

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

March 15, 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

Re: The Shores at Caroline, Phase 2A
Final Plat

Caroline Twenty-Two, LLC presented a final plat of The Shores of Caroline, Phase 2A to the County for approval. The development is approximately 25.5 acres with 27 lots ranging from .3+ to 1.1+ acres, in addition to a 4.4 acre green space. This development is located within Lake Caroline, situated on the northwest side of the lake.

The development has met the requirements of the County; therefore, the Engineering Department recommends approval.

SHEILA JONES
District One

TREY BAXTER
District Two

GERALD STEEN
District Three

DAVID BISHOP
District Four

PAUL GRIFFIN
District Five

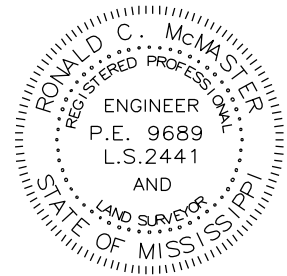
THE SHORES AT CAROLINE, PHASE 2A

SITUATED IN THE SOUTH 1/2 OF SECTION 2, T8N-R1E,
MADISON COUNTY, MISSISSIPPI

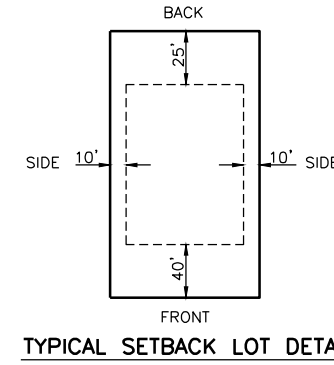
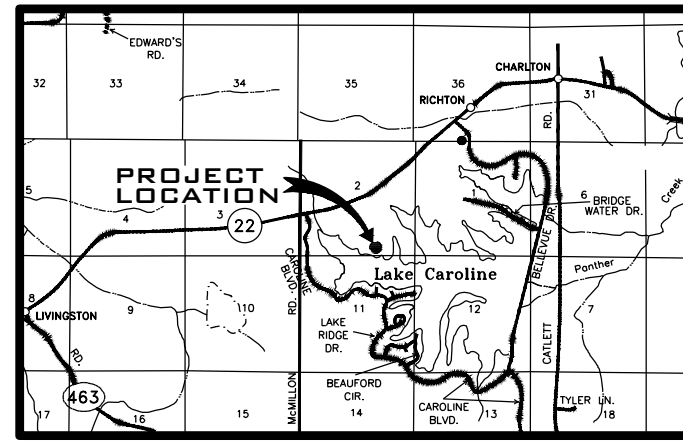
Class "B" Survey
Bearings Based on Solar
Observation Taken On
August 30, 2004

Our Job No. M- 1492-3
Date of Survey: February 27, 2017
Date of Plat: March 15, 2017
Scale: 1"=100'
POB - Point of Beginning
POC - Point of Commencement
● Iron Pin (1/2"x18" Iron Rebar)
● Iron Pin In Concrete
--- Easement Boundary
--- Minimum Finished Floor Elevation

0 100 200
Scale In Feet



The Shores at Caroline, Phase 1
Plat Cabinet "E", Slide 56B
Madison County, Mississippi



