

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

June 29, 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. *D/G*
County Engineer and Road Manager

Re: Hampton Ridge IVb of Caroline
Final Plat

Caroline, LLC submitted a final plat of Hampton Ridge IVb of Caroline to the County for approval. The development is approximately 6.5 acres with 22 lots ranging from .18 to .25+ acres. This development is located within Lake Caroline.

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

HAMPTON RIDGE IV_b OF CAROLINE

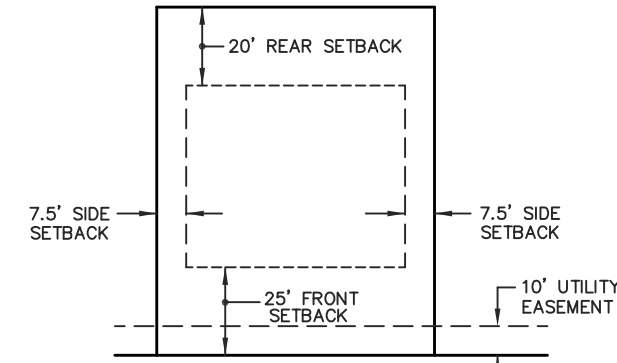
SITUATED IN THE NW 1/4 OF THE SE 1/4, THE SW 1/4 OF THE NE 1/4 AND THE SE 1/4 OF THE NW 1/4 OF SECTION 11, TOWNSHIP 8 NORTH - RANGE 1 EAST MADISON COUNTY, MISSISSIPPI

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

NOTES:

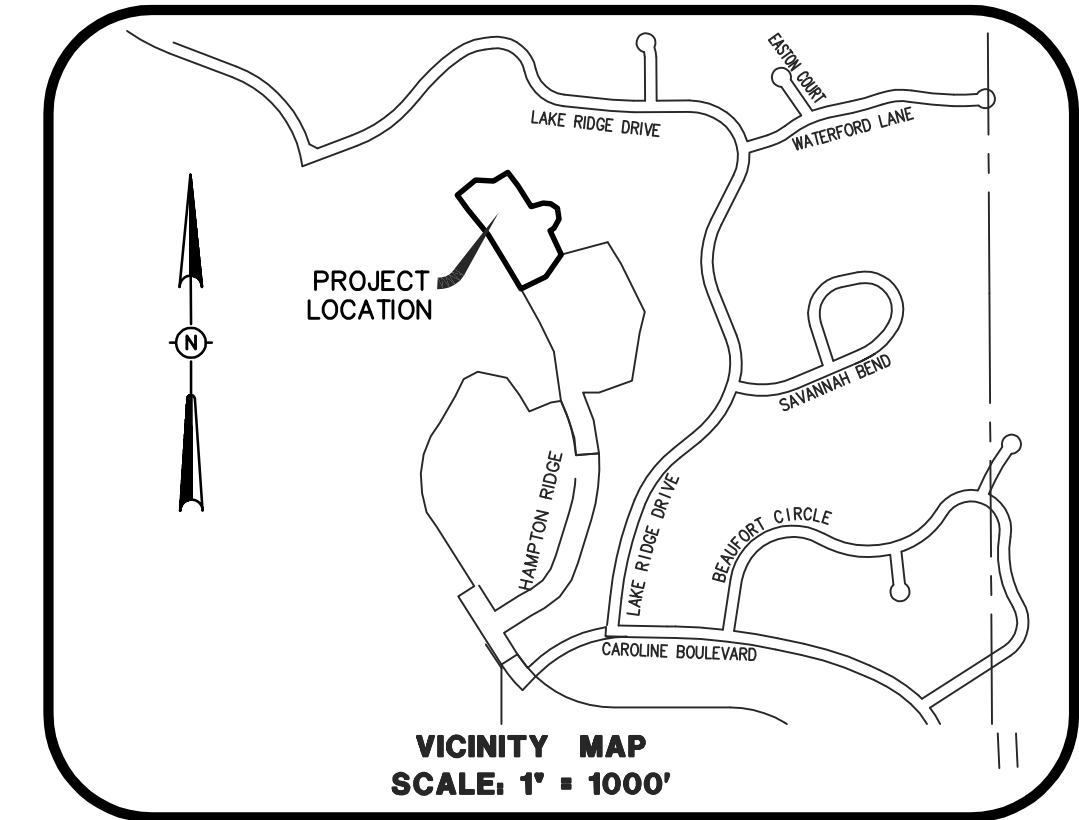
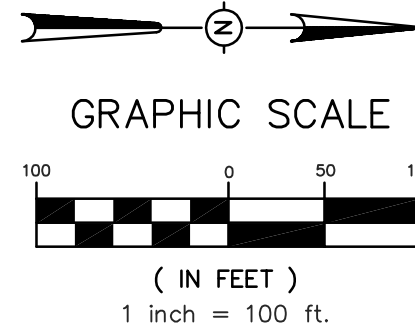
1. THIS SUBDIVISION LIES WITHIN THE LIMITS ESTABLISHED FOR ZONE "X" (NO SHADING) ACCORDING TO FIRM MAP NUMBER 28089C0395 F, EFFECTIVE MARCH 17, 2010.
2. DIMENSIONS ALONG CURVES ARE CHORD DISTANCES.
3. SURVEY CLASSIFICATION "B".
4. REFERENCE MERIDIAN: NORTH REFERENCED TO THE NORTH LINE OF HAMPTON RIDGE IV_a OF CAROLINE
5. IRON PINS SET AT ALL LOT CORNERS.
6. AREA = 6.511 ACRES, MORE OR LESS.
7. DATE OF FIELD SURVEY: JUNE 18, 2017.
8. DATE OF PREPARATION OF PLAT: JUNE 23, 2017.
9. COMMON AREAS AND EASEMENTS SHALL BE MAINTAINED BY THE HOME OWNERS ASSN. OR ADJACENT LOT OWNER, WHICHEVER IS APPLICABLE AS OUTLINED IN THE COVENANTS.

