

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

October 2, 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.
County Engineer

Re: Final Plat
Charlton Place, Part 4

The Engineering Department recommends approval of the final plat of Charlton Place, Part 4. The development is 7 lots on approximately 66.60 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

CHARLTON PLACE, PART FOUR
SITUATED IN THE NORTHEAST 1/4 AND IN THE
SOUTHEAST 1/4 OF SECTION 3, T8N, R1E
MADISON COUNTY, MISSISSIPPI

LEGEND

LOT LINE

EASEMENT

PROPERTY LINE

FIP

FOUND 5/8 IRON PIN

R/W

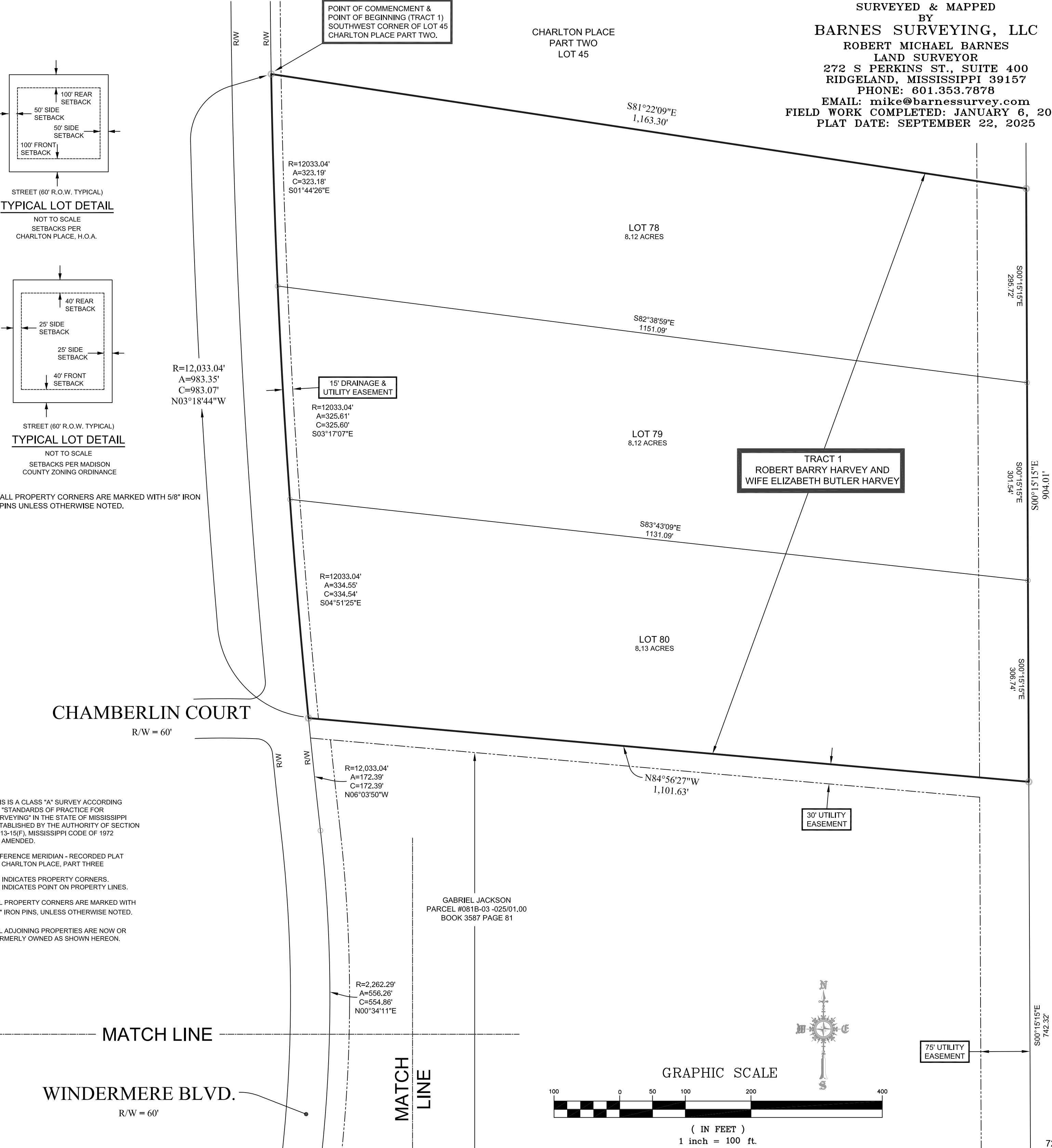
RIGHT OF WAY

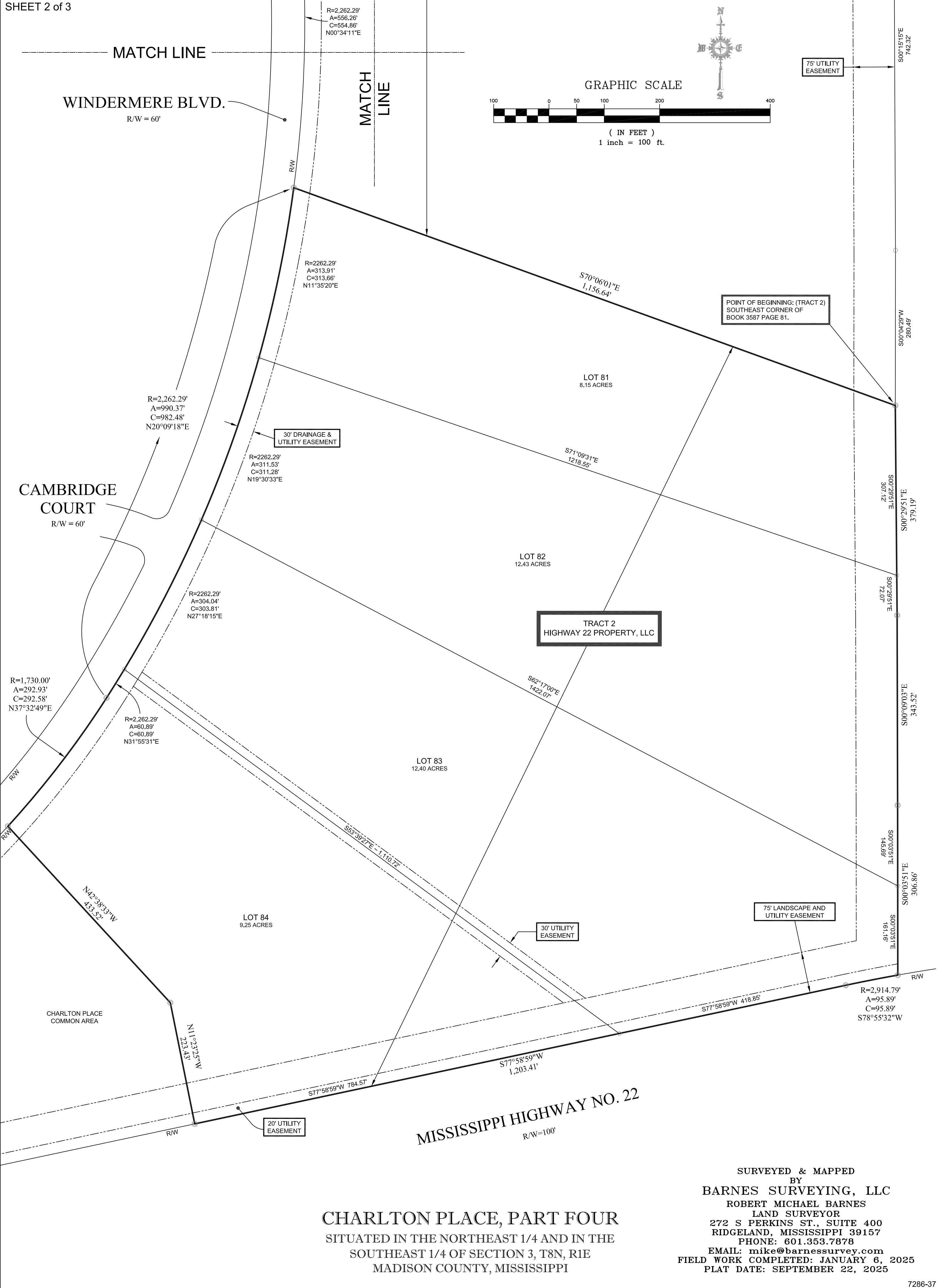
REFERENCE MATERIALS USED:
RECORDED SUBDIVISION PLAT OF "CHURCHILL OF CHARLTON PLACE"
RECORDED SUBDIVISION PLAT OF "CHARLTON PLACE, PHASE ONE"
RECORDED SUBDIVISION PLAT OF "CHARLTON PLACE, PHASE ONE REVISED"
RECORDED SUBDIVISION PLAT OF "CHARLTON PLACE, PART TWO"
RECORDED SUBDIVISION PLAT OF "CHARLTON PLACE, PART THREE"
BOOK 3587 PAGE 81
BOOK 4538 PAGE 656