FIRE HYDRANT ELEVATION TABLE

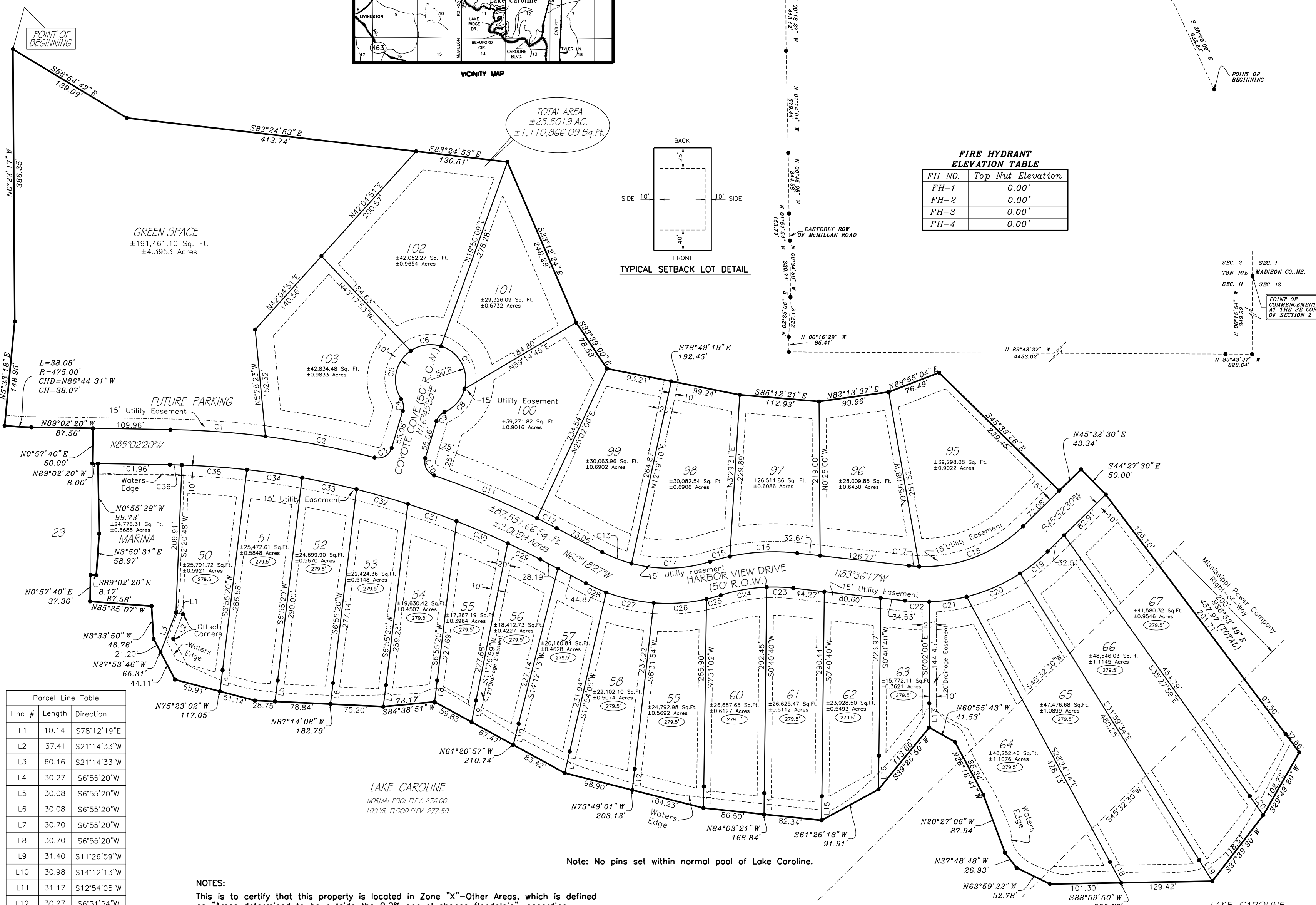
FH NO.	Top Nut Elevation
FH-1	0.00'
FH-2	0.00'
FH-3	0.00'
FH-4	0.00'

