

Department of Engineering/Road Management
Dan Gaillet, P.E., County Engineer/ Road Manager

3137 South Liberty Street, Canton, MS 39046
Office (601) 855-5670 FAX (601) 859-5857

MEMORANDUM

January 31, 2017

To: Sheila Jones, Supervisor, District I
Trey Baxter, Supervisor, District II
Gerald Steen, Supervisor, District III
David Bishop, Supervisor, District IV
Paul Griffin, Supervisor, District V

From: Dan Gaillet, P.E.
County Engineer and Road Manager *DG*

Re: Links V of Caroline, Lots 824-847
Final Plat

Caroline, LLC has met the requirements of the County in filing a Final Plat for Links V of Caroline. As a result, the Engineering Department recommends approval.

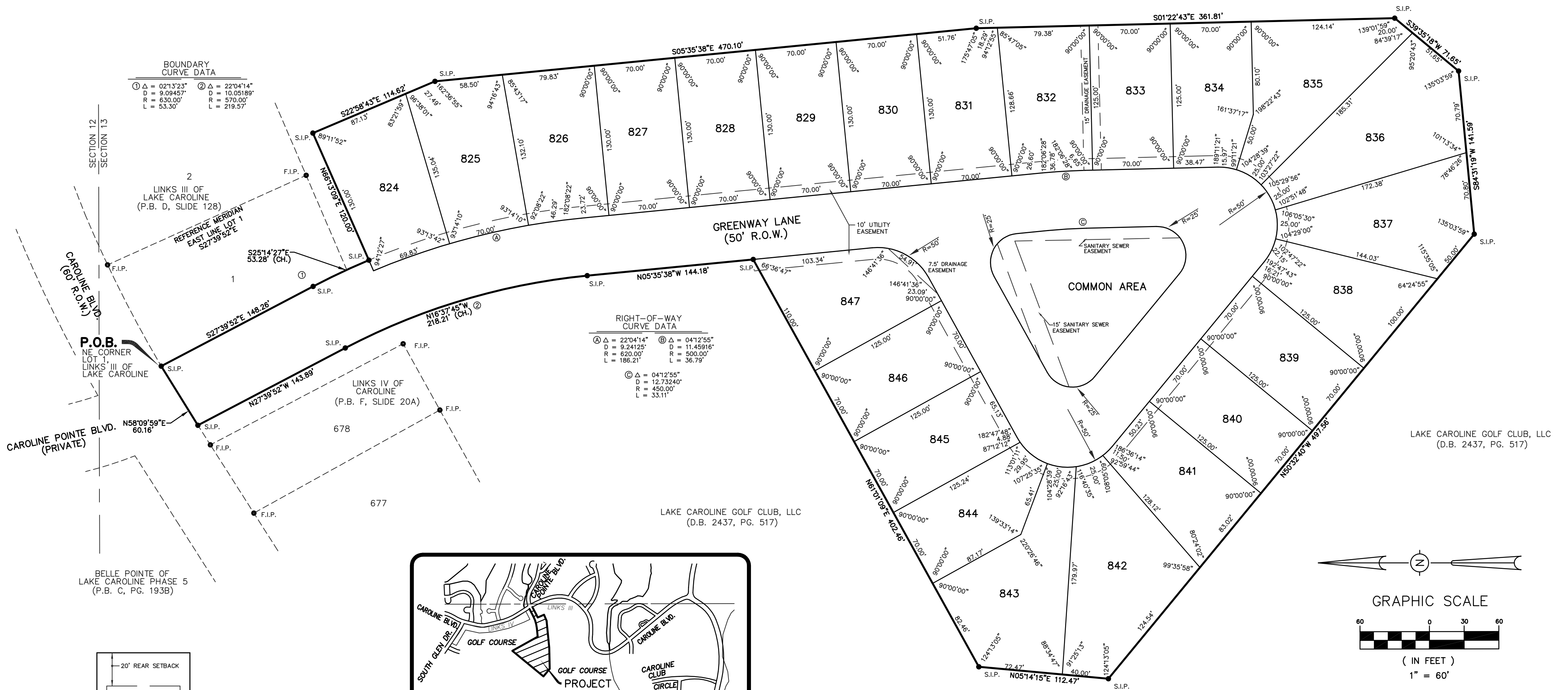
LINKS V OF CAROLINE SITUATED IN THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 13, TOWNSHIP 8 NORTH - RANGE 1 EAST MADISON, COUNTY, MISSISSIPPI