VICINITY MAP
1" = 1000'

SURVEYED & MAPPED
BY
BARNES SURVEYING, LLC
ROBERT MICHAEL BARNES
LAND SURVEYOR
272 S PERKINS ST., SUITE 400
RIDGELAND, MISSISSIPPI 39157
PHONE: 601.353.7878
EMAIL: mike@barnessurvey.com
FIELD WORK COMPLETED: JANUARY 6, 2025
PLAT DATE: SEPTEMBER 22, 2025





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SITUATED IN THE NORTHEAST 1/4 AND IN THE
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SURVEYOR'S CERTIFICATE
STATE OF MISSISSIPPI
COUNTY OF MADISON

It is hereby certified that this plat is true and correct and was prepared from an actual survey of the property made by me or under my supervision.
I, Robert M. Barnes, Registered Professional Land Surveyor, do hereby certify that at the request of the Owners, being shown and named under the Owners' Certificate hereon, have subdivided and platted the following described land being situated in the Northeast 1/4 and in the Southeast 1/4 of Section 3, Township 8 North, Range 1 East, Madison County, Mississippi, and being more particularly described by metes and bounds as follows, to-wit:

TRACT 1

A parcel of land being situated in the Northeast 1/4 of Section 3, Township 8 North, Range 1 East, Madison County, Mississippi and being a part of Charlton Place Phase One, a subdivision, the map or plat of which is recorded in Plat Cabinet E at Slides 63B and 64A in the Chancery Records of Madison County at Canton Mississippi and being more particularly described by metes and bounds as follows, to wit:
Commence at 5/8" iron pin found at the southwest corner of Lot 45 of Charlton Place Part Two, a subdivision, the map or plat of which is recorded in Plat Cabinet E at Slides 180B and 181A in the said Chancery Records, said pin being on the eastern right of way line of Windermere Boulevard which marks the **POINT OF BEGINNING** for the parcel herein described; thence leave said eastern right of way line and run South 81° 22' 09" East for a distance of 1,163.30 feet along the southern line of the said Lot 45 of Charlton Place Part Two to a 5/8" iron pin found at the southeast corner thereof also being the eastern line of the said Charlton Place Phase One; thence South 00° 15' 15" East for a distance of 904.01 feet along the said eastern line of Charlton Place Phase One to the northeast corner of that certain parcel of land as described in Book 3587 at Page 81 of the said Chancery Records to a 5/8" iron pin found; thence North 84° 56' 27" West for a distance of 1,101.63 feet along the northern property line of that said certain parcel of land as described in Book 3587 at Page 81 to a 5/8" iron pin found at the said eastern right of way line of Windermere Boulevard; thence run 983.35 feet along the arc of a 12,033.04 foot radius curve to the right along the said eastern right of way line of Windermere Boulevard, said arc having a 983.07 foot chord which bears North 03° 18' 44" West to the **POINT OF BEGINNING**, containing 24.3760 acres (1,061,817 square feet), more or less.