Curve Table

Curve #	Length	Radius	Chord Direction	Chord Length
C1	135.47	1225.00	N85° 52' 15" W	135.40
C2	158.04	1225.00	N79° 00' 24" W	157.93
C3	30.69	20.00	N60° 43' 30" E	27.77
C4	17.45	20.00	N8° 14' 12" W	16.90
C5	77.53	50.00	S11° 11' 18" W	69.99
C6	45.01	50.00	S81° 24' 07" W	43.51
C7	76.86	50.00	N28° 46' 20" W	69.51
C8	44.94	50.00	N41° 00' 32" E	43.44
C9	17.45	20.00	S41° 45' 29" W	16.90
C10	30.69	20.00	S27° 12' 13" E	27.77
C11	158.19	1225.00	N67° 28' 07" W	158.08
C12	31.25	1225.00	N63° 02' 18" W	31.25
C13	44.78	200.00	S68° 43' 18" E	44.69
C14	113.17	200.00	N88° 39' 11" E	111.67
C15	29.20	300.00	S75° 13' 52" W	29.19
C16	96.21	300.00	S87° 12' 27" W	95.80
C17	14.92	200.00	S85° 44' 29" E	14.91
C18	162.60	200.00	N68° 49' 55" E	158.16
C19	50.24	250.00	N51° 17' 55" E	50.15
C20	83.35	250.00	N66° 36' 22" E	82.96
C21	53.70	250.00	N82° 18' 38" E	53.60
C22	34.61	250.00	S87° 34' 13" E	34.58
C23	37.99	250.00	N87° 57' 30" W	37.96
C24	66.52	250.00	S80° 03' 55" W	66.33
C25	20.84	250.00	N74° 49' 50" E	20.84
C26	75.52	250.00	N85° 52' 21" E	75.23
C27	69.42	250.00	S77° 31' 06" E	69.20
C28	31.66	250.00	S65° 56' 07" E	31.64
C29	51.54	1175.00	N63° 33' 51" W	51.54
C30	79.26	1175.00	N66° 45' 12" W	79.25
C31	73.28	1175.00	N70° 28' 21" W	73.27
C32	75.94	1175.00	N74° 06' 38" W	75.93
C33	78.98	1175.00	N77° 53' 16" W	78.96
C34	79.40	1175.00	N81° 44' 57" W	79.38
C35	92.50	1175.00	N85° 56' 25" W	92.48
C36	17.30	1175.00	N88° 37' 02" W	17.30

Parcel Line Table

Line #	Length	Direction
L1	10.14	S78°12'19"E
L2	37.41	S21°14'33"W
L3	60.16	S21°14'33"W
L4	30.27	S6°55'20"W
L5	30.08	S6°55'20"W
L6	30.08	S6°55'20"W
L7	30.70	S6°55'20"W
L8	30.70	S6°55'20"W
L9	31.40	S11°26'59"W
L10	30.98	S14°12'13"W
L11	31.17	S12°54'05"W
L12	30.27	S6°31'54"W
L13	30.83	S0°51'02"W
L14	30.13	S0°40'40"W
L15	34.38	S0°40'40"W
L16	47.93	S0°40'40"W
L17	34.34	S0°02'00"E
L18	33.79	S28°24'14"E
L19	35.00	S31°59'34"E
L20	33.02	S35°27'59"E



NOTES:
This is to certify that this property is located in Zone "X"-Other Areas, which is defined as "Areas determined to be outside the 0.2% annual chance floodplain", according to FIRM Map Number 28089C0395, map revised March 17, 2010.
Iron pins at lot corners as shown on this plat. Field work meets or exceeds the requirements for a Class "B" survey.
All lake front lots (Lot 50-67) shall have a minimum finished floor elevation of 279.5' (See Fire Hydrant Elevation Schedule)
All Greenspace and drainage easements shall be maintained by the Homeowner's Association or adjacent property owners.
No structures shall be built within the Mississippi Power Company Right-of-Way.

Note: No pins set within normal pool of Lake Caroline.

