

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

January 5, 2026

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
Madisonville, Phase 2

The Engineering Department recommends approval of the final plat of Madisonville, Phase 2. The development is 103 lots on approximately 31.42 acres. The letter of credit for the final wearing surface has been received.

CASEY BRANNON
District One

TREY BAXTER
District Two

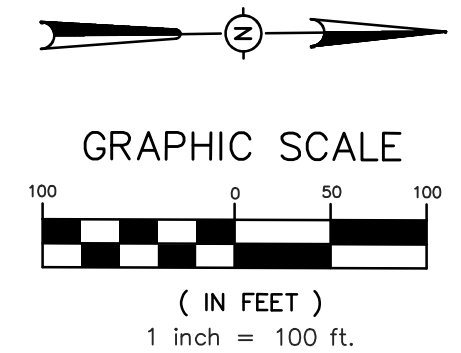
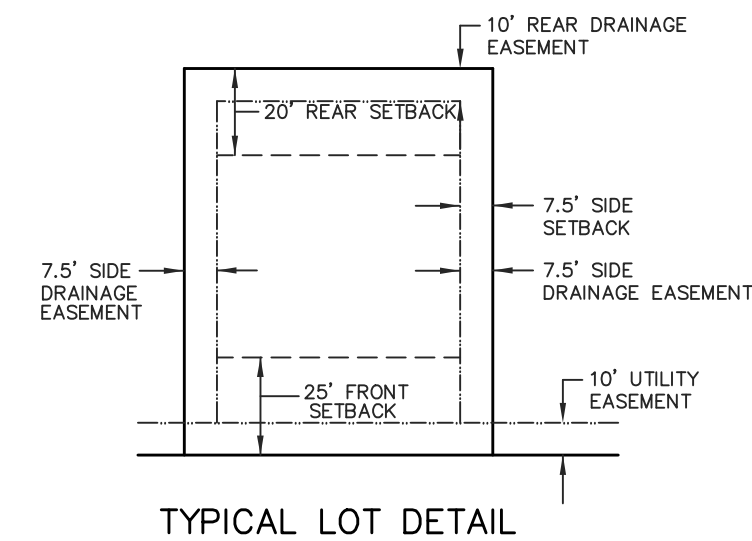
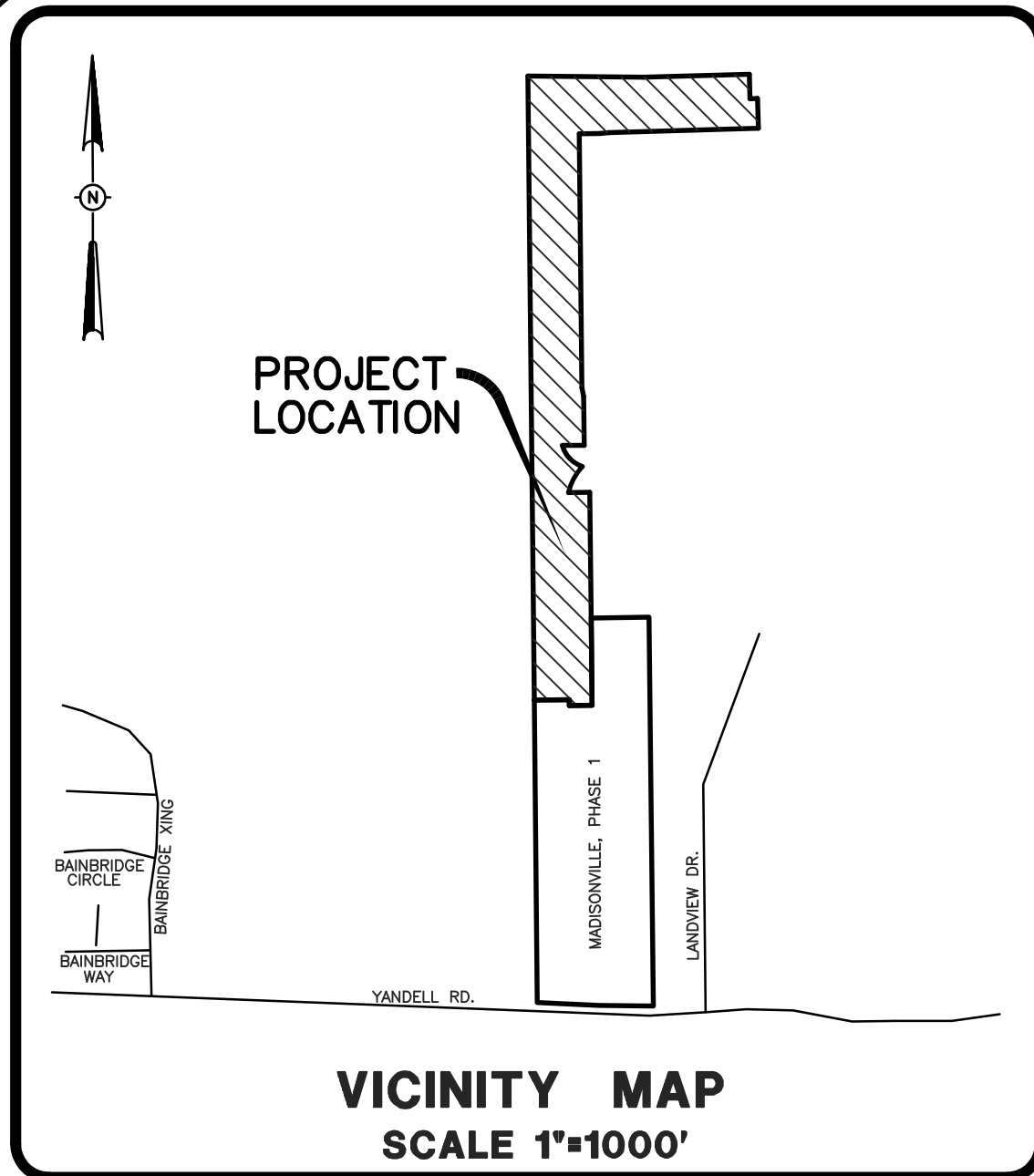
GERALD STEEN
District Three

KARL M. BANKS
District Four

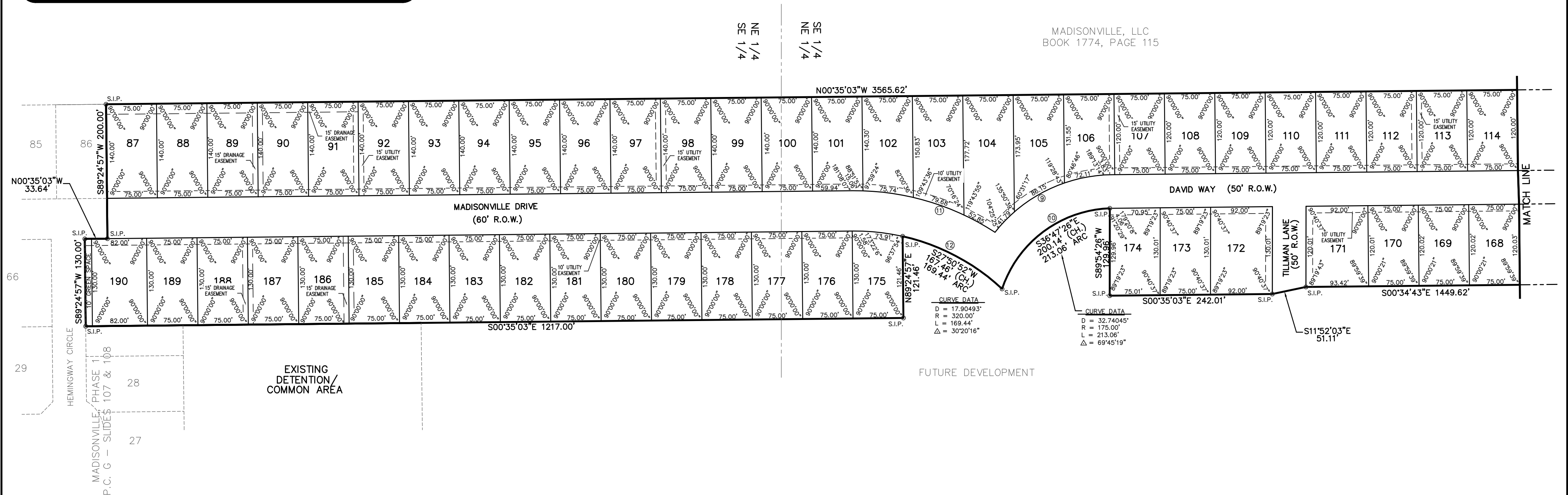
PAUL GRIFFIN
District Five

MADISONVILLE, PHASE 2
SITUATED IN THE
EAST 1/2 OF THE EAST 1/2 OF SECTION 20,
AND IN THE
NW 1/4 OF THE NW 1/4 OF SECTION 21
T 8 N - R 3 E, MADISON COUNTY, MISSISSIPPI

PLATTED & SURVEYED BY
H D LANG AND ASSOCIATES, INC.
ENGINEERS / LAND SURVEYORS
4099 NORTH STATE STREET
JACKSON, MISSISSIPPI
(601) 362-4886



- NOTES:
- 15' MINIMUM DISTANCE BETWEEN BUILDINGS.
REFERENCE COVENANTS FOR LOT SPECIFIC SETBACKS
 - REFER TO THE COVENANTS FOR SIDE STREET SETBACKS
FOR CORNER LOTS.



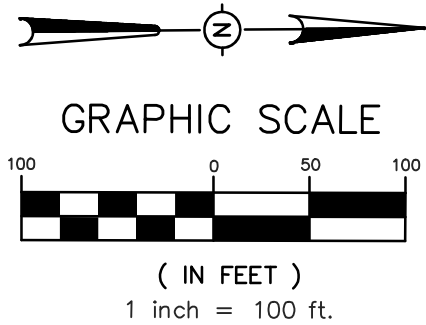
RIGHT-OF-WAY CURVE DATA

① $\Delta = 35^{\circ}36'25''$ D = 25.46479' R = 225.00' L = 139.83'	② $\Delta = 35^{\circ}36'25''$ D = 32.74045' R = 175.00' L = 108.76'	③ $\Delta = 88^{\circ}57'30''$ D = 22.91831' R = 250.00' L = 388.15'	④ $\Delta = 88^{\circ}57'30''$ D = 28.64790' R = 200.00' L = 310.52'
⑤ $\Delta = 39^{\circ}01'57''$ D = 25.46479' R = 225.00' L = 153.28'	⑥ $\Delta = 39^{\circ}01'57''$ D = 32.74045' R = 175.00' L = 119.22'	⑦ $\Delta = 90^{\circ}40'37''$ D = 25.46479' R = 225.00' L = 356.14'	⑧ $\Delta = 90^{\circ}40'37''$ D = 32.74045' R = 175.00' L = 277.01'
⑨ $\Delta = 51^{\circ}10'20''$ D = 25.46479' R = 225.00' L = 200.95'	⑩ $\Delta = 69^{\circ}45'19''$ D = 32.74045' R = 175.00' L = 213.06'	⑪ $\Delta = 90^{\circ}40'37''$ D = 15.07784' R = 380.00' L = 601.39'	⑫ $\Delta = 30^{\circ}20'16''$ D = 17.90493' R = 320.00' L = 169.44'

NOTES:

- THIS SUBDIVISION LIES WITHIN THE LIMITS ESTABLISHED FOR ZONE "X" (NO SHADING) ACCORDING TO FIRM MAP NUMBER 28089C0420G, EFFECTIVE JANUARY 17, 2025.
- DIMENSIONS ALONG CURVES ARE CHORD DISTANCES.
- SURVEY CLASSIFICATION "B".
- REFERENCE MERIDIAN: NORTH REFERENCED GPS GRID.
- IRON PINS SET AT ALL LOT CORNERS.
- AREA = 31.42 ACRES, MORE OR LESS.
- DATE OF FIELD SURVEY: SEPTEMBER 22, 2025.
- DATE OF PREPARATION OF PLAT: NOVEMBER 25, 2025.
- COMMON AREAS AND EASEMENTS SHALL BE MAINTAINED BY THE HOME OWNERS ASSN. OR ADJACENT LOT OWNER, WHICHEVER IS APPLICABLE AS OUTLINED IN THE COVENANTS.

MADISONVILLE, PHASE 2
SITUATED IN THE
EAST 1/2 OF THE EAST 1/2 OF SECTION 20,
AND IN THE
NW 1/4 OF THE NW 1/4 OF SECTION 21
T 8 N - R 3 E, MADISON COUNTY, MISSISSIPPI



PLATTED & SURVEYED BY
H D LANG AND ASSOCIATES, INC.
ENGINEERS / LAND SURVEYORS
4099 NORTH STATE STREET
JACKSON, MISSISSIPPI
1601 362-4886

I, Donald L. McDonald, Professional Surveyor, do hereby certify that at the request of the undersigned owner, I have subdivided and platted the following described land being situated in the East 1/2 of the East 1/2 of Section 20 and in the Northwest 1/4 of the Northwest 1/4 of Section 21, T8N-R3E, Madison County, Mississippi:

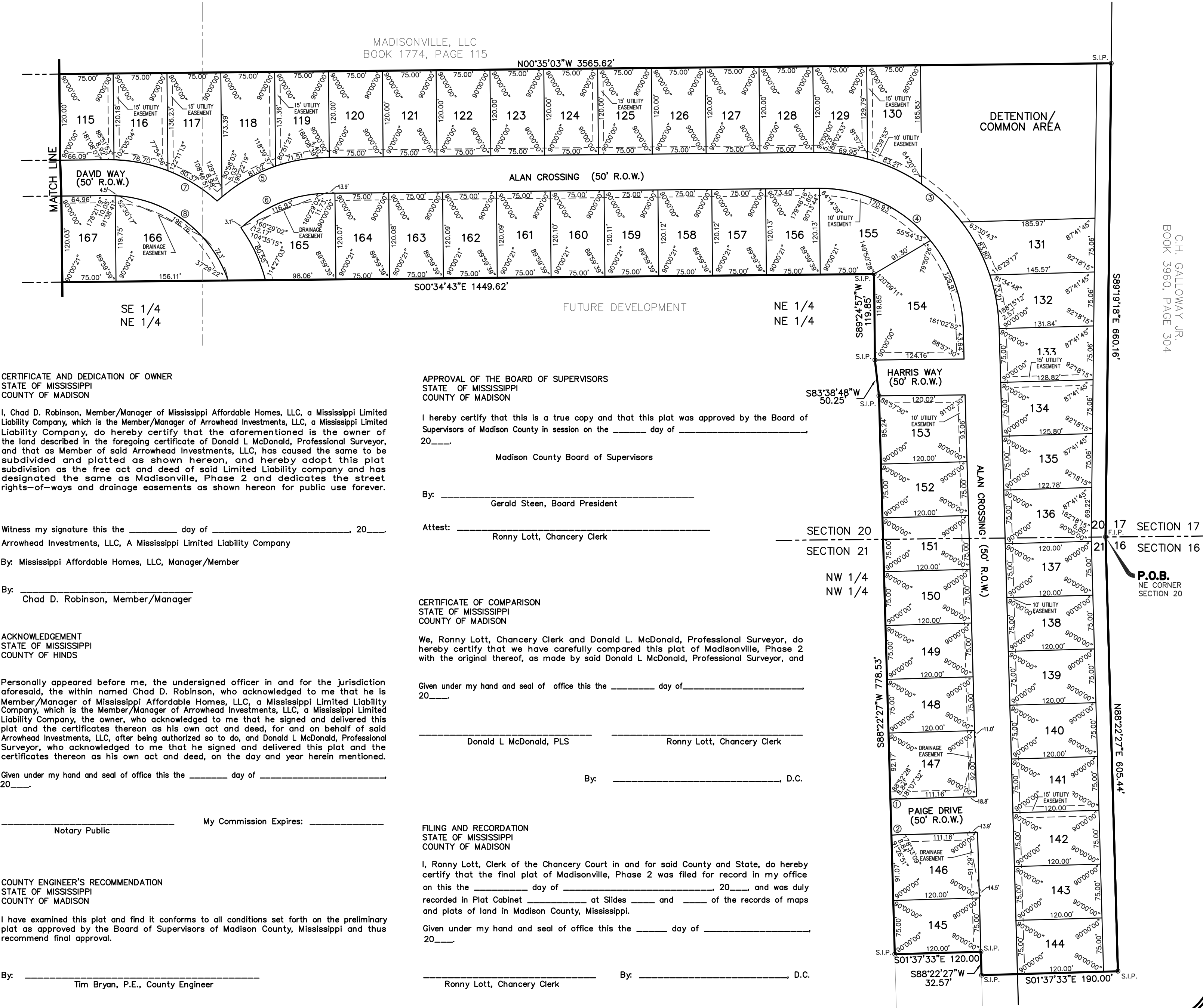
Begin at an existing 1/2" iron pin marking the Northeast corner of the aforesaid Section 20 and the Northwest corner of the aforesaid Section 21 and run thence North 88 degrees 22 minutes 27 seconds East along the North line of the aforesaid Northwest 1/4 of Section 21 for a distance of 605.44 feet to a set 1/2" iron pin; leaving said North line of the Northwest 1/4 of Section 21, run thence South 01 degrees 37 minutes 33 seconds East for a distance of 190.00 feet to a set 1/2" iron pin; run thence South 88 degrees 22 minutes 27 seconds West for a distance of 32.57 feet to a set 1/2" iron pin; run thence South 01 degrees 37 minutes 33 seconds East for a distance of 120.00 feet to a set 1/2" iron pin; run thence South 88 degrees 22 minutes 27 seconds West for a distance of 778.53 feet to a set 1/2" iron pin; run thence South 83 degrees 38 minutes 48 seconds West for a distance of 50.25 feet to a set 1/2" iron pin; run thence South 89 degrees 24 minutes 57 seconds West for a distance of 119.85 feet to a set 1/2" iron pin; run thence South 00 degrees 34 minutes 43 seconds East for a distance of 1,449.62 feet to a set 1/2" iron pin; run thence South 11 degrees 52 minutes 03 seconds East for a distance of 51.11 feet to a set 1/2" iron pin; run thence South 00 degrees 35 minutes 03 seconds East for a distance of 242.01 feet to a set 1/2" iron pin; run thence South 89 degrees 54 minutes 26 seconds West for a distance of 129.96 feet to a set 1/2" iron pin on the arc of a 32.74045 degree curve bearing to the left having a central angle of 69 degrees 45 minutes 19 seconds and a radius of 175.00 feet; run thence southeasterly along the arc of said curve an arc length of 213.06 feet to a set 1/2" iron pin on the arc of a 17.90493 degree curve bearing to the left having a central angle of 30 degrees 20 minutes 16 seconds and a radius of 320.00 feet; said 32.74045 degree curve having a chord bearing of South 36 degrees 47 minutes 26 seconds East and a chord distance of 200.14 feet; leaving the arc of said 32.74045 degree curve, run southwesterly along the arc of said 17.90493 degree curve an arc length of 169.44 feet to a set 1/2" iron pin; said curve having a chord bearing of South 27 degrees 50 minutes 52 seconds West and a chord distance of 167.46 feet; leaving the arc of said curve, run thence North 89 degrees 24 minutes 57 seconds East for a distance of 121.46 feet to a set 1/2" iron pin; run thence South 00 degrees 35 minutes 03 seconds East for a distance of 1,217.00 feet to a set 1/2" iron pin on the North line of Madisonville, Phase 1, a subdivision according to the map or plat thereof, on file and of record in the office of the Chancery Clerk of Madison County at Canton, Mississippi, as now recorded in Plat Cabinet G at Slides 107 and 108; run thence along said North line of Madisonville, Phase 1 the following bearings and distances: South 89 degrees 24 minutes 57 seconds West for a distance of 130.00 feet to a set 1/2" iron pin; North 00 degrees 35 minutes 03 seconds West for a distance of 33.64 feet to a set 1/2" iron pin; South 89 degrees 24 minutes 57 seconds West for a distance of 200.00 feet to a set 1/2" iron pin; leaving said North line of Madisonville, Phase 1, run thence North 00 degrees 35 minutes 03 seconds West for a distance of 3,565.62 feet to a set 1/2" iron pin on the North line of the aforesaid East 1/2 of the East 1/2 of Section 20; run thence South 89 degrees 19 minutes 18 seconds East along said North line of the East 1/2 of the East 1/2 of Section 20 for a distance of 660.16 feet to the POINT OF BEGINNING, containing 31.42 acres, more or less.

Witness my signature this the _____ day of _____, 20____
Donald L. McDonald, Professional Surveyor

SURVEYOR'S CERTIFICATE OF COMPLIANCE
STATE OF MISSISSIPPI
COUNTY OF MADISON

I, Donald L. McDonald, Professional Surveyor, do hereby certify that the monuments and markers shown hereon are in place on the ground and the plat and plan shown and described hereon are a true and correct representation of a survey to the accuracy designated in the subdivision regulations for Madison County, Mississippi.

Witness my signature this the _____ day of _____, 20____
Donald L. McDonald, Professional Surveyor



CERTIFICATE AND DEDICATION OF OWNER
STATE OF MISSISSIPPI
COUNTY OF MADISON

I, Chad D. Robinson, Member/Manager of Mississippi Affordable Homes, LLC, a Mississippi Limited Liability Company, which is the Member/Manager of Arrowhead Investments, LLC, a Mississippi Limited Liability Company, do hereby certify that the aforementioned is the owner of the land described in the foregoing certificate of Donald L. McDonald, Professional Surveyor, and that as Member of said Arrowhead Investments, LLC, has caused the same to be subdivided and platted as shown hereon, and hereby adopt this plat subdivision as the free act and deed of said Limited Liability company and has designated the same as Madisonville, Phase 2 and dedicates the street rights-of-ways and drainage easements as shown hereon for public use forever.

Witness my signature this the _____ day of _____, 20____
Arrowhead Investments, LLC, A Mississippi Limited Liability Company
By: Mississippi Affordable Homes, LLC, Manager/Member
By: Chad D. Robinson, Member/Manager

ACKNOWLEDGEMENT
STATE OF MISSISSIPPI
COUNTY OF HINDS

Personally appeared before me, the undersigned officer in and for the jurisdiction aforesaid, the within named Chad D. Robinson, who acknowledged to me that he is Member/Manager of Mississippi Affordable Homes, LLC, a Mississippi Limited Liability Company, which is the Member/Manager of Arrowhead Investments, LLC, a Mississippi Limited Liability Company, the owner, who acknowledged to me that he signed and delivered this plat and the certificates thereon as his own act and deed, for and on behalf of said Arrowhead Investments, LLC, after being authorized so to do, and Donald L. McDonald, Professional 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 seal of office this the _____ day of _____, 20____

Notary Public My Commission Expires: _____

COUNTY ENGINEER'S RECOMMENDATION
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 of Madison County, Mississippi and thus recommend final approval.

By: Tim Bryan, P.E., County Engineer

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 of Madison County in session on the _____ day of _____, 20____.

Madison County Board of Supervisors

By: Gerald Steen, Board President

Attest: Ronny Lott, Chancery Clerk

CERTIFICATE OF COMPARISON
STATE OF MISSISSIPPI
COUNTY OF MADISON

We, Ronny Lott, Chancery Clerk and Donald L. McDonald, Professional Surveyor, do hereby certify that we have carefully compared this plat of Madisonville, Phase 2 with the original thereof, as made by said Donald L. McDonald, Professional Surveyor, and

Given under my hand and seal of office this the _____ day of _____, 20____.

Donald L. McDonald, PLS Ronny Lott, Chancery Clerk

By: D.C.

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 the final plat of Madisonville, Phase 2 was filed for record in my office on this the _____ day of _____, 20____, and was duly recorded in Plat Cabinet _____ at Slides _____ and _____ 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 _____, 20____.

By: Ronny Lott, Chancery Clerk