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 29, 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

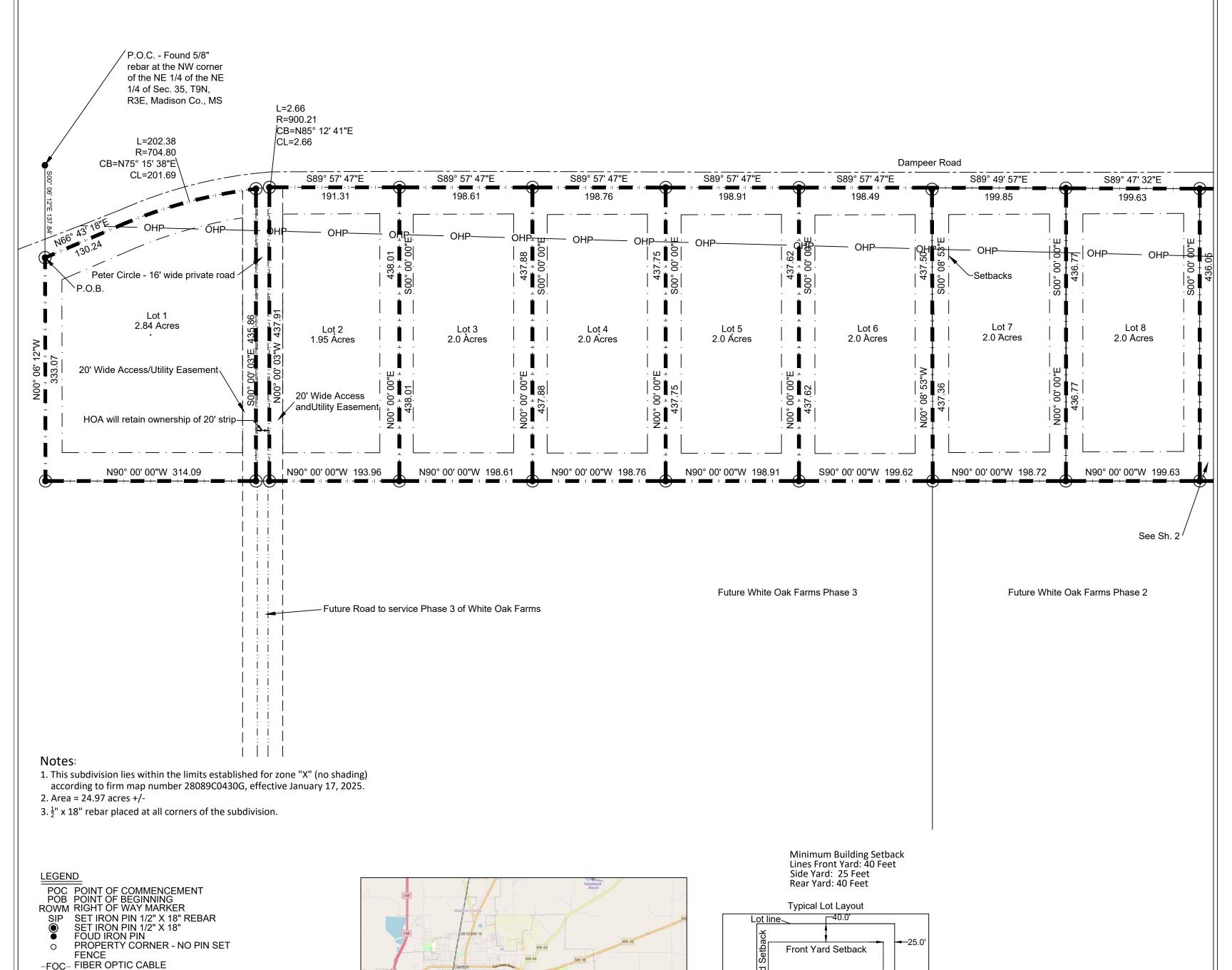
From: Tim Bryan, P.E. County Engineer

Re: Preliminary Plat

White Oak Farms, Phase I-Revised

The Engineering Department recommends approval of the revised preliminary plat of White Oak Farms, Phase I. The development is 12 lots on approximately 24.97 acres. This plat was originally approved last meeting but there was an error on the hard copy plat dealing with road names. This approval is for the corrected plat.

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



WILLIAMS, CLARK & MORRISON, INC.

-OHP-OVER HEAD POWER LINE

NAD83

GRID

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

MISSISSIPPI STATE PLANE

SCALE FACTOR: 0.999996544 CONVERGENCE ANGLE: 00°12'11"

COORDINATE SYSTEM WEST ZONE,



100	0	100
	1" = 100'	
•	y GPS - RTK O	
	lass "A" Surve Field Survey: 1	•

Subdivision-Location

> 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.

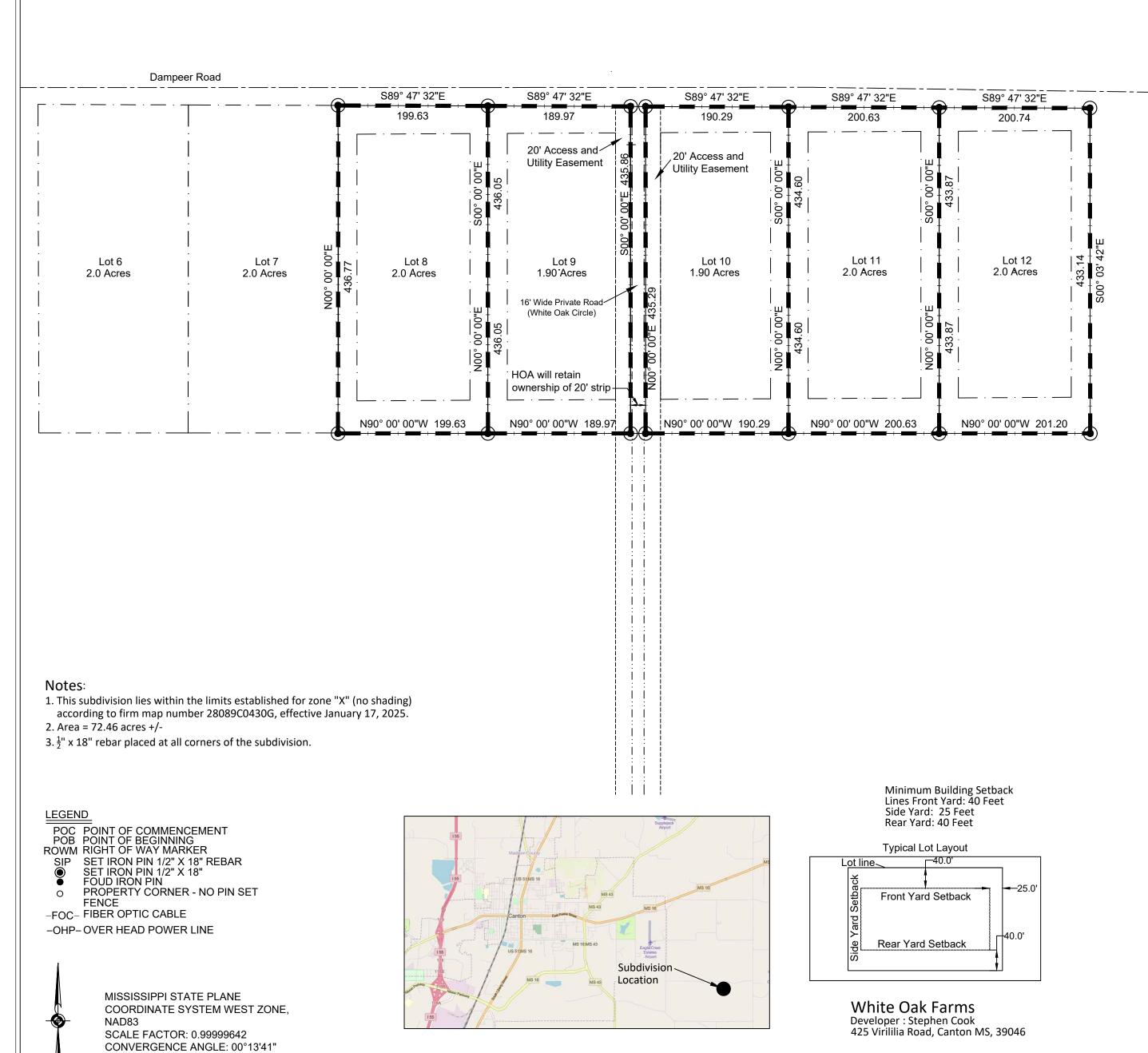
Charles M. McGinty, P.L.S. October 15, 2025

|40.0'

Rear Yard Setback

White Oak Farms Phase I - Revised

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



....

