

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**

April 1, 2026

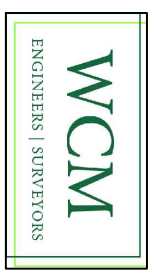
To: Casey Brannon, Supervisor, District I  
Trey Baxter, Supervisor, District II  
Gerald Steen, Supervisor, District III  
Karl Banks, Supervisor, District IV  
Paul Griffin, Supervisor, District V

From: Tim Bryan, P.E., PTOE  
County Engineer

Re: Final Plat  
White Oaks Farms, Phase II

The Engineering Department recommends approval of the final plat of White Oaks Farms, Phase II. The development is 12 lots on approximately 59.52 acres. There is no public infrastructure associated with this development.

WILLIAMS, CLARK & MORRISON, INC.  
ENGINEERS & SURVEYORS  
P.O. BOX 567 1 213 SOUTH MAIN STREET  
(662) 746-1863 FAX (662) 716-7393  
YAZOO CITY, MISSISSIPPI



Phase III White Oak Farms

White Oak Farms - Phase II  
Developer: White Oaks Estates, LLC  
425 Virilia Road, Canton, MS 39046

BEARINGS BASED OFF OF RTK-GPS OBSERVATIONS  
TOPCON HIPER-VRS 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.  
March 16, 2026

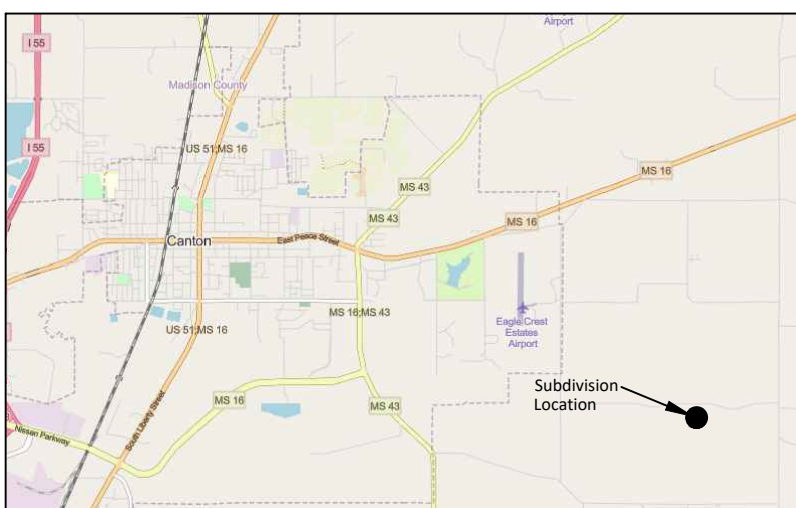
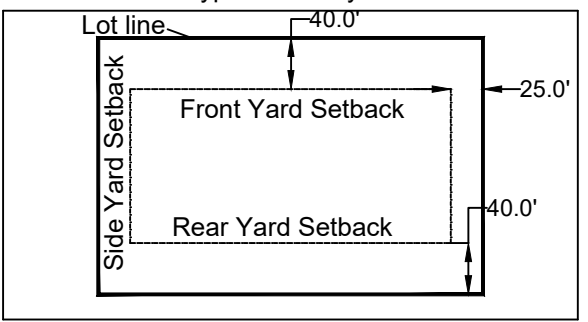


Bearings by GPS - RTK Observation  
Class "A" Survey  
Date of Field Survey: 03/03/2026

White Oak Farms - Phase II  
MADISON COUNTY, MISSISSIPPI  
Part of Section 36, T-9-N, R-3-E  
MADISON Co., MS

