

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

June 12, 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
Battmore Estates

The Engineering Department recommends approval of the final plat Battmore Estates. The development is 5 lots on approximately 128.15 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

CERTIFICATE OF COMPARISON

STATE OF MISSISSIPPI

COUNTY OF MADISON

WE, RONNY LOTT, CHANCERY CLERK OF MADISON COUNTY, MISSISSIPPI, AND COLIN L. BAIRD, REGISTERED LAND SURVEYOR, DO HEREBY CERTIFY THAT WE HAVE CAREFULLY COMPARED THIS PLAT OF BATTMORE ESTATES WITH THE ORIGINAL THEREOF, AS MADE BY SAID COLIN L. BAIRD, REGISTERED LAND SURVEYOR, AND FIND IT TO BE A TRUE AND CORRECT COPY OF SAID MAP OR PLAT.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS ____ DAY OF ____ 2025.

COLIN L. BAIRD, RPLS, PE
REGISTERED LAND SURVEYOR

RONNY LOTT, CHANCERY CLERK
MADISON COUNTY, MISSISSIPPI

COUNTY ENGINEER'S APPROVAL

STATE OF MISSISSIPPI

COUNTY OF MADISON

I 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.

COUNTY ENGINEER

COUNTY APPROVAL CERTIFICATE

STATE OF MISSISSIPPI

COUNTY OF MADISON

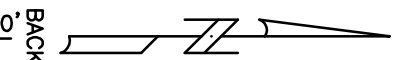
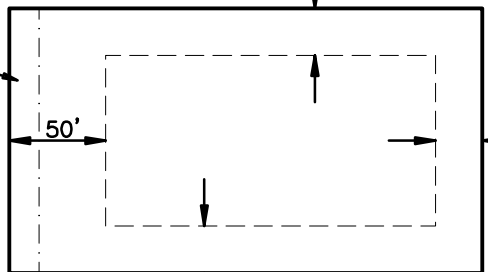
THIS SUBDIVISION IS HEREBY APPROVED AND ACCEPTED AND ALL IMPROVEMENTS CONTAINED THEREIN TO BE DEDICATED TO THE COUNTY OF MADISON ON THIS THE ____ DAY OF ____ 2025.

PRESIDENT, BOARD OF SUPERVISORS
MADISON COUNTY, MISSISSIPPI

CHANCERY CLERK
MADISON COUNTY, MISSISSIPPI

TYPICAL LOT DETAIL

10' UTILITY EASEMENT
(UNLESS OTHERWISE NOTED)



BATTMORE ESTATES

Situated in the N 1/2 of Section 36, and in the S 1/2 of Section 35, Township 9 North, Range 1 West, Madison County, Mississippi

FLING 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 THE FINAL PLAT OF BATTMORE ESTATES, WAS FILED FOR RECORD IN MY OFFICE ON THE ____ DAY OF ____ 2025, AND WAS DULY RECORDED IN PLAT CABINET ____ AT SLIDE ____ OF THE RECORDS OF MAPS AND PLATS OF LANDS OF MADISON COUNTY, MISSISSIPPI.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS ____ DAY OF ____ 2025.

RONNY LOTT, CHANCERY CLERK

OWNERS CERTIFICATE

STATE OF MISSISSIPPI

COUNTY OF MADISON

I, RONNIE ROUNDTREE, DO HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED IN THE FOREGOING CERTIFICATES OF COLIN L. BAIRD, REGISTERED LAND SURVEYOR, AND I HAVE CAUSED THE SAME TO BE SUBDIVIDED AND PLATTED AS SHOWN HEREON, AND HAVE DESIGNATED THE SAME AS BATTMORE ESTATES THAT I HEREBY ADOPT THIS PLAT OF SUBDIVISION AS ITS FREE ACT AND DEED AND DEDICATE ALL STREETS, RIGHT-OF-WAY, UTILITIES AND UTILITY EASEMENTS TO THE COUNTY OF MADISON FOR PUBLIC USE FOREVER.