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



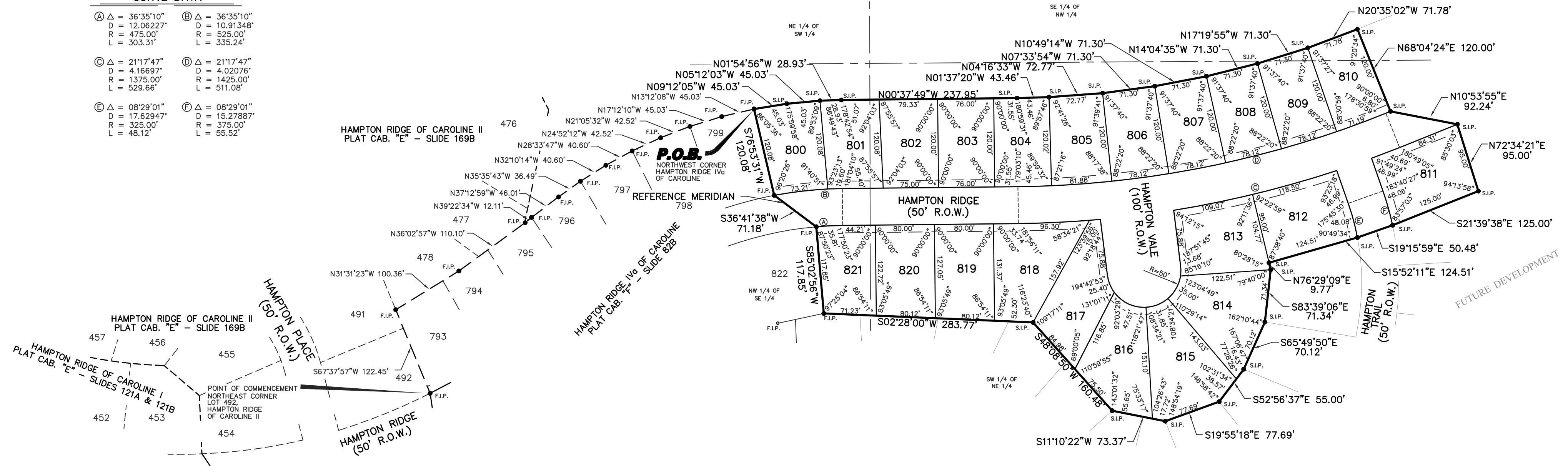
TYPICAL LOT DETAIL

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



**RIGHT-OF-WAY
CURVE DATA**

Ⓐ Δ = 36°35'10"	ⓐ Δ = 36°35'10"
D = 12.06227"	D = 10.91348"
R = 475.00'	R = 525.00'
L = 303.31'	L = 335.24'
Ⓒ Δ = 21°17'47"	ⓓ Δ = 21°17'47"
D = 4.16697"	D = 4.02076"
R = 1375.00'	R = 1425.00'
L = 529.66'	L = 511.08'
Ⓔ Δ = 08°29'01"	ⓕ Δ = 08°29'01"
D = 17.62947"	D = 15.27887"
R = 325.00'	R = 375.00'
L = 48.12'	L = 55.52'



FUTURE DEVELOPMENT

HAMPTON RIDGE IVb OF CAROLINE

SITUATED IN THE NW 1/4 OF THE SE 1/4, THE SW 1/4 OF THE NE 1/4 AND THE SE 1/4 OF THE NW 1/4 OF SECTION 11, TOWNSHIP 8 NORTH - RANGE 1 EAST MADISON COUNTY, MISSISSIPPI

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

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 Northwest 1/4 of the Southeast 1/4, in the Southwest 1/4 of the Northeast 1/4 and in the Southeast 1/4 of the Northwest 1/4 of Section 11, T8N-R1E, Madison County, Mississippi:

Commence at an existing 1/2" iron pin marking the Northeast corner of Lot 492, Hampton Ridge of Caroline II, 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 E at Slide 169-B; said point also being the Southeast corner of Lot 793, Hampton Ridge IVa of Caroline, a subdivision according to the map or plat thereof, on file and of record in the aforesaid Chancery Clerk's office, as now recorded in Plat Cabinet F at Slide 82-B; run thence South 67 degrees 37 minutes 57 seconds West along the North line of said Hampton Ridge of Caroline II and along the South line of said Lot 793, Hampton Ridge IVa of Caroline for a distance of 122.45 feet to an existing 1/2" iron pin; leaving said North line of Hampton Ridge of Caroline II, run thence North 31 degrees 31 minutes 23 seconds West along the East line of said Hampton Ridge of Caroline II and along the West line of said Hampton Ridge IVa of Caroline for a distance of 100.36 feet to an existing 1/2" iron pin; run thence North 36 degrees 02 minutes 57 seconds West along said East line of Hampton Ridge of Caroline II and along said West line of Hampton Ridge IVa of Caroline for a distance of 110.10 feet to an existing 1/2" iron pin; leaving said East line of Hampton Ridge of Caroline II, run thence along said West line of Hampton Ridge IVa of Caroline the following bearings and distances: North 39 degrees 22 minutes 34 seconds West for a distance of 12.11 feet to an existing 1/2" iron pin; North 37 degrees 12 minutes 59 seconds West for a distance of 46.01 feet to an existing 1/2" iron pin; North 35 degrees 35 minutes 43 seconds West for a distance of 36.49 feet to an existing 1/2" iron pin; North 32 degrees 10 minutes 14 seconds West for a distance of 40.60 feet to an existing 1/2" iron pin; North 28 degrees 33 minutes 47 seconds West for a distance of 40.60 feet to an existing 1/2" iron pin; North 24 degrees 52 minutes 12 seconds West for a distance of 42.52 feet to an existing 1/2" iron pin; North 21 degrees 05 minutes 32 seconds West for a distance of 42.52 feet to an existing 1/2" iron pin; North 17 degrees 12 minutes 10 seconds West for a distance of 45.03 feet to an existing 1/2" iron pin; North 13 degrees 12 minutes 08 seconds West for a distance of 45.03 feet to an existing 1/2" iron pin marking Northwest corner thereof; said point being the POINT OF BEGINNING of the parcel of land herein described; from said POINT OF BEGINNING and leaving said West line of Hampton Ridge IVa of Caroline, run thence North 09 degrees 12 minutes 05 seconds West for a distance of 45.03 feet to a set 1/2" iron pin; run thence North 05 degrees 12 minutes 03 seconds West for a distance of 45.03 feet to a set 1/2" iron pin; run thence North 01 degrees 54 minutes 56 seconds West for a distance of 28.93 feet to a set 1/2" iron pin; run thence North 00 degrees 37 minutes 49 seconds West for a distance of 237.95 feet to a set 1/2" iron pin; run thence North 01 degrees 37 minutes 20 seconds West for a distance of 43.46 feet to a set 1/2" iron pin; run thence North 04 degrees 16 minutes 33 seconds West for a distance of 72.77 feet to a set 1/2" iron pin; run thence North 07 degrees 33 minutes 54 seconds West for a distance of 71.30 feet to a set 1/2" iron pin; run thence North 10 degrees 49 minutes 14 seconds West for a distance of 71.30 feet to a set 1/2" iron pin; run thence North 14 degrees 04 minutes 35 seconds West for a distance of 71.30 feet to a set 1/2" iron pin; run thence North 17 degrees 19 minutes 55 seconds West for a distance of 71.30 feet to a set 1/2" iron pin; run thence North 20 degrees 35 minutes 02 seconds West for a distance of 71.78 feet to a set 1/2" iron pin; run thence North 68 degrees 04 minutes 24 seconds East for a distance of 120.00 feet to a set 1/2" iron pin; run thence North 10 degrees 53 minutes 55 seconds East for a distance of 92.24 feet to a set 1/2" iron pin; run thence North 72 degrees 34 minutes 21 seconds East for a distance of 95.00 feet to a set 1/2" iron pin; run thence South 21 degrees 39 minutes 38 seconds East for a distance of 125.00 feet to a set 1/2" iron pin; run thence South 19 degrees 15 minutes 59 seconds East for a distance of 50.48 feet to a set 1/2" iron pin; run thence South 15 degrees 52 minutes 11 seconds East for a distance of 124.51 feet to a set 1/2" iron pin; run thence North 76 degrees 29 minutes 09 seconds East for a distance of 9.77 feet to a set 1/2" iron pin; run thence South 83 degrees 39 minutes 06 seconds East for a distance of 71.34 feet to a set 1/2" iron pin; run thence South 65 degrees 49 minutes 50 seconds East for a distance of 70.12 feet to a set 1/2" iron pin; run thence South 52 degrees 56 minutes 37 seconds East for a distance of 55.00 feet to a set 1/2" iron pin; run thence South 19 degrees 55 minutes 18 seconds East for a distance of 77.69 feet to a set 1/2" iron pin; run thence South 11 degrees 10 minutes 22 seconds West for a distance of 73.37 feet to a set 1/2" iron pin; run thence South 48 degrees 08 minutes 50 seconds West for a distance of 160.48 feet to a set 1/2" iron pin; run thence South 02 degrees 28 minutes 00 seconds West for a distance of 283.77 feet to an existing 1/2" iron pin marking the Northeast corner of the aforesaid Hampton Ridge IVa of Caroline; run thence along the North line of said Hampton Ridge IVa of Caroline the following bearings and distances: South 85 degrees 02 minutes 56 seconds West for a distance of 117.85 feet to an existing 1/2" iron pin; South 36 degrees 41 minutes 38 seconds West for a distance of 71.18 feet to an existing 1/2" iron pin; South 76 degrees 53 minutes 31 seconds West for a distance of 120.08 feet to the POINT OF BEGINNING, containing 6.511 acres, more or less.

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

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, 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 President of said Caroline, 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 Hampton Ridge IVb of Caroline 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____

Caroline, LLC, A Mississippi Limited Liability Company

By: _____
Mark S. Jordan, President

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, President

ACKNOWLEDGEMENT
STATE OF MISSISSIPPI
COUNTY OF HINDS

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 President 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, 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: _____
Dan Gallet, 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: _____
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 Hampton Ridge IVb 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 _____, 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 Hampton Ridge IVb of Caroline 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____.

Ronny Lott, Chancery Clerk

By: _____, D.C.