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

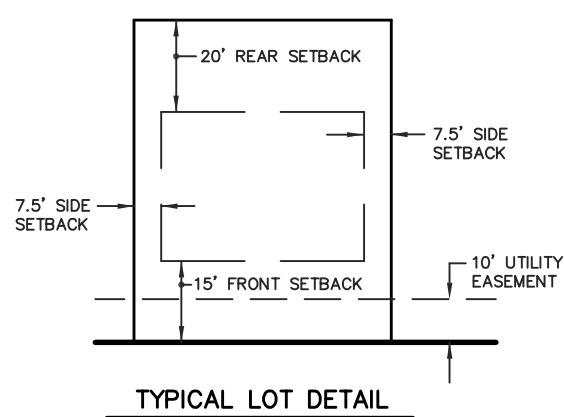
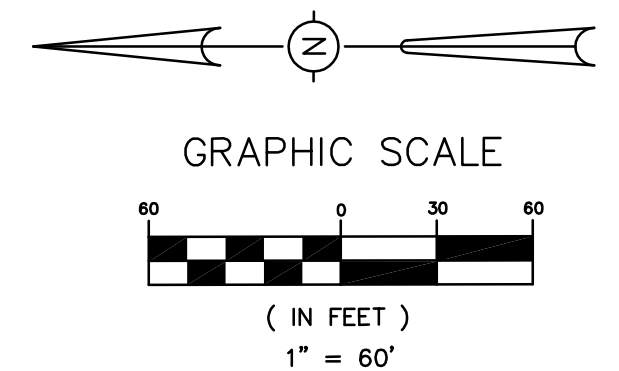
- NOTES:
- THIS SUBDIVISION LIES WITHIN THE LIMITS ESTABLISHED FOR ZONE "X" (NO SHADING) ACCORDING TO FIRM MAP NUMBER 28089C0395 F, EFFECTIVE MARCH 10, 2010.
 - DIMENSIONS ALONG CURVES ARE CHORD DISTANCES.
 - SURVEY CLASSIFICATION "B".
 - REFERENCE MERIDIAN: EAST LINE OF LOT 1, LINKS III OF CAROLINE.
 - IRON PINS SET AT ALL LOT CORNERS.
 - AREA = 7.484 ACRES, MORE OR LESS.
 - THE GREEN SPACE AND COMMON AREAS NOTED SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
 - DATE OF FIELD SURVEY: DECEMBER 21, 2016.

LAKE CAROLINE GOLF CLUB, LLC
(D.B. 2437, PG. 517)