WITNESS MY SIGNATURE ON THIS THE ____ DAY OF ____ 2025.

OWNER

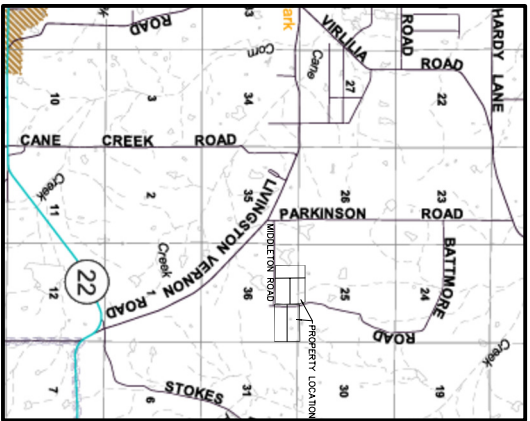
WITNESS MY SIGNATURE ON THIS THE ____ DAY OF ____ 2025.

COLIN L. BAIRD, RPLS, PE
REGISTERED LAND SURVEYOR

(Zone A)

Point of Commencement
concrete monument found
marking the NW corner of
Section 36, T-9-N, R-1-W,
Madison County, Mississippi.
N 1123788.36, E 2318844.87

(Zone A)
N 89°44'43" E 1,323.16'
bobbed wire fence



VICINITY MAP
1"=10000'

665.05'
N 00°15'17" W
(Zone A)
285.06'

N 89°44'43" E 1,896.89'
1231.84'
(Zone A)
south line of Section 25
north line of Section 36

LOT 2
23.46 acres
(Zone A & R-1)

20' utility easement
Bear Creek Water Assoc.
DB 2941, Page 295
DB 2927, Page 8

S 01°39'51" E 359.46'

N 01°41'50" W 527.38'

N 05°41'24" W 133.39'

S 89°44'43" W 1895.42'

LOT 5
28.86 acres
(Zone R-1)

Point of Beginning
concrete monument found
marking the NE corner of
Section 36, T-9-N, R-1-W,
Madison County, Mississippi
N 1123811.85, E 2324127.98

(Zone R-1)

LOT 1
23.59 acres
(Zone A & R-1)

N 00°15'17" W 1260.44'

LOT 3
23.46 acres
(Zone R-1)

S 89°44'43" W 1335.37'

S 04°29'35" W 70.25'

N 02°07'21" E 357.32'

N 04°29'35" E 126.71'

S 89°44'43" W 1916.28'

LOT 4
28.78 acres
(Zone R-1)

(Zone R-1)

S 02°07'21" W 354.07'

(60' r.o.w.)

Basis of Bearings: The bearings on this plat are based on and derived from the Mississippi State Plane Coordinate System, Grid North (NAD83 West Zone) as derived using RTK GPS observations using CORS Stations MSJK and MS7Z. Convergence Angle = N 00°03'26" W. Combined Factor = 1.00005854924688 (Grid to Ground) (Computed at N=1129084.986, E=2323346.987)

LOT 4
28.78 acres
(Zone R-1)

(Zone R-1)

(Zone R-1)

S 89°42'27" W 665.05'

N 00°15'17" W 764.27'

S 89°44'43" W 1323.44'

70.25'

N 42°52'51" W 81.55'

S 89°44'43" W 1916.28'

3" pipe found

(Zone R-1)

Middleton Road
(60' r.o.w.)

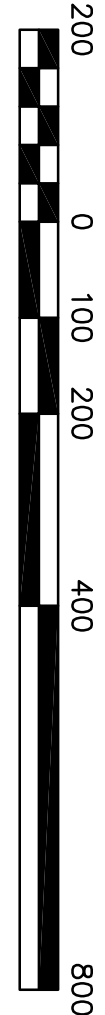
water line

blow-off valve

(Zone R-1)

1/2" IRON REBAR FOUND
1/2" IRON REBAR SET AT ALL LOT CORNERS.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	2545.79'	297.82'	297.65'	S 16°10'10" E	6°42'10"



GRAPHIC SCALE 1"=200'