ENGINEERS | SURVEYORS

1" = 100'

Bearings by GPS - RTK Observation

Class "A" Survey

Date of Field Survey: 12/17/24

BEARINGS BASED OFF OF RTK-GPS OBSERVATIONS

I certify that the information shown on this plat is

thorough and accurate to the best of my knowledge.

TOPCON HIPER VR'S USING EARL DUDLEY INET.

Charles M. McGinty,P.L.S. October 14, 2025

White Oak Farms - Phase I

MADISON COUNTY, MISSISSIPPI

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

DATE: 10-14-25

SHEET NO.

2/3

DRAWN: CMM CHECKED: JWM

GRID

WILLIAMS, CLARK & MORRISON, INC.

CONSULTING ENGINEERS

(662) 746-1863 FAX (662) 716-7393 P.O. BOX 567 213 SOUTH MAIN STREET YAZOO CITY, MISSISSIPPI White Oak Farms - Phase I - Revised
Situated 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

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 Northeast Quarter of Section 35, and the Northwest Quarter of Section 36, Township 9 North, Range 3 East, Madison County, Mississippi, and being more particularly described by metes and bounds as follows, to wit:

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

Stephen Cook - White Oak Farms Phase I - Revised

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 $\frac{5}{8}$ " 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 $\frac{1}{2}$ 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

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 $\frac{1}{2}$

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

thence run South 00 degrees 03 minutes 42 seconds East for a distance of 433.14 feet to a set $\frac{1}{2}$ inch rebar;

thence run North 90 degrees 00 minutes 00 seconds West for a distance of 2,524.40 feet to a set $\frac{1}{2}$ 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.

Less & Except: a 0.20 acre tract of land being 10 feet left of and 10 feet right of Peter Circle

Commence at a found $\frac{5}{8}$ " 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 North 90 degrees 00 minutes 00 seconds East for a distance of 314.93 feet to a point;

thence run South 00 degrees 00 minutes 00 seconds East for a distance of 35.06 feet to a set $\frac{1}{2}$ inch rebar on the North

Right of Way of Dampeer Road, and the POINT OF BEGINNING;

Thence run along a curve to the right a distance of 10.07 feet to a set $\frac{1}{2}$ inch rebar, said curve having a radius of 739.62

feet, and a chord bearing north 83 degrees 29 minutes 12 seconds East, having a chord length of 10.06 feet; thence run along a curve to the right a distance of 10.04 feet to a set $\frac{1}{2}$ inch rebar, said curve having a radius of 900.21

thence run South 00°00'00" West for a distance of 437.91 feet to a set $\frac{1}{2}$ inch rebar;

thence run North 90 degrees 00 minutes 00 seconds West for a distance of 20.00 feet to a set $\frac{1}{2}$ inch rebar;

feet, and a chord bearing North 84 degrees 48 minutes 26 seconds East, having a chord length of 10.04 feet;

thence run North 00 degrees 00 minutes 03 seconds East for a distance of 435.86 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

COUNTY ENGINEER'S RECOMMENDATION

STATE OF MISSSISSIPPI COUNTY OF MADISON

I have examined this plat and find that is 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

OWNER'S CERTIFICATE

I the undersigned do hereby certify	that I am the owne	er and party in interest of the
land described in the foregoing cert caused the same to be platted as sl		1. McGinty,P.L.S. and have
Witness my signature, this the	day of	, 2025
Stephen Cook		

APPROVAL OF THE BOARD OF SUPERVISORS

STATE OF MISSSISSIPPI 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

ACKNOWLEDGMENT

STATE OF MISSSISSIPPI 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.

Ronny Lott, Chancery Clerk

Madison County, Mississippi

Madison County, Mississippi

CERTIFICATE OF COMPARISON

STATE OF MISSSISSIPPI 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

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

Sheet 3/3