M
MASTER & ASSOCIATES, INC.
CIVIL ENGINEERS & LAND SURVEYORS
212 WATERFORD SQUARE
SUITE 300
MADISON, MS 39110
601.605.1090

**SURVEYORS CERTIFICATE
STATE OF MISSISSIPPI
COUNTY OF MADISON**

I, Ronald C. McMaster, Jr., Professional Engineer and Surveyor in the State of Mississippi, do hereby certify that at the request of Caroline Twenty-Two, LLC, the Owner, I have subdivided and plotted the following described land:

A parcel or tract of land containing 25.5019 acres, (1,110,866.09 sq. ft.), more or less, lying and being situated in the South 1/2 Section 2, T8N-R1E, Madison County, Mississippi, being a part of the Caroline Twenty-Two, LLC property as described in Deed Book 539 at Page 247 of the Records of the Chancery Clerk of said Madison County of Canton, Mississippi, and being more particularly described as follows:

COMMENCING at the SE corner of said Section 2, T8N-R1E; run thence

South 00 degrees 15 minutes 54 seconds West for a distance of 349.89 feet; thence
North 89 degrees 43 minutes 27 seconds West for a distance of 823.64 feet; thence
Continue North 89 degrees 43 minutes 27 seconds West for a distance of 4433.02 feet to the
Easterly Right-of-Way of McMillan Road; thence

Along said Easterly Right-of-Way of said McMillan Road to points at each of the following
calls;

North 00 degrees 16 minutes 29 seconds West for a distance of 85.41 feet; thence
North 02 degrees 23 minutes 06 seconds East for a distance of 727.12 feet; thence
North 00 degrees 36 minutes 59 seconds West for a distance of 370.71 feet; thence
North 01 degrees 51 minutes 54 seconds West for a distance of 153.79 feet; thence
North 00 degrees 43 minutes 08 seconds West for a distance of 344.98 feet; thence
North 01 degrees 1 minutes 04 seconds West for a distance of 579.44 feet; thence
North 00 degrees 18 minutes 27 seconds West for a distance of 413.12 feet to the Southerly
Right-of-Way of Mississippi Highway No. 22; thence

North 81 degrees 12 minutes 31 seconds East along said Southerly Right-of-Way of said
Mississippi Highway No. 22 for a distance of 701.02 feet; thence

Continue along said Southerly Right-of-Way of said Mississippi Highway No. 22 to points at
each of the following calls;

North 81 degrees 12 minutes 31 seconds East for a distance of 538.34 feet; thence

316.08 feet along the arc of a 1482.39 foot radius curve to the left, said arc having a 315.48 foot
chord which bears North 75 degrees 06 minutes 01 seconds East; thence

North 68 degrees 59 minutes 31 seconds East for a distance of 434.76 feet along said Southerly
Right-of-Way of said Mississippi Highway No. 22; thence

Leaving said Southerly Right-of-Way of said Mississippi Highway No. 22, run South 11 degrees
02 minutes 53 seconds East for a distance of 240.08 feet; thence

South 33 degrees 38 minutes 46 seconds East for a distance of 409.24 feet; thence
South 25 degrees 09 minutes 06 seconds East for a distance of 532.84 feet to the POINT OF
BEGINNING of the herein described property; thence