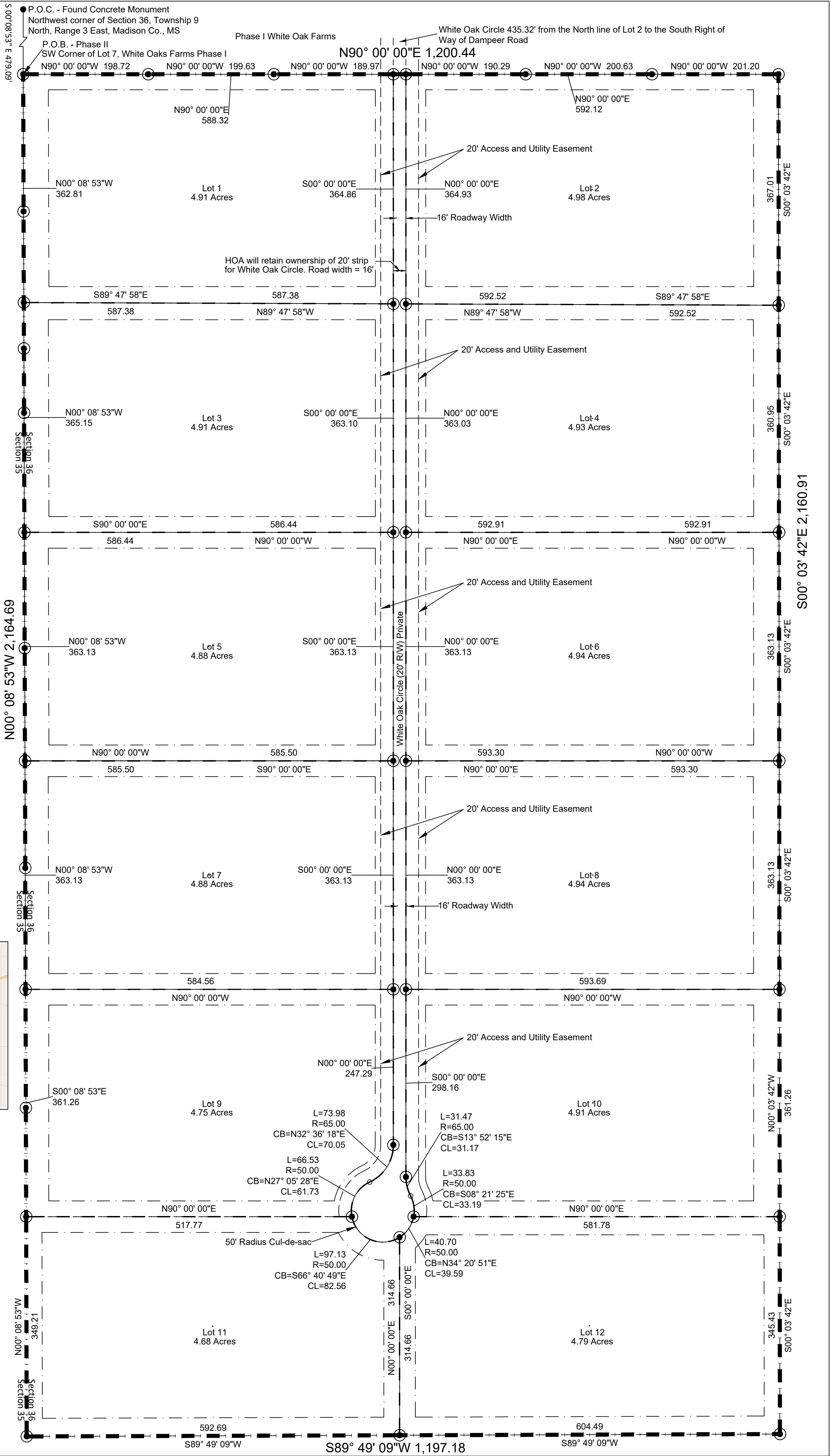
DRAWN: CMM  
CHECKED: JWM  
DATE: 03-16-26  
SHEET NO. 1/2

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



- Notes:**
- This subdivision lies within the limits established for zone "X" (no shading) according to firm map number 28089C0430G, effective January 17, 2025.
  - Area = 59.52 acres +/-
  - 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"
  - FOIP 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: 0.999996544  
CONVERGENCE ANGLE: 00°12'11"



Surveyed & Mapped By  
Williams, Clark, and Morrison  
Engineers & Surveyors  
P.O. Box 567 | 213 South Main Street  
Yazoo City, Mississippi 39194  
Ph: 662-746-1863  
Field Work Completed 03/03/2026

White Oak Farms - Phase II  
Situating in the West  $\frac{1}{2}$  of the Northwest Quarter of Section 36,  
Township 9 North, Range 3 East, Madison County, Mississippi

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 platted the following described land being situated in 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:

Stephen Cook - White Oak Farms Phase II

A tract or parcel of land containing 59.52 acres, being part of the West  $\frac{1}{2}$  of 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 Concrete Monument (N = 1123890.52, E = 2414052.68) at the Northwest corner of Section 36, Township 9 North, Range 3 East, Madison County, Mississippi;

from said point run South 00 degrees 08 minutes 53 seconds East for a distance of 479.09 feet to a set  $\frac{1}{2}$  inch rebar and the POINT OF BEGINNING;

thence run North 90 degrees 00 minutes 00 seconds East for a distance of 1,200.44 feet to a set  $\frac{1}{2}$  inch rebar along and together with the southern boundary line of White Oak Farms Phase I;

thence run South 00 degrees 03 minutes 42 seconds East for a distance of 2,160.91 feet to a set  $\frac{1}{2}$  inch rebar;

thence run South 89 degrees 49 minutes 09 seconds West for a distance of 1,197.18 feet to a set  $\frac{1}{2}$  inch rebar;

thence run North 00 degrees 08 minutes 53 seconds West for a distance of 2,164.69 feet along the section line between Section 35 and Section 36, 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 16th day of March, 2026.

Charles M. McGinty  
Professional Land Surveyor  
Mississippi P.L.S No. 36389

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 II, 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 White Oak Farms Phase II, was filed for record in my office on this the \_\_\_\_ day of \_\_\_\_\_, 2026, and was duly recorded on Platslide \_\_\_\_\_.

Ronny Lott

Chancery Clerk

Madison County, Mississippi

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

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 \_\_\_\_\_, 2026

White Oaks Estates, LLC

a Mississippi limited liability company

By: Southern Land & Timber Company, LLC, Member

Stephen Cook, Member

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 \_\_\_\_\_, 2026.

Gerald Steen

President, Board of Supervisors

Attest:

Ronny Lott, Chancery Clerk

Madison County, Mississippi

ACKNOWLEDGMENT

STATE OF MISSISSIPPI  
COUNTY OF MADISON

Personally appeared before me, the undersigned officer in and for the jurisdiction, the owners of the herein 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