

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

August 30, 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. *DG*
County Engineer and Road Manager

Re: Camden Lake of Caroline, Phase III
Final Plat

QLE, LLC presented a final plat of Camden Lake of Caroline, Phase III to the County for approval. The size for this total phase of the development is approximately 25.6 acres with 58 lots ranging from .3 to .7 acres. This development is located north of Stribling Road, east of McMillon Road within the Lake Caroline subdivision.

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

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 Southwest ¼ of the Northwest ¼ and in the Northwest ¼ of the Northwest ¼ of Section 14, T8N-R1E, Madison County, Mississippi:

Commence at an existing ½" iron pin on the North right-of-way line of Stribling Road (as now laid out and improved) marking the Southwest corner of Lot 366, Camden Crossing of Caroline I, 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 Slides 160 A and B; run thence North 49 degrees 05 minutes 26 seconds West along the West line of said Camden Crossing of Caroline I for a distance of 116.44 feet to an existing ½" iron pin; run thence North 11 degrees 55 minutes 48 seconds West along said West line of Camden Crossing of Caroline I for a distance of 131.61 feet to a point; leaving said West line of Camden Crossing of Caroline I, run thence South 75 degrees 45 minutes 09 seconds West for a distance of 50.14 feet to a point; run thence North 82 degrees 42 minutes 33 seconds West for a distance of 42.09 feet to a point on the East line of Camden Lake of Caroline, Phase 1, 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 Slides 31-B and 32-A; run thence North 06 degrees 43 minutes 13 seconds West along the East line of said Camden Lake of Caroline, Phase 1 for a distance of 236.39 feet to the Northeast corner thereof; leaving said East line of Camden Lake of Caroline, Phase 1, run thence South 79 degrees 00 minutes 42 seconds West along the North line of said Camden Lake of Caroline, Phase 1 for a distance of 194.63 feet to an existing ½" iron pin marking the Northeast corner of Lot 683 of said Camden Lake of Caroline, Phase 1; said point also being the Southeast corner of Lot 684, Camden Lake of Caroline, Phase 2, 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 Slides 50 A and 50 B; run thence along the line common to said Camden Lake of Caroline, Phase 1 and said Camden Lake of Caroline, Phase 2 the following bearings and distances: South 79 degrees 00 minutes 42 seconds West for a distance of 189.52 feet to an existing ½" iron pin on the arc of a 3.95143 degree curve bearing to the right having a central angle of 14 degrees 44 minutes 44 seconds and a radius of 1,450.00 feet; run thence southeasterly along the arc of said curve an arc length of 40.01 feet to an existing ½" iron pin; said curve having a chord bearing of South 10 degrees 11 minutes 53 seconds East and a chord distance of 40.00 feet; North 89 degrees 59 minutes 07 seconds West for a distance of 154.33 feet to an existing ½" iron pin; North 00 degrees 00 minutes 53 seconds East for a distance of 50.00 feet to an existing ½" iron pin; North 37 degrees 01 minutes 04 seconds West for a distance of 74.77 feet to an existing ½" iron pin; North 28 degrees 38 minutes 46 seconds West for a distance of 157.27 feet to an existing ½" iron pin marking the POINT OF BEGINNING of the parcel of land herein described; from said POINT OF BEGINNING and leaving said line common to Camden Lake of Caroline, Phase 1 and Camden Lake of Caroline, Phase 2, continue thence along said North line of Camden Lake of Caroline, Phase 1 the following bearings and distances: North 69 degrees 32 minutes 41 seconds West for a distance of 67.14 feet to an existing ½" iron pin; North 83 degrees 47 minutes 00 seconds West for a distance of 82.10 feet to an existing ½" iron pin; North 80 degrees 09 minutes 44 seconds West for a distance of 121.15 feet to an existing ½" iron pin; North 59 degrees 12 