South 58 degrees 54 minutes 42 seconds East for a distance of 189.09 feet; thence
South 83 degrees 24 minutes 53 seconds East for a distance of 413.74 feet; thence
South 83 degrees 24 minutes 53 seconds East for a distance of 130.51 feet; thence
South 21 degrees 12 minutes 24 seconds East for a distance of 248.29 feet; thence
South 33 degrees 39 minutes 00 seconds East for a distance of 78.53 feet; thence
South 78 degrees 49 minutes 29 seconds East for a distance of 192.43 feet; thence
South 85 degrees 09 minutes 21 seconds East for a distance of 112.93 feet; thence
North 02 degrees 13 minutes 37 seconds East for a distance of 99.98 feet; thence
North 88 degrees 55 minutes 04 seconds East for a distance of 76.49 feet; thence
South 45 degrees 33 minutes 26 seconds East for a distance of 239.45 feet; thence
North 45 degrees 32 minutes 30 seconds East for a distance of 43.34 feet; thence
South 44 degrees 27 minutes 30 seconds East for a distance of 50.09 feet; thence
South 35 degrees 53 minutes 49 seconds East for a distance of 457.87 feet; thence
South 29 degrees 49 minutes 20 seconds West for a distance of 102.73 feet; thence
South 37 degrees 39 minutes 30 seconds West for a distance of 118.51 feet; thence
South 88 degrees 59 minutes 50 seconds West for a distance of 230.72 feet; thence
North 63 degrees 59 minutes 22 seconds West for a distance of 52.78 feet; thence
North 37 degrees 48 minutes 48 seconds West for a distance of 26.93 feet; thence
North 20 degrees 27 minutes 08 seconds West for a distance of 87.94 feet; thence
North 28 degrees 18 minutes 41 seconds West for a distance of 85.34 feet; thence
North 60 degrees 55 minutes 43 seconds West for a distance of 413.33 feet; thence
South 39 degrees 23 minutes 50 seconds West for a distance of 113.55 feet; thence
South 61 degrees 26 minutes 18 seconds West for a distance of 91.91 feet; thence
North 04 degrees 03 minutes 21 seconds West for a distance of 188.84 feet; thence
North 75 degrees 49 minutes 01 seconds West for a distance of 203.13 feet; thence
North 61 degrees 20 minutes 57 seconds West for a distance of 210.74 feet; thence
South 04 degrees 38 minutes 51 seconds West for a distance of 73.17 feet; thence
North 87 degrees 14 minutes 08 seconds West for a distance of 182.79 feet; thence
North 75 degrees 23 minutes 02 seconds West for a distance of 117.05 feet; thence
North 27 degrees 53 minutes 46 seconds West for a distance of 65.31 feet; thence
North 03 degrees 33 minutes 50 seconds West for a distance of 46.76 feet; thence

North 85 degrees 35 minutes 07 seconds West for a distance of 87.58 feet to the SE corner of
LOT 29 of The Shores of Caroline, Phase I, as shown on the map or plot of same in Plat Cabinet
"E", Side 568 of the Records of the Office of the Chancery Clerk of said Madison County of
Canton, Mississippi; thence

North 00 degrees 57 minutes 40 seconds East along the Easterly boundary of said LOT 29 for a
distance of 37.36 feet to the SW corner of the Maritz Sussky and Valerie Sussky property as
described in Deed Book 2913 at Page 923 of the Records of the Office of the Chancery Clerk of
said Madison County of Canton, Mississippi; thence

Along the Southerly and Easterly boundary of said Sussky property to points at each of the
following calls;

South 89 degrees 02 minutes 20 seconds East for a distance of 8.17 feet; thence
North 03 degrees 58 minutes 31 seconds East for a distance of 56.97 feet; thence
North 00 degrees 55 minutes 38 seconds West for a distance of 90.3 feet; thence

Leaving said Easterly boundary of said Sussky property, run along the Easterly boundary of The
Shores of Caroline, Phase I, as shown on the map or plot of same in Plat Cabinet "E", Side 568
of the Records of the Office of the Chancery Clerk of said Madison County of Canton,
Mississippi to points at each of the following calls;

North 89 degrees 02 minutes 20 seconds East for a distance of 8.00 feet; thence
North 00 degrees 57 minutes 40 seconds East for a distance of 50.00 feet; thence
North 89 degrees 02 minutes 20 seconds West for a distance of 87.56 feet; thence

38.08 feet along the arc of a 475.00 foot radius curve to the right, said arc having a 38.07 foot
chord which bears North 85 degrees 44 minutes 31 seconds West; thence

North 05 degrees 33 minutes 18 seconds East for a distance of 148.95 feet; thence

North 00 degrees 23 minutes 17 seconds West for a distance of 386.35 feet to the POINT OF
BEGINNING of the above described parcel or tract of land.