TRACT 2

A parcel of land being situated in the Northeast 1/4 and in the Southeast 1/4 of Section 3, Township 8 North, Range 1 East, Madison County, Mississippi and being a part of Charlton Place Phase One, a subdivision, the map or plat of which is recorded in Plat Cabinet E at Slides 63B and 64A in the Chancery Records of Madison County at Canton Mississippi and being more particularly described by metes and bounds as follows, to wit:
Commence at 5/8" iron pin found at the southwest corner of Lot 45 of Charlton Place Part Two, a subdivision, the map or plat of which is recorded in Plat Cabinet E at Slides 180B and 181A in the said Chancery Records, said pin being on the eastern right of way line of Windermere Boulevard; thence leave said eastern right of way line and run South 81° 22' 09" East for a distance of 1,163.30 feet along the southern line of the said Lot 45 of Charlton Place Part Two to a 5/8" iron pin found at the southeast corner thereof also being on the eastern line of the said Charlton Place Phase One; thence South 00° 15' 15" East for a distance of 904.01 feet along the said eastern line of Charlton Place Phase One to a 5/8" iron pin found at the northeast corner of that certain parcel of land as described in Book 3587 at Page 81 of the said Chancery Records; thence continue South 00° 15' 15" East for a distance of 742.32 feet along the said eastern line of Charlton Place Phase One and the eastern property line of that said certain parcel of land as described in Book 3587 at Page 81 to a 5/8" iron pin found; thence South 00° 04' 29" West for a distance of 280.49 feet along the said eastern line of Charlton Place Phase One and the said eastern property line of that certain parcel of land as described in Book 3587 at Page 81 to a 5/8" iron pin found at the southeast corner thereof, which marks the POINT OF BEGINNING for the parcel herein described; thence South 00° 29' 51" East for a distance of 379.19 feet along the said eastern line of Charlton Place Phase One to a 5/8" iron pin found; thence South 00° 09' 03" East for a distance of 343.52 feet along the said eastern line of Charlton Place Phase One to a 5/8" iron pin found; thence South 00° 03' 51" East for a distance of 306.86 feet along the said eastern line of Charlton Place Phase One to a 5/8" iron pin found at the southeast corner thereof and being on the northern right of way line of Mississippi Highway No. 22 ; thence run 95.89 feet along the arc of a 2,914.79 foot radius curve to the left along the said northern right of way line to a 5/8" iron pin found, said arc having a 95.89 foot chord which bears South 78° 55' 32" West; thence South 77° 58' 59" West for a distance of 1,203.41 feet along the said northern right of way line to a 5/8" iron pin found; thence leave said northern right of way line of Mississippi Highway No. 22 and run North 11° 23' 25" West for a distance of 223.43 feet along the eastern line of the Charlton Place Common Area to a 5/8" iron pin found; thence North 42° 38' 33" West for a distance of 433.52 feet along the northeastern line of the said Charlton Place Common Area to a 5/8" iron pin found on the said eastern right of way line of Windermere Boulevard; thence run 292.93 feet along the arc of a 1,730.00 foot radius curve to the left along the said eastern right of way line to a 5/8" iron pin found, said arc having a 292.58 foot chord which bears North 37° 32' 49" East; thence run 990.37 feet along the arc of a 2,262.29 foot radius curve to the left along the said eastern right of way line to a 5/8" iron pin found at the southwestern corner of that said certain parcel of land as described in Book 3587 at Page 81, said arc having a 982.48 foot chord which bears North 20° 09' 18" East; thence leave said eastern right of way line of Windermere Boulevard and run South 70° 06' 01" East for a distance of 1,156.64 feet along the southern property line that said certain parcel of land as described in Book 3587 at Page 81 to the POINT OF BEGINNING, containing 42.2309 acres (1,839,576 square feet), more or less.

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

Robert M. Barnes
Registered Professional Land Surveyor
Mississippi P.L.S. No. 2583

ACKNOWLEDGMENT
STATE OF MISSISSIPPI
COUNTY OF MADISON
PERSONALLY came and appeared before me, the undersigned authority in and for the jurisdiction aforesaid, the within named Robert M. Barnes, Registered Professional Land Surveyor, who acknowledged to me that he signed and delivered this plat and the certificates thereon as his own act and deed on the day and year herein mentioned.
GIVEN UNDER MY HAND AND OFFICIAL SEAL, this the _____ day of _____, 2025.

