

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

September 2, 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.
County Engineer

Re: Preliminary Plat
Renfroe Ranch Subdivision

The Engineering Department recommends approval of the preliminary plat of Renfroe Ranch Subdivision. The development is 5 lots on approximately 26.58 acres. There is no public infrastructure associated with this development.

CASEY BRANNON
District One

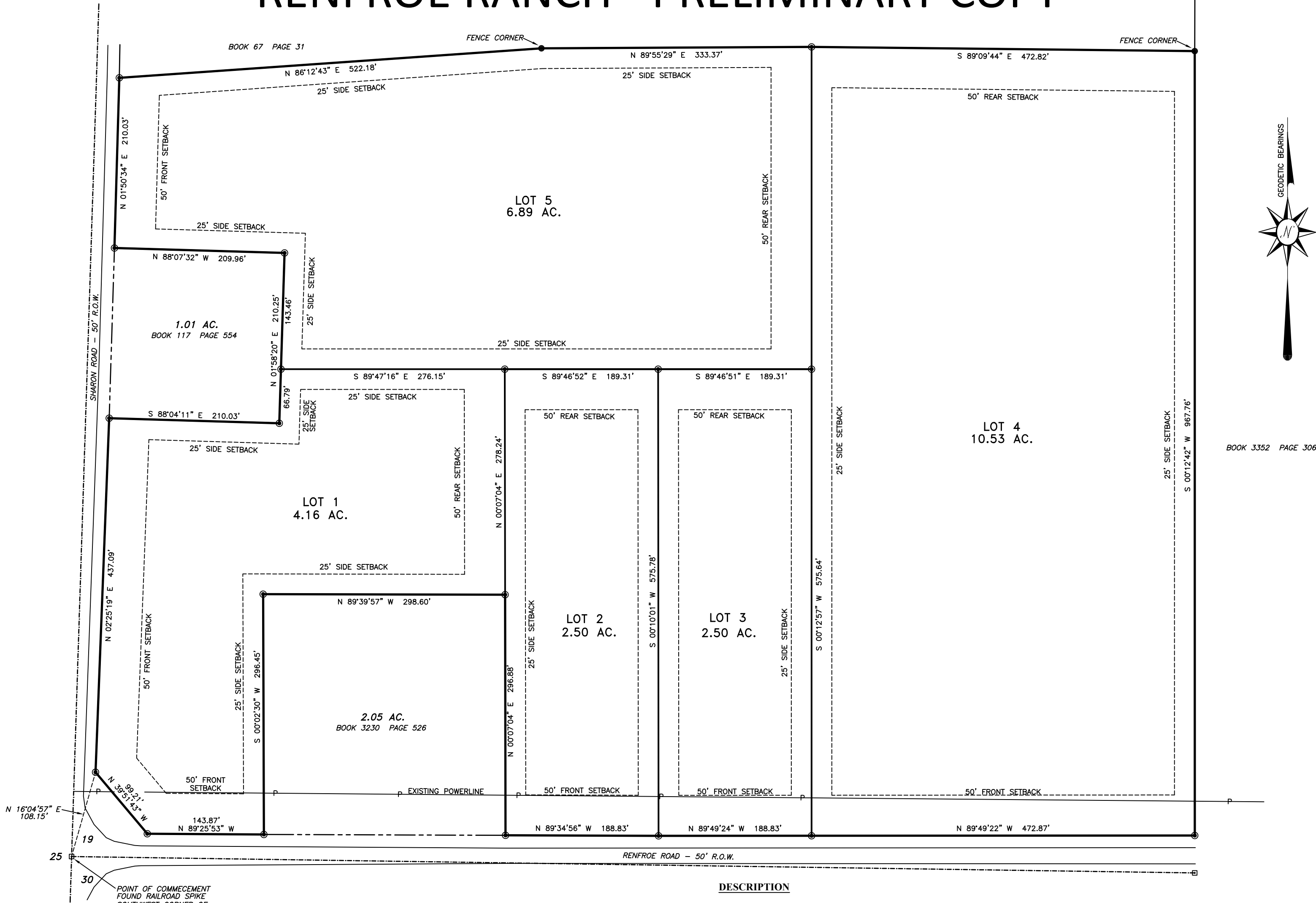
TREY BAXTER
District Two

GERALD STEEN
District Three

KARL M. BANKS
District Four

PAUL GRIFFIN
District Five

RENFROE RANCH - PRELIMINARY COPY



NOTE: The Property Delineated On This Plat Is Not Situated In A F.I.A. Special Flood Hazard Area. Zone X
FIRM - Flood Insurance Rate Map
Map No. 28089C0435F
Panel No. 435 F
Map Revised: March 17, 2010

DESCRIPTION

A certain tract of land containing 26.58 acres, more or less, situated in the Southwest Quarter of the Southwest Quarter of Section 19, Township 9 North, Range 4 East, Madison County, Mississippi, being a part of that certain tract of land described in Deed Book 4121 at Page 165 as recorded in the Office of the Chancery Clerk of Madison, County, Mississippi, and being more particularly described by a survey as follows:

Commencing at a railroad spike found marking the Southwest corner of Section 19, Township 9 North, Range 4 East, Madison County, Mississippi; thence North 16°04'57" East for 108.15 feet to an iron pin on the East right-of-way line of Sharon Road, said point being hereinafter referred to as the Point of Beginning;

Run thence North 02°25'19" East along the East line of Sharon Road for 437.09 feet to an iron pin; thence leaving said road run South 88°04'11" East for 210.03 feet to an iron pin; thence North 01°58'20" East for 210.25 feet to an iron pin; thence North 88°07'32" West for 209.96 feet to an iron pin on the East right-of-way line of Sharon Road; thence North 01°50'34" East along the East line of Sharon Road for 210.03 feet to an iron pin; thence leaving said road run North 86°12'43" East along a fence for 522.18 feet; thence North 89°55'29" East along a fence for 333.37 feet to an iron pin; thence South 89°09'44" East along a fence for 472.82 feet to a fence corner; thence South 00°12'42" West along a fence for 967.76 feet to an iron pin on the North right-of-way of Renfro Road; thence North 89°49'22" West along the North line of Renfro Road for 472.87 feet to an iron pin; thence North 89°49'24" West along the North line of Renfro Road for 188.83 feet to an iron pin; thence North 89°34'56" West along the North line of Renfro Road for 188.83 feet to a fence corner; thence leaving said road run North 00°07'04" East along a fence for 296.88 feet to a fence corner; thence North 89°39'57" West along a fence for 298.60 feet to a fence corner; thence South 00°02'30" West along a fence for 296.45 feet to a fence corner on the North right-of-way of Renfro Road; thence North 89°25'53" West along the North line of Renfro Road for 143.87 feet to an iron pin; thence North 39°51'43" West along the North line of Renfro Road for 99.21 feet to the Point of Beginning.

County Engineer's Recommendation:

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.

County Engineer _____ Date _____

County Approval Certificate:

I hereby certify that this is a true copy and that this plat was approved by the Board of Supervisors in session on the day _____ of _____, 2026

President, Board of Supervisors _____ Date _____
Madison County, Mississippi

ATTEST:

Chancery Clerk _____ Date _____
Madison County, Mississippi

Certificate of Comparison:

This is to certify that I, _____, Chancery Clerk, in and for the County and State, and I, _____, a Mississippi Registered Professional Land Surveyor as maker of the map of _____, have compared this the _____, with the _____, and the _____ and find the same exact copies of each other.

Signed: _____
Chancery Clerk

Signed: _____
Professional Land Surveyor

PLAT NOTES:

- PROPERTY CORNERS ARE TO BE SET BY SURVEYOR USING 1/2" X 18" STEEL REBAR WITH CAP MARKED "PS-3025"
- ALL PORTIONS OF RECORD PROPERTY SITUATED INSIDE PUBLIC ROADWAY LIMITS TO BE DEDICATED TO MADISON COUNTY

SITE DATA TABLE

CURRENT ZONING	AGRICULTURAL / VACANT
SITE ACREAGE	26.58 AC
LOT STATS	
NUMBER OF LOTS	5
LARGEST LOT	10.53 AC
SMALLEST LOT	2.50 AC
SETBACKS - RESIDENTIAL ESTATE DISTRICT (R-1)	
FRONT	50 FT
BACK	50 FT
INTERIOR SIDE	25 FT

CLASSIFICATION

THIS SURVEY MEETS OR EXCEEDS THE STANDARDS OF PRACTICE SET FORTH BY THE MISSISSIPPI BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND SURVEYORS IN ORDER TO PERFORM A "CLASS B SURVEY".

ALL BEARINGS ARE GEODETIC - DERIVED FROM GPS OBSERVATIONS.
DATE OF FIELD SURVEY: JULY 14 & 29, 2026

PLAT OF SURVEY

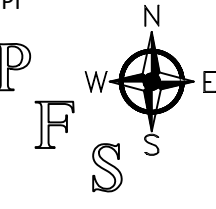
RENFROE RANCH

SITUATED IN THE SW/4 OF THE SW/4
SECTION 19, TOWNSHIP 9 NORTH - RANGE 4 EAST
MADISON COUNTY, MISSISSIPPI

PROFESSIONAL FIELD SURVEYS, LLC

574 Mahaffey Road
Morton, Mississippi 39117
(601) 697-0848

PROFESSIONAL SURVEYING & MAPPING



SCALE: 1" = 100'

Owner's Certificate:

The undersigned owner(s) of the property shown hereon hereby adopts this plat as in (our) plan of subdivision and dedicate the street and street rights-of way and easements as shown to public use forever.

Owner(s) _____ Date _____

Surveyor's Certificate:

It is hereby certified that this plat is true and correct and was prepared from an actual survey of the property made by me or under my supervision.

Professional Surveyor _____ Date _____
Certificate No. _____

Date of Preparation of Plat: _____

VICINITY MAP - SCALE: 1" = 4000'