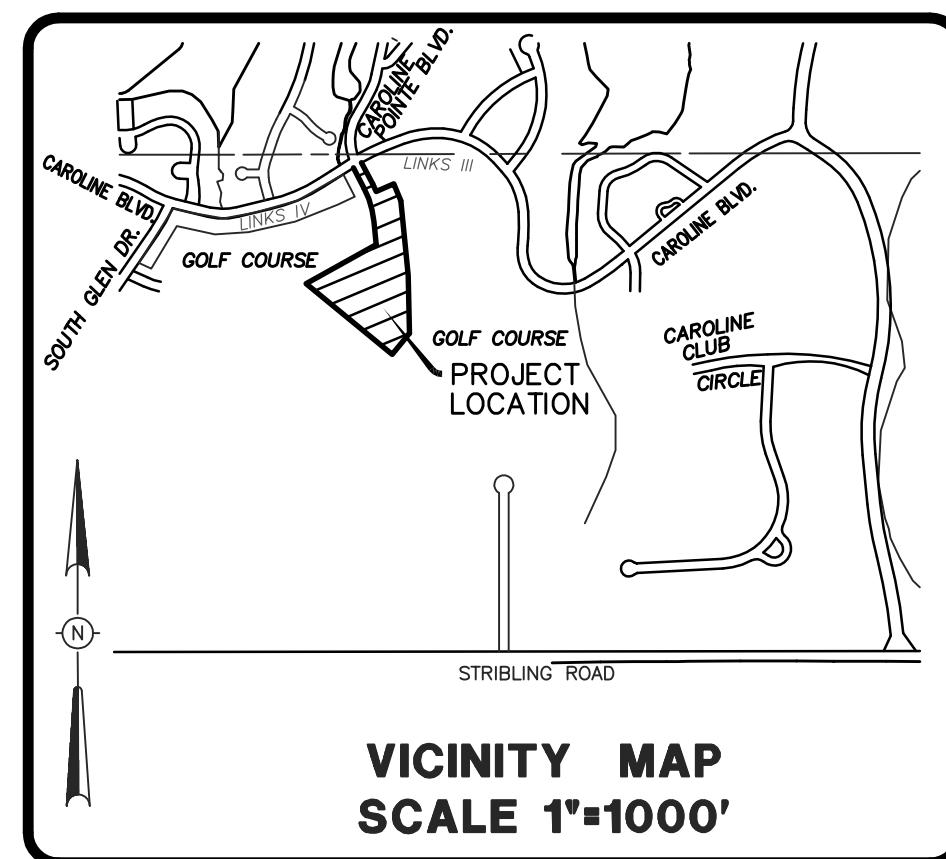
F.I.P. = DENOTES FOUND 1/2" IRON PIN
S.I.P. = DENOTES SET 1/2" IRON PIN



LAKE CAROLINE GOLF CLUB, LLC
(D.B. 2437, PG. 517)



NOTE: 15' MINIMUM DISTANCE BETWEEN BUILDINGS.
REFERENCE COVENANTS FOR LOT SPECIFIC SETBACKS



**LINKS V OF CAROLINE
SITUATED IN THE
NORTH 1/2 OF THE NORTHWEST 1/4
OF SECTION 13, TOWNSHIP 8 NORTH - RANGE 1 EAST
MADISON, COUNTY, MISSISSIPPI**

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

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 North 1/2 of the Northwest 1/4 of Section 13, T8N-R1E, Madison County, Mississippi:

Begin at a set 1/2" iron pin on the South right-of-way line of Caroline Boulevard marking the Northwest corner of Lot 1, Links III of Lake Caroline, 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 D at Slide 128; from said POINT OF BEGINNING and leaving said South right-of-way line of Caroline Boulevard, run thence South 27 degrees 39 minutes 52 seconds East along the West line of said Lot 1 for a distance of 148.26 feet to set 1/2" iron pin marking the Point of Curvature of a 9.09457 degree curve bearing to the right having a central angle 02 degrees 13 minutes 23 seconds and a radius of 630.00 feet; run thence southeasterly along said West line of Lot 1 and its southerly extension thereof and along the arc of said curve an arc length of 53.30 feet to a set 1/2" iron pin; said curve having a chord bearing of South 25 degrees 14 minutes 27 seconds East and a chord distance of 53.28 feet; leaving said southerly extension of the West line of Lot 1 and the arc of said curve, run thence North 66 degrees 13 minutes 09 seconds East for a distance of 120.00 feet to a set 1/2" iron pin; run thence South 22 degrees 58 minutes 43 seconds East for a distance of 114.62 feet to a set 1/2" iron pin; run thence South 05 degrees 35 minutes 38 seconds East for a distance of 470.10 feet to a set 1/2" iron pin; run thence South 01 degrees 22 minutes 43 seconds East for a distance of 361.81 feet to a set 1/2" iron pin; run thence South 39 degrees 35 minutes 18 seconds West for a distance of 71.65 feet to a set 1/2" iron pin; run thence South 84 degrees 31 minutes 19 seconds West for a distance of 141.59 feet to a set 1/2" iron pin; run thence North 50 degrees 32 minutes 40 seconds West for a distance of 497.56 feet to a set 1/2" iron pin; run thence North 05 degrees 14 minutes 15 seconds East for a distance of 112.47 feet to a set 1/2" iron pin; run thence North 61 degrees 01 minutes 09 seconds East for a distance of 402.46 feet to a set 1/2" iron pin; run thence North 05 degrees 35 minutes 38 seconds West for a distance of 144.18 feet to a set 1/2" iron pin marking the Point of Curvature of a 10.05189 degree curve bearing to the left having a central angle of 22 degrees 04 minutes 14 seconds and a radius of 570.00 feet; run thence northwesterly along the arc of said curve an arc length of 219.57 feet to a set 1/2" iron pin marking the Point of Tangency of said curve; said curve having a chord bearing of North 16 degrees 37 minutes 45 seconds West and a chord distance of 218.21 feet; run thence North 27 degrees 39 minutes 52 seconds West for a distance of 143.89 feet to a set 1/2" iron pin on the aforesaid South right-of-way line of Caroline Boulevard; run thence North 58 degrees 09 minutes 59 seconds East along said South right-of-way line of Caroline Boulevard for a distance of 60.16 feet to the POINT OF BEGINNING, containing 7.484 acres, more or less.

Witness my signature on 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 _____.

Donald L. McDonald, Professional Surveyor

**ACKNOWLEDGEMENT
STATE OF MISSISSIPPI
COUNTY OF HINDS**

Personally appeared before me, the undersigned officer in and for the jurisdiction aforesaid, the within named 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 _____.

Notary Public

My Commission Expires: _____

**CERTIFICATE AND DEDICATION OF OWNER
STATE OF MISSISSIPPI
COUNTY OF MADISON**

I, Mark S. Jordan, President of Caroline, 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 Caroline, LLC, a Mississippi Limited Liability Company, has caused the same to be subdivided and platted as shown hereon, and hereby adopt this plat of subdivision as the free act and deed of said corporation and has designated the same as Links V Of Caroline, and dedicates the street right-of-way and drainage easements as shown hereon for public use forever.

All utilities, utility easements, and other easements are as designated and defined hereon and in the Declaration of Lake Caroline, as recorded in Deed Book 696 at Page 609, reference to which is hereby made.

Witness my signature this the _____ day of _____, _____
Caroline, LLC, a Mississippi Limited Liability Company

By: _____
Mark S. Jordan, Member

RESERVATION

The Owner as named below, for itself, its successors and assigns, does hereby except from the dedication of the property and does hereby reserve the exclusive right to construct, reconstruct, alter, maintain and operate a water and sewer distribution and collection system, together with a natural gas distribution system, TV cable or other communication cable and appurtenances, except telephonic, in all of the easements, and in rights-of-way, streets, avenues and boulevards shown on this plat; provided, however, the exercise of rights herein reserved in said easements, rights-of-way, streets, avenues and boulevards shall first be approved by the Board of Supervisors of Madison County shall be the acknowledgement of and approval of the reservation of said rights.

Owner does hereby expressly retain ownership for itself, its successors and assigns, any and all sewer lines, water lines, connections, taps, manholes, pipes, valves, fittings and any and all other items that may be used in connection with or attached to said water or sewer distribution and collection system, and any and all of such lines, connections, fittings, and all other items that may be used in connection with or attached to or used in said natural gas distribution system, or TV cable, or other communication cable system, and appurtenances, except telephonic, and placed in, on, or under said easements, rights-of-way, streets, avenues, boulevards, private drive, and common areas as shown on said plat.

Witness my signature this the _____ day of _____.

Caroline, LLC, a Mississippi Limited Liability Company

By: _____
Mark S. Jordan, Member

**ACKNOWLEDGEMENT
STATE OF MISSISSIPPI
COUNTY OF _____**

Personally appeared before me, the undersigned officer in and for the jurisdiction aforesaid, the within named Mark S. Jordan, who acknowledged to me that he is member of Caroline, 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 Caroline, LLC, a Mississippi Limited Liability Company, after being authorized so to do.

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

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: _____
Dan Gaillet, PE, 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 _____.

Madison County Board of Supervisors

By: _____
Trey Baxter, 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 Links V Of Caroline, with the original thereof, as made by said Donald L. McDonald, Professional Surveyor, and find it to be a true and correct copy of said map or plat.

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

Donald L. McDonald, PS

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 Links V Of Caroline, was filed for record in my office on this the _____ day of _____, _____, 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 _____.

Ronny Lott, Chancery Clerk

By: _____, D.C.