Witness my signature, this the _____ day of _____, 2017.

Ronald C. McMaster, Jr., Professional Engineer and Surveyor
Mississippi P.S. No. 3051

**ACKNOWLEDGMENT
STATE OF MISSISSIPPI
COUNTY OF MADISON**

Personally appeared before me, the undersigned officer in and for the jurisdiction aforesaid,
the within named Blake Cress, who acknowledged to me that he is a Member of Caroline
Twenty-Two, LLC, a Mississippi Limited Liability Company, who acknowledged to me that he signed
and delivered this plot and the certificates thereon, for and on behalf of, said Caroline Twenty-Two,
LLC, as his act and deed, after being authorized so to do, and Ronald C. McMaster, Professional
Engineer and Land Surveyor, who acknowledged to me that he signed and delivered this plot 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 _____, 2017.

By: _____ D.C.
Ronny Lott, Chancery Clerk

**FILING AND RECORDATION
STATE OF MISSISSIPPI
COUNTY OF MADISON**

I, Ronny Lott, Chancery Clerk in and for said County and State, do hereby certify
that the final plot of THE SHORES AT CAROLINE, PHASE 2A, was filed for record in my office on this
the _____ day of _____, 2017, and was duly recorded in Plat
Cabinet _____ of Side _____ 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 _____,
2017.

By: _____ D.C.
Ronny Lott, Chancery Clerk

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

I, Blake Cress, Member of Caroline Twenty-Two, LLC, a Mississippi Limited Liability Company, do hereby
certify that the aforementioned is the owner of the land described in the foregoing certificate of Ronald
C. McMaster, Jr., Professional Engineer and Surveyor, and that as Member of said Caroline Twenty-Two, LLC, have
consented the same to be subdivided and plotted as shown hereon, and hereby adopt this plot of said
subdivision as the free act and deed of said limited liability company and have designated the same as
THE SHORES AT CAROLINE, PHASE 2A.
All utilities, utility easements, and other easements are as designated and defined hereon.
All utilities, utility easements, and streets shall be dedicated for public use.

Witness my signature this the _____ day of _____, 2017.

CAROLINE TWENTY-TWO, LLC
A Mississippi Limited Liability Company

By: _____
Blake Cress, Member

**COUNTY ENGINEER'S RECOMMENDATION
STATE OF MISSISSIPPI
COUNTY OF MADISON**

I have examined this plot and find it conforms to all conditions set forth on the preliminary plot as
approved by the Board of Supervisors of Madison County, Mississippi and thus recommend final
approval.

By: _____
Dan Collet, P.E.
Madison 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 plot was approved by the Board of
Supervisors of Madison County in session on the _____ day of _____,
2017.

Madison County Board of Supervisors Attest:

By: _____ Ronny Lott, Chancery Clerk
Trey Baxter, President

**CERTIFICATE OF COMPARISON
STATE OF MISSISSIPPI
COUNTY OF MADISON**

We, Ronny Lott, Chancery Clerk and Ronald C. McMaster, Jr., Professional Engineer and
Surveyor, do hereby certify that we have carefully compared this plot of THE SHORES AT CAROLINE, PHASE 2A
with the original thereof, as made by Ronald C. McMaster, Jr., Professional Engineer and Surveyor,
and find it to be a true and correct copy of said map or plot.

Given under my hand and seal of office this the _____ day of _____,
2017.

Ronald C. McMaster, Jr., P.E., P.S. Ronny Lott, Chancery Clerk

By: _____ D.C.

THE SHORES AT CAROLINE, PHASE 2A
SITUATED IN THE SOUTH 1/2 OF SECTION 2, T8N-R1E,
MADISON COUNTY, MISSISSIPPI



McMASTER & ASSOCIATES, INC.
CIVIL ENGINEERS & LAND SURVEYORS

333 WATERFORD SQUARE
SUITE 330
MADISON, MS 39110
601.605.1099