NOTARY PUBLIC
My Commission Expires:

FILING AND RECORDATION
STATE OF MISSISSIPPI
COUNTY OF MADISON

I, Ronny Lott, Chancery Clerk in and for said County and State, do hereby certify that the final plat of Charlton Place, Part Four was filed for record in my office on this the _____ day of _____, 2025, and was duly recorded in Plat Cabinet _____ at Slides _____ of the records of maps and plats of land in Madison County, Mississippi.

Given under my hand and seal of office this the _____ day of _____, 2025.

By: _____ D.C. _____
Ronny Lott, Chancery Clerk

APPROVAL OF THE BOARD OF SUPERVISORS
STATE OF MISSISSIPPI
COUNTY OF MADISON

This plat of Charlton Place, Part Four is hereby approved by the Board of Supervisors of Madison County, Mississippi, pursuant to the authority of an Order and Resolution of said Board duly adopted, this the _____ day of _____, 2025.

MADISON COUNTY BOARD OF SUPERVISORS
ATTEST:

Gerald Steen
President, Board of Supervisors

Ronny Lott
Chancery Clerk of Madison County, Mississippi
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 the County of Madison and thus recommend final approval.

Timothy Bryan, P.E.
County Engineer

CERTIFICATE OF COMPARISON
STATE OF MISSISSIPPI
COUNTY OF MADISON

We, Ronny Lott, Chancery Clerk in and for said County and State and Robert M. Barnes, Registered Professional Land Surveyor, do hereby certify that we have carefully compared this plat of Charlton Place, Part Four with the original thereof, and find it to be a true and correct copy of the said plat.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, on this the _____ day of _____, 2025.

Ronny Lott, Chancery Clerk

Robert M. Barnes, Registered Professional Land Surveyor

OWNERS CERTIFICATE
STATE OF MISSISSIPPI
COUNTY OF MADISON

We, Robert Barry Harvey and wife, Elizabeth Butler Harvey are the owners of Tract 1 and I, Rodney F. Triplett, Jr., manager/member of Highway 22 Property, LLC, a Mississippi limited liability company, do hereby certify that said limited liability company is the owner of Tract 2 of the lands described in the foregoing Surveyor's Certificate of Robert M. Barnes, Registered Professional Land Surveyor, and that acting as the duly authorized officer of said limited liability company have caused said lands to be subdivided and platted as shown hereon.

We hereby dedicate the utility easements and utilities as shown hereon for public use forever.

Witness my signature, this the _____ day of _____, 2025.

Highway 22 Property, LLC

By: _____
Rodney F. Triplett, Jr., manager/member

Witness my signature, this the _____ day of _____, 2025.

Robert Barry Harvey

Witness my signature, this the _____ day of _____, 2025.

Elizabeth Butler Harvey

OWNERS ACKNOWLEDGEMENT
STATE OF MISSISSIPPI
COUNTY OF MADISON

Personally appeared before me on this the _____ day of _____, 2025, the undersigned authority in and for the jurisdiction aforesaid, the within named Rodney F. Triplett, Jr., who acknowledged that he is the manager/member of Highway 22 Property, LLC, a Mississippi limited liability company, the Owner, and that for and in behalf of said limited liability company, as Owner, and as its act and deed, he executed this plat and certificate after being authorized so to do on the day and year herein mentioned.

NOTARY PUBLIC
My Commission Expires:

OWNERS ACKNOWLEDGEMENT
STATE OF MISSISSIPPI
COUNTY OF MADISON

Personally appeared before me on this the _____ day of _____, 2025, the undersigned authority in and for the jurisdiction aforesaid, the within named Robert Barry Havey, who acknowledged that he, as Owner, and as its act and deed, executed this plat and certificate after being authorized so to do on the day and year herein mentioned.

NOTARY PUBLIC
My Commission Expires:

OWNERS ACKNOWLEDGEMENT
STATE OF MISSISSIPPI
COUNTY OF MADISON

Personally appeared before me on this the _____ day of _____, 2025, the undersigned authority in and for the jurisdiction aforesaid, the within named Elizabeth Butler Harvey, who acknowledged that she, as Owner, and as its act and deed, executed this plat and certificate after being authorized so to do on the day and year herein mentioned.

NOTARY PUBLIC
My Commission Expires: