

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 16, 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
White Oak Farms, Phase 1 - Revised

The Engineering Department recommends approval of the final plat of White Oak Farms, Phase 1 - Revised. The development is 38 lots on approximately 16.74 acres. The original plat was approved by this Board on April 21, 2025. Developer is revising the plat to change the land on which the private road sits from an easement across lots to a common area owned by the HOA.

CASEY BRANNON
District One

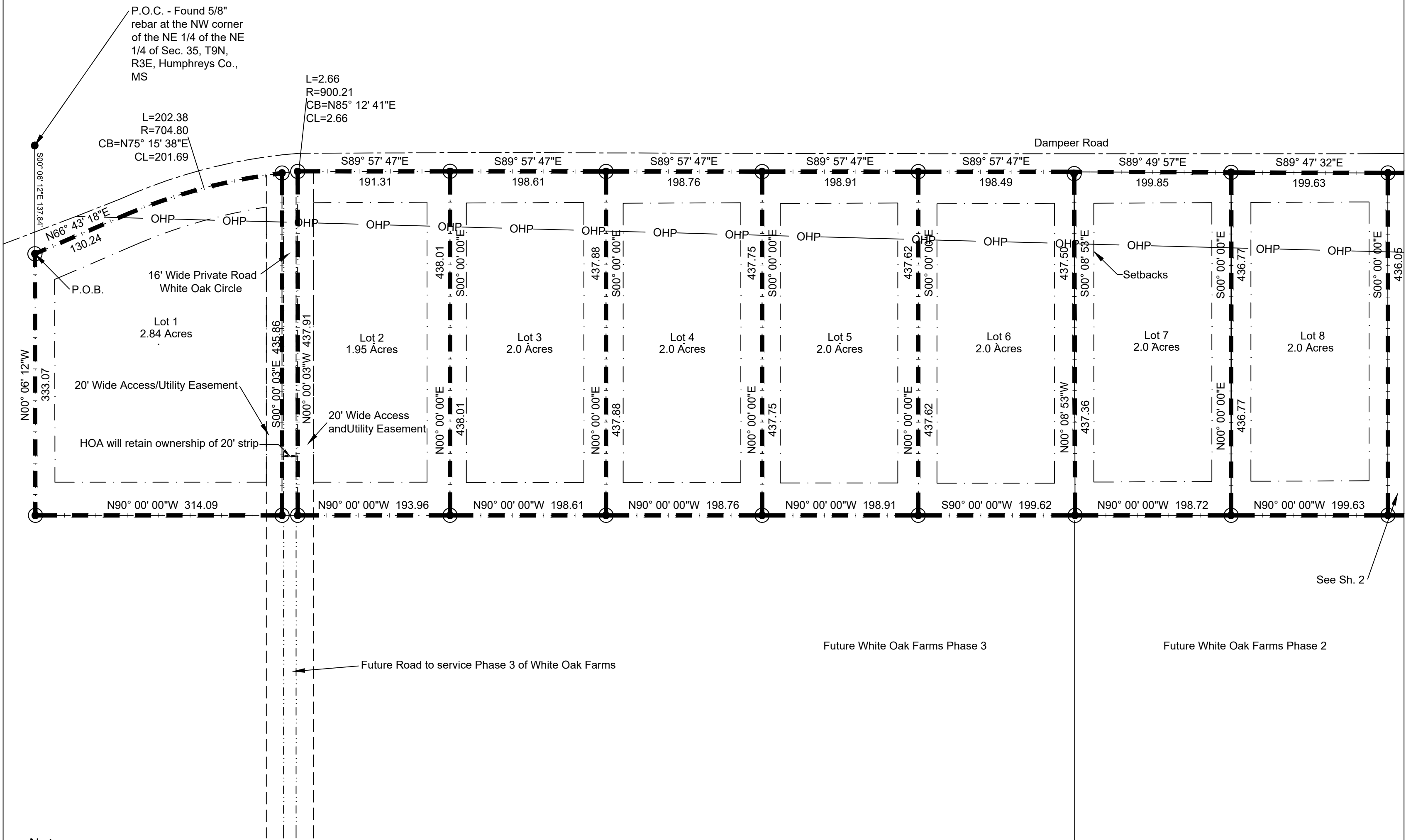
TREY BAXTER
District Two

GERALD STEEN
District Three

KARL M. BANKS
District Four

PAUL GRIFFIN
District Five

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



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.

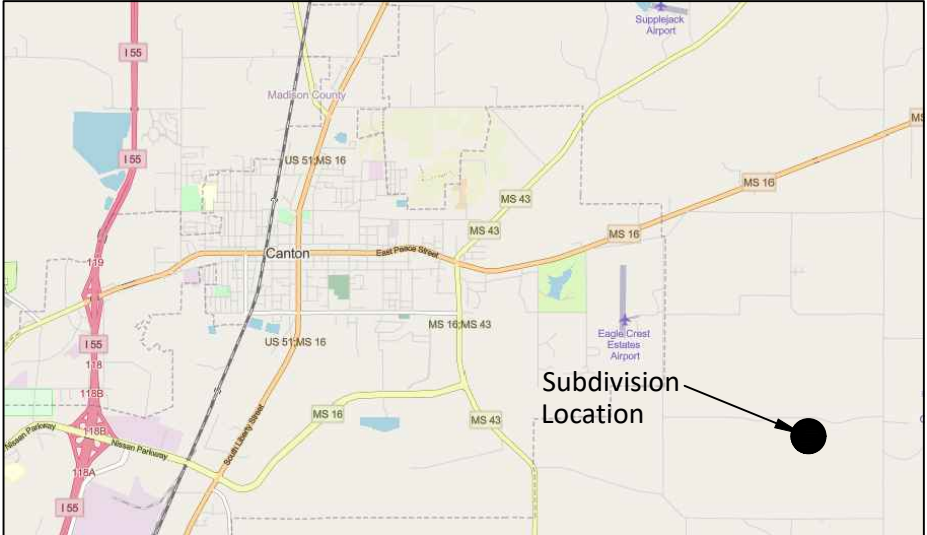
LEGEND

- 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

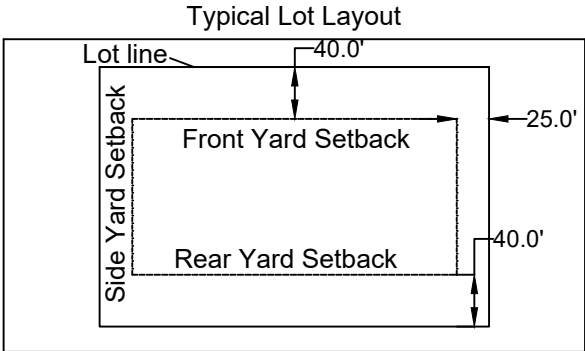


MISSISSIPPI STATE PLANE
COORDINATE SYSTEM WEST ZONE,
NAD83
SCALE FACTOR: 0.999996544
CONVERGENCE ANGLE: 00°12'11"

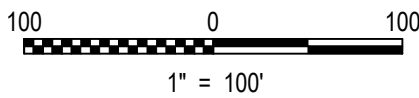
GRID



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



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: 10-15-25

SHEET NO.
1/3

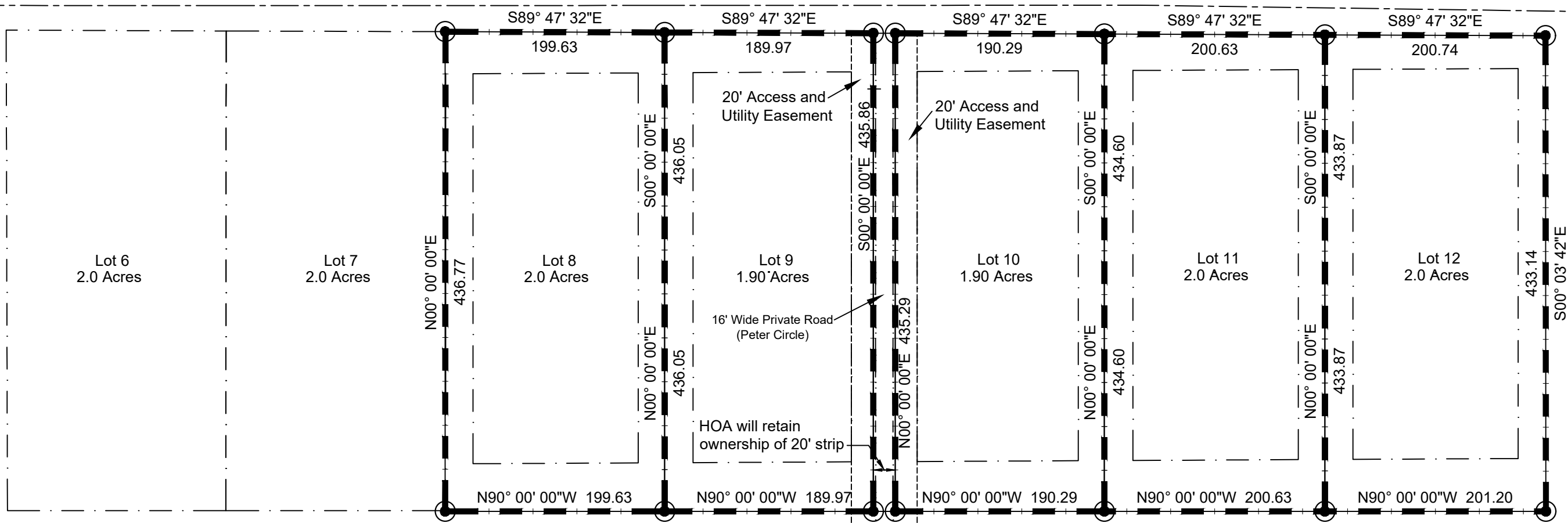
BEARINGS BASED OFF OF RTK-GPS OBSERVATIONS
TOPCON HIPER VR'S USING EARL DUDLEY INET.
I certify that the information shown on this plat is
thorough and accurate to the best of my knowledge.

Charles M. McGinty, P.L.S.
October 15, 2025

White Oak Farms
Phase I - Revised

Developer : Stephen Cook
425 Virililia Road, Canton MS,
39046

Dampeer Road



Notes:

- This subdivision lies within the limits established for zone "X" (no shading) according to firm map number 28089C0430G, effective January 17, 2025.
- Area = 72.46 acres +/-
- $\frac{3}{4}$ " x 18" rebar placed at all corners of the subdivision.

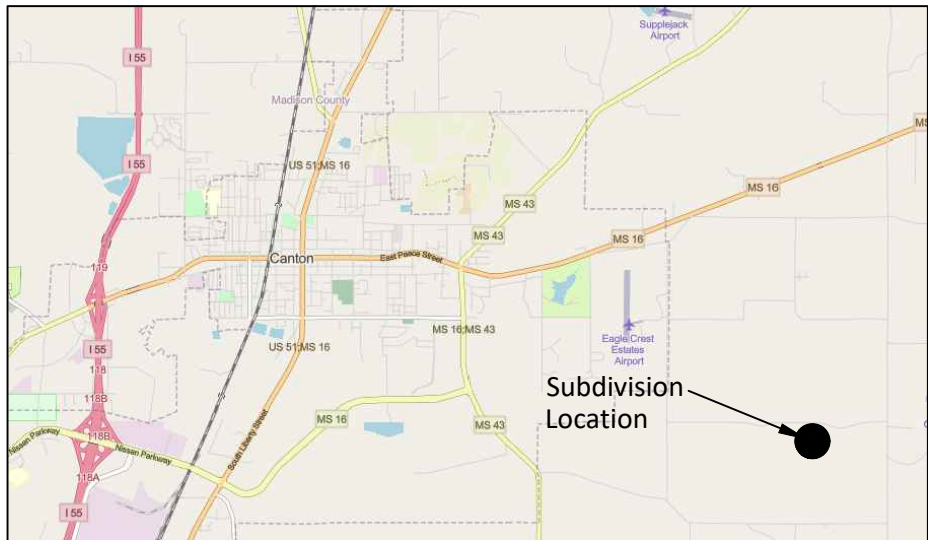
LEGEND

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

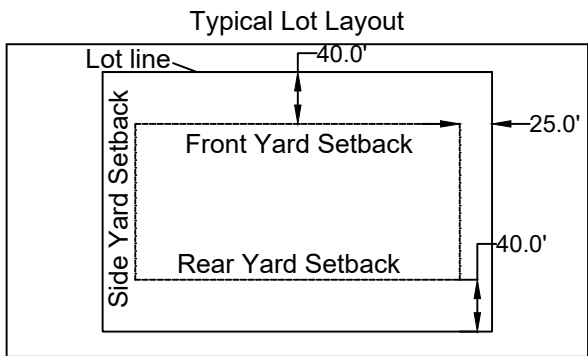


MISSISSIPPI STATE PLANE
COORDINATE SYSTEM WEST ZONE,
NAD83
SCALE FACTOR: 0.99999642
CONVERGENCE ANGLE: 00°13'41"

GRID



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



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

WILLIAMS, CLARK & MORRISON, INC.

CONSULTING ENGINEERS

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



100 0 100
1" = 100'

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: 10-15-25

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.

Charles M. McGinty, P.L.S.
October 15, 2025

White Oak Farms - Phase I - Revised
Situating in the Northeast Quarter of Section 35, and the
Northwest Quarter of Section 36, Township 9 North, Range 3 East,
Madison County, Mississippi

Surveyed & Mapped By
Williams, Clark, and Morrison
Civil Engineers & Land Surveyors
213 South Main Street
Yazoo City, Mississippi 39194
Ph: 662-746-1863
Field Work Completed 12/17/24

COUNTY ENGINEER'S RECOMMENDATION

STATE OF MISSISSIPPI
COUNTY OF MADISON

I have examined this plat and find that it conforms to all conditions set forth on the preliminary plat as approved by the Board of Supervisors and thus recommend final approval.

Tim Bryan, P.E.
Madison County Engineer

SURVEYOR'S CERTIFICATE

I, Charles M. McGinty, Professional Land Surveyor, do hereby certify that at the request of the Owner, being shown and named under the Owner's Certificate hereon, have subdivided and plated the following described land being situated in the Southwest Quarter of Section 17, Township 9 North, Range 4 East, Madison County, Mississippi, and being more particularly described by metes and bounds as follows, to wit:

Stephen Cook - White Oak Farms Phase I - Revised

A tract or parcel of land containing 24.97 acres, being part of the Northeast Quarter of Section 35, and the Northwest Quarter of Section 36, Township 9 North, Range 3 East, Madison County, Mississippi

The following description is based on the Mississippi State Plane Coordinate System, West Zone, NAD 83, Grid Values, U.S. Survey feet, using a scale factor of 0.99996544 and a grid to geodetic azimuth angle of 00 degrees 12 minutes 11 seconds developed at the below described POINT OF BEGINNING:

Commence at a found 5/8" rebar (N-1123882.36, 2412729.11) at the Northwest corner of the Northeast Quarter of the Northeast Quarter of Section 35, Township 9 North, Range 3 East, Madison County, Mississippi;

from said point run South 0 degrees 06 minutes 12 seconds East for a distance of 137.84 feet to a set 1/2 inch rebar on the South Right of Way of Dampeer, and the POINT OF BEGINNING;

Thence run North 66 degrees 43 minutes 18 seconds East, along said Right of Way for a distance of 130.24 feet to a point;

thence run along a curve to the right a distance of 212.38 feet to a point, said curve having a radius of 739.62 feet, a chord bearing North 75 degrees 39 minutes 01 seconds East, having a chord length of 211.65 feet;

thence run North 89 degrees 58 minutes 17 seconds East, along said Right of Way, for a distance of 998.74 feet to a set 1/2 inch rebar;

thence run South 89 degrees 47 minutes 32 seconds East, along said Right of Way, for a distance of 1,201.11 feet to a set 1/2 inch rebar;

thence run South 00 degrees 03 minutes 42 seconds East for a distance of 433.14 feet to a set 1/2 inch rebar;

thence run North 90 degrees 00 minutes 00 seconds West for a distance of 2,524.40 feet to a set 1/2 inch rebar;

thence run North 00 degrees 06 minutes 12 seconds West for a distance of 333.07 feet, back to the POINT OF BEGINNING.

The referenced meridian for the above described tract of land is Grid North based off of Earl Dudley Inet GPS.

WITNESS MY SIGNATURE this the 15th day of October 2025.
Charles M. McGinty
Professional Land Surveyor
Mississippi P.L.S No. 36389

OWNER'S CERTIFICATE

I the undersigned do hereby certify that I am the owner and party in interest of the land described in the foregoing certificate of Charles M. McGinty,P.L.S. and have caused the same to be platted as shown hereon.

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

Stephen Cook

APPROVAL OF THE BOARD OF SUPERVISORS

STATE OF MISSISSIPPI
COUNTY OF MADISON

I hereby certify that this is a true copy and that this plat was approved by the Board of Supervisors in the session on the ____ day of _____, 2025.

Gerald Steen
President, Board of Supervisors

Attest:

Ronny Lott, Chancery Clerk
Madison County, Mississippi

CERTIFICATE OF COMPARISON

STATE OF MISSISSIPPI
COUNTY OF MADISON

This is to certify that I, Ronny Lott, Chancery Clerk, in and for the County and State, and I, Charles M. McGinty, a Mississippi Registered Professional Land Surveyor do hereby certify that we have carefully compared this plat of White Oak Farms Phase I - Revised, with the original thereof, as made by the said surveyor and find it to be a true and correct copy of said map of plat.

Professional Land Surveyor	Chancery Clerk
Charles M. McGinty	Ronny Lott

ACKNOWLEDGMENT

STATE OF MISSISSIPPI
COUNTY OF MADISON

Personally appeared before me, the undersigned officer in and for the jurisdiction, the owners of the herin described property, and Charles M. McGinty, Professional Land Surveyor, each of who acknowledged that they signed and delivered this plat and the certificated thereon as their own acts for the purposes therein stated on the dated therein set forth.

CERTIFICATE OF FILING 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 this final plat of Robinwood Subdivision, was filed for record in my office on this the ____ day of _____, 2025 and was duly recorded on Platslide _____.

Ronny Lott
Chancery Clerk
Madison County, Mississippi

Ronny Lott, Chancery Clerk
Madison County, Mississippi