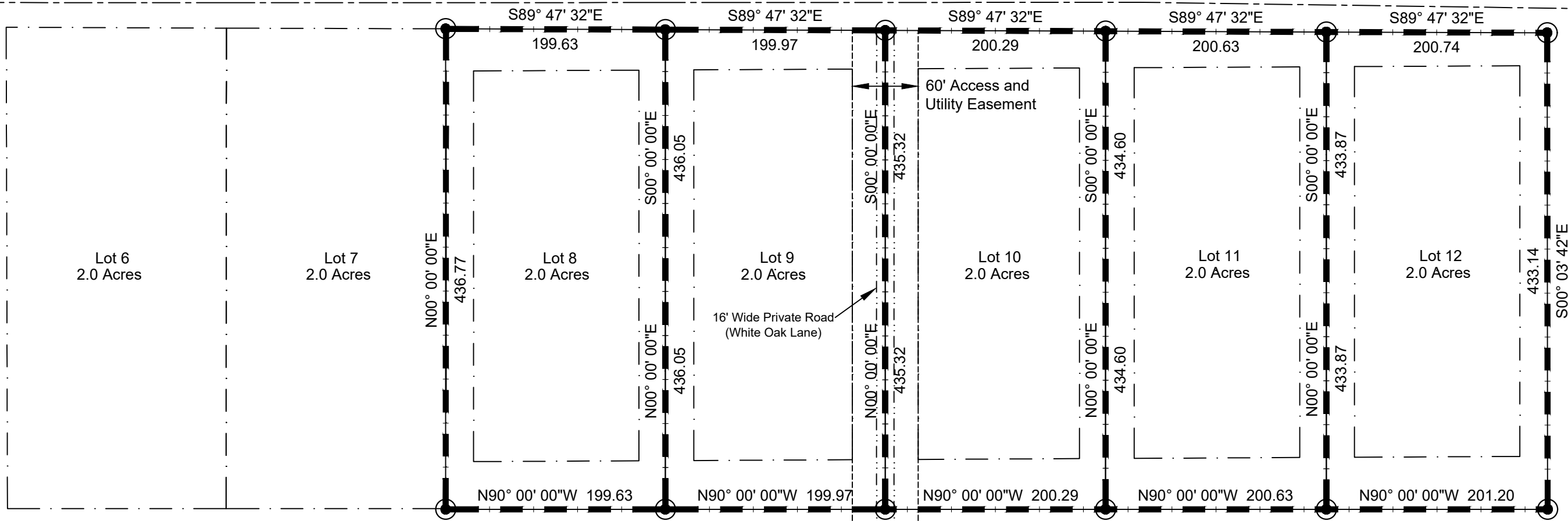
BEARINGS BASED OFF OF RTK-GPS OBSERVATIONS
TOPCON HIPER VR'S USING EARL DUDLEY INET.
I certify that the information shown on this plat is
thorough and accurate to the best of my knowledge.

J.Wayne Morrison, P.E., P.L.S.
April 16, 2025

White Oak Farms
Phase I
Developer : Stephen Cook
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39046

Preliminary

Dampeer Road



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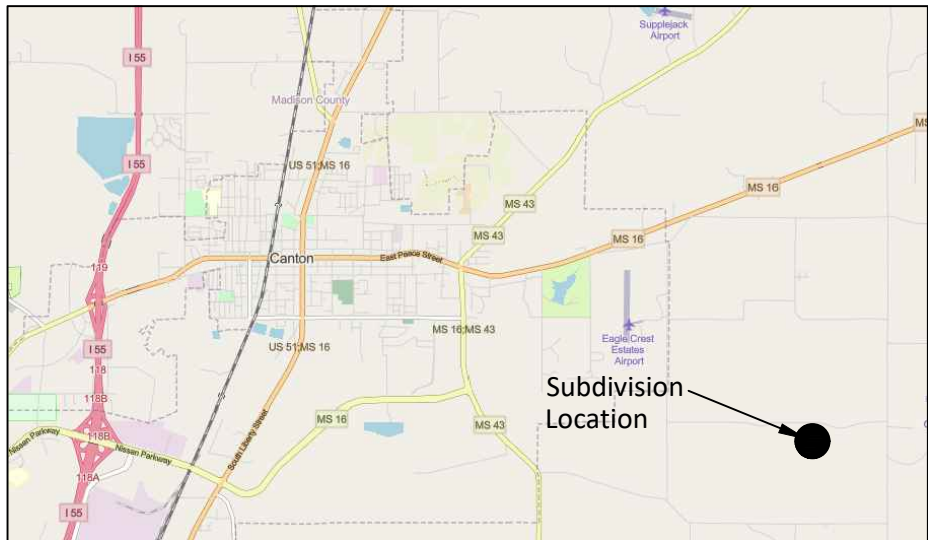
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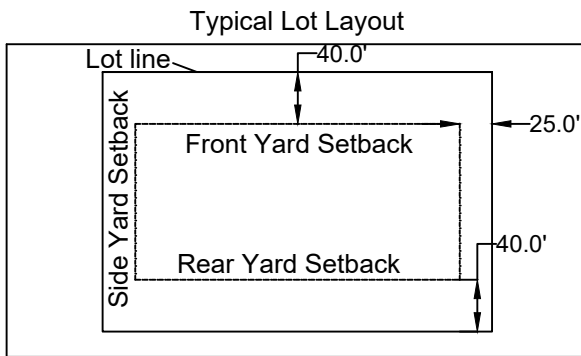


MISSISSIPPI STATE PLANE
COORDINATE SYSTEM WEST ZONE,
NAD83
SCALE FACTOR: 0.99999642
CONVERGENCE ANGLE: 00°13'41"

GRID

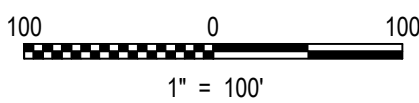


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YAZOO CITY, MISSISSIPPI



Bearings by GPS - RTK Observation
Class "A" Survey
Date of Field Survey: 12/17/24

White Oak Farms - Phase I
MADISON COUNTY, MISSISSIPPI

Part of Section 36, T-9-N, R-3-E
Madison Co., MS

DRAWN: CMM
CHECKED: JWM

DATE: 04-16-25

SHEET NO.
1/3

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