

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

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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: Preliminary Plat
Charlton Place, Part 4

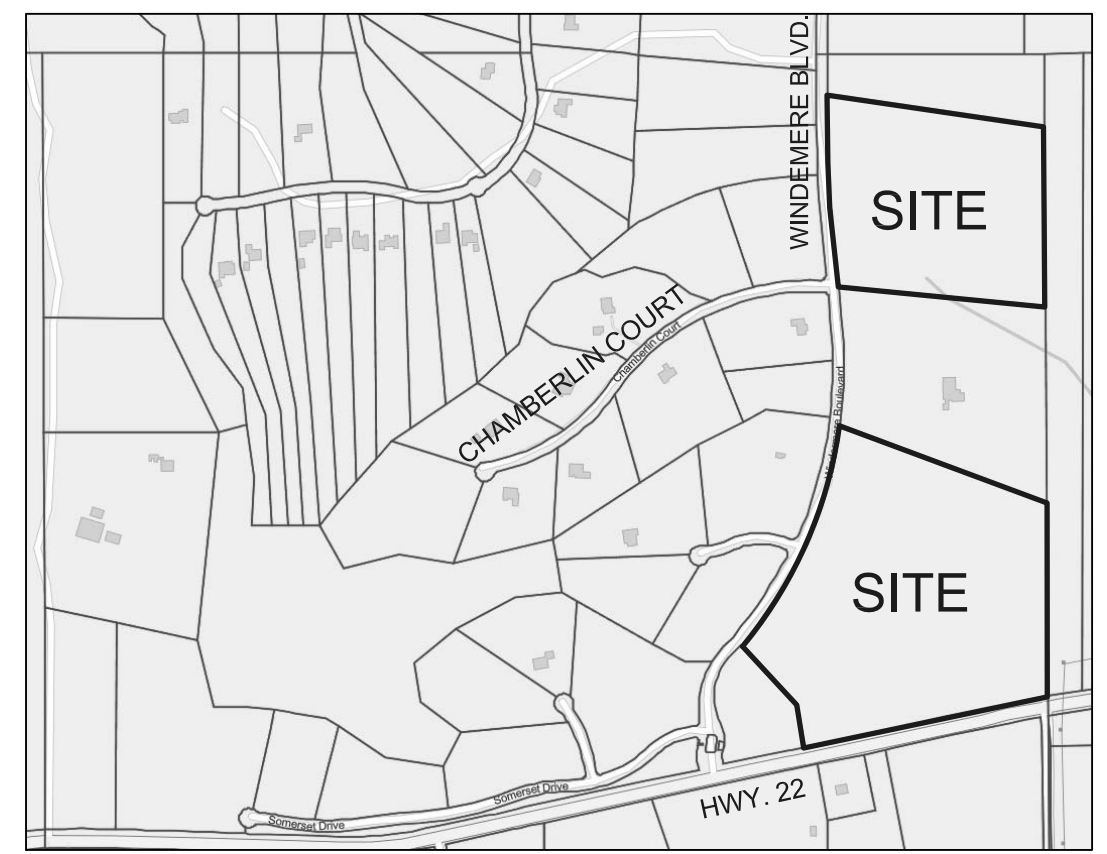
The Engineering Department recommends approval of the preliminary plat of Charlton Place, Part 4. The development is 7 lots on approximately 66.60 acres. There is no public infrastructure associated with this development.

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

PRELIMINARY PLAT

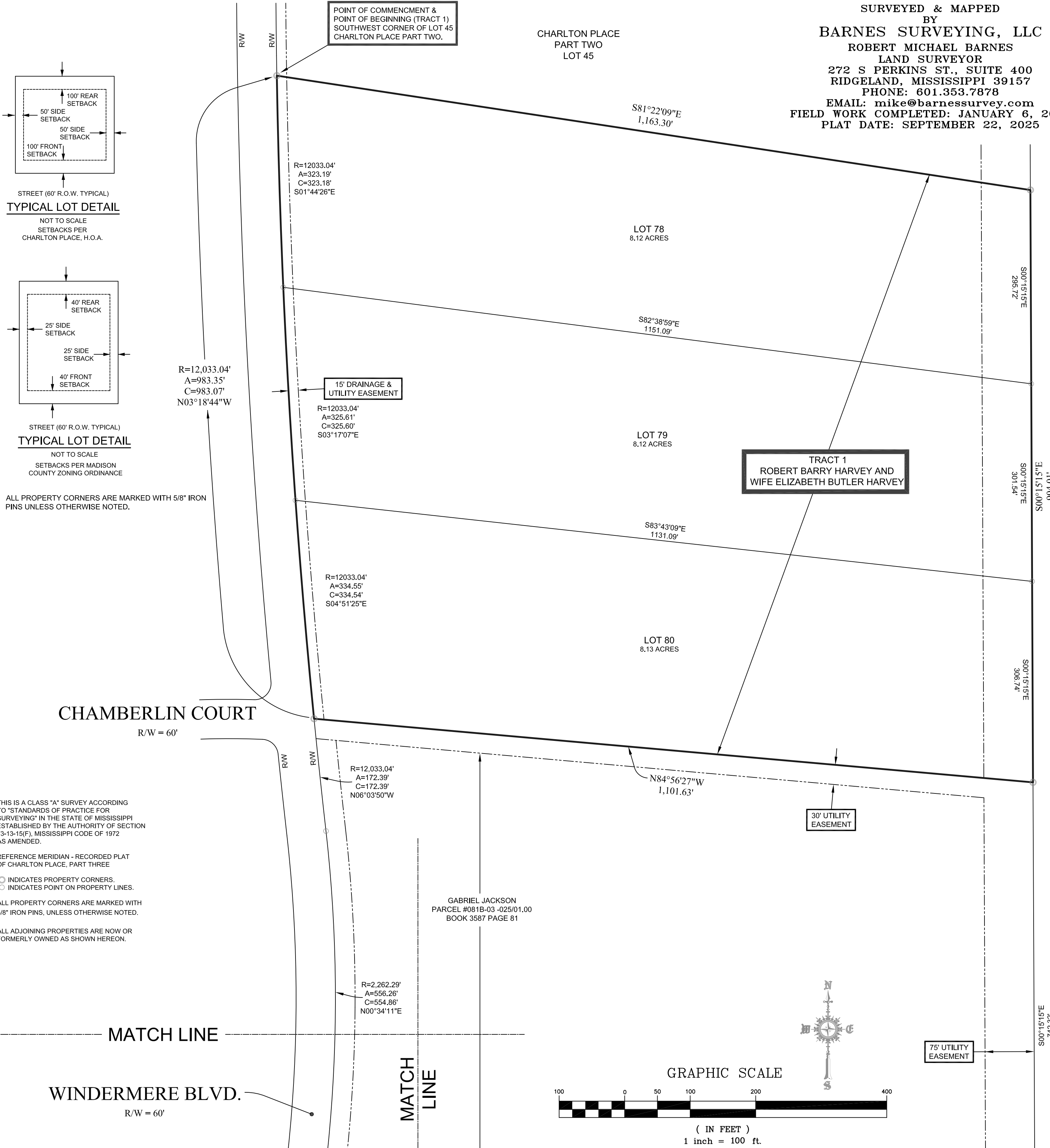
LEGEND	
	LOT LINE
	EASEMENT
	PROPERTY LINE
	FIP FOUND 5/8 IRON PIN
	R/W RIGHT OF WAY

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



THIS IS A CLASS "A" SURVEY ACCORDING TO "STANDARDS OF PRACTICE FOR SURVEYING" IN THE STATE OF MISSISSIPPI ESTABLISHED BY THE AUTHORITY OF SECTION 73-13-15(F), MISSISSIPPI CODE OF 1972 AS AMENDED.

REFERENCE MERIDIAN - RECORDED PLAT OF CHARLTON PLACE, PART THREE

○ INDICATES PROPERTY CORNERS.
○ INDICATES POINT ON PROPERTY LINES.

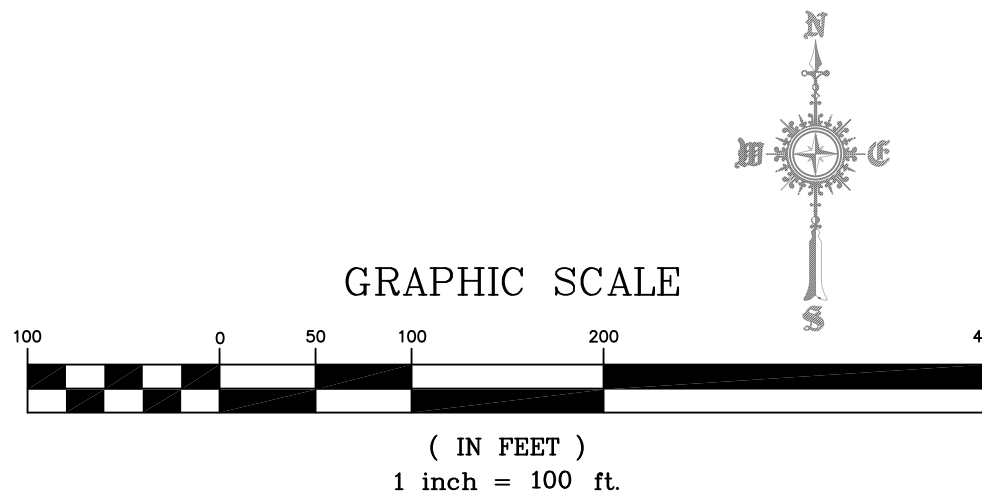
ALL PROPERTY CORNERS ARE MARKED WITH 5/8" IRON PINS, UNLESS OTHERWISE NOTED.

ALL ADJOINING PROPERTIES ARE NOW OR FORMERLY OWNED AS SHOWN HEREON.

MATCH LINE

WINDERMERE BLVD.
R/W = 60'

MATCH LINE



75' UTILITY EASEMENT

S00°15'15"E
742.32'

S00°04'28"W
280.49'

S00°29'51"E
379.19'

S00°29'51"E
72.07'

S00°09'03"E
343.52'

S00°03'51"E
145.69'

S00°03'51"E
306.86'

S00°03'51"E
161.16'

R=2,914.79'
A=95.89'
C=95.89'
S78°55'32"W

POINT OF BEGINNING: (TRACT 2)
SOUTHEAST CORNER OF
BOOK 3587 PAGE 81.

S70°06'01"E
1,156.64'

S71°09'31"E
1218.55'

S62°17'00"E
1422.07'

R=2262.29'
A=313.91'
C=313.66'
N11°35'20"E

R=2,262.29'
A=990.37'
C=982.48'
N20°09'18"E

R=2262.29'
A=311.53'
C=311.28'
N19°30'33"E

R=2262.29'
A=304.04'
C=303.81'
N27°18'15"E

R=2,262.29'
A=60.89'
C=60.89'
N31°55'31"E

R=1,730.00'
A=292.93'
C=292.58'
N37°32'49"E

30' DRAINAGE & UTILITY EASEMENT

TRACT 2
HIGHWAY 22 PROPERTY, LLC

30' UTILITY EASEMENT

75' LANDSCAPE AND UTILITY EASEMENT

20' UTILITY EASEMENT

CAMBRIDGE COURT
R/W = 60'

MISSISSIPPI HIGHWAY NO. 22
R/W=100'

N42°38'33"W
453.52'

LOT 84
9.25 ACRES

LOT 83
12.40 ACRES

LOT 82
12.43 ACRES

LOT 81
8.15 ACRES

CHARLTON PLACE
COMMON AREA

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

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