minutes 01 seconds West for a distance of 200.00 feet to an existing ½" iron pin; South 30 degrees 47 minutes 59 seconds West for a distance of 58.48 feet to an existing ½" iron pin; North 62 degrees 18 minutes 33 seconds West for a distance of 234.60 feet to an existing ½" iron pin; North 86 degrees 40 minutes 56 seconds West for a distance of 25.00 feet to an existing ½" iron pin on the East right-of-way line of McMillon Road (as now laid out and improved); leaving said North line of Camden Lake of Caroline, Phase 1, run thence North 03 degrees 19 minutes 04 seconds East along said East right-of-way line of McMillon Road for a distance of 171.23 feet to an existing ½" iron pin; run thence North 00 degrees 15 minutes 18 seconds West along said East right-of-way line of McMillon Road for a distance of 1,410.68 feet to an existing ½" iron pin; leaving said East right-of-way line of McMillon Road, run thence North 89 degrees 44 minutes 42 seconds East for a distance of 166.71 feet to a set ½" iron pin; run thence South 68 degrees 36 minutes 07 seconds East for a distance of 50.00 feet to a set ½" iron pin; run thence South 38 degrees 36 minutes 07 seconds East for a distance of 50.00 feet to a set ½" iron pin; run thence South 23 degrees 36 minutes 07 seconds East for a distance of 50.00 feet to a set ½" iron pin; run thence South 53 degrees 36 minutes 07 seconds East for a distance of 50.00 feet to a set ½" iron pin; run thence South 83 degrees 36 minutes 07 seconds East for a distance of 50.00 feet to a set ½" iron pin; run thence North 66 degrees 23 minutes 53 seconds East for a distance of 128.00 feet to a set ½" iron pin; run thence South 22 degrees 20 minutes 05 seconds East for a distance of 121.28 feet to a set ½" iron pin; run thence South 25 degrees 23 minutes 47 seconds East for a distance of 134.21 feet to a set ½" iron pin; run thence South 27 degrees 24 minutes 18 seconds East for a distance of 65.54 feet to a set ½" iron pin; run thence South 32 degrees 14 minutes 49 seconds East for a distance of 105.88 feet to a set ½" iron pin; run thence South 22 degrees 47 minutes 32 seconds East for a distance of 33.00 feet to a set ½" iron pin; run thence South 22 degrees 47 minutes 32 seconds East for a distance of 69.22 feet to a set ½" iron pin; run thence South 16 degrees 23 minutes 29 seconds East for a distance of 82.71 feet to a set ½" iron pin; South 37 degrees 53 minutes 48 seconds East for a distance of 28.06 feet to a set ½" iron pin; run thence South 51 degrees 05 minutes 18 seconds East for a distance of 82.34 feet to a set ½" iron pin; run thence South 27 degrees 43 minutes 44 seconds East for a distance of 41.35 feet to a set ½" iron pin; run thence South 12 degrees 20 minutes 19 seconds East for a distance of 108.55 feet to a set ½" iron pin; run thence South 00 degrees 40 minutes 59 seconds East for a distance of 31.29 feet to a set ½" iron pin; run thence South 27 degrees 08 minutes 58 seconds West for a distance of 80.12 feet to a set ½" iron pin; run thence South 34 degrees 15 minutes 00 seconds West for a distance of 107.37 feet to a set ½" iron pin; run thence South 34 degrees 59 minutes 16 seconds West for a distance of 100.71 feet to a set ½" iron pin; run thence South 35 degrees 35 minutes 47 seconds West for a distance of 89.94 feet to a set ½" iron pin; run thence South 33 degrees 04 minutes 48 seconds West for a distance of 83.57 feet to a set ½" iron pin; run thence South 22 degrees 56 minutes 28 seconds West for a distance of 31.83 feet to a set ½" iron pin; run thence South 25 degrees 27 minutes 04 seconds West for a distance of 61.34 feet to a set ½" iron pin; run thence South 04 degrees 00 minutes 48 seconds West for a distance of 27.97 feet to a set ½" iron pin; run thence South 24 degrees 37 minutes 08 seconds East for a distance of 41.09 feet to a set ½" iron pin; run thence North 88 degrees 49 minutes 23 seconds East for a distance of 18.01 feet to a set ½" iron pin; run thence North 80 degrees 30 minutes 18 seconds East for a distance of 50.62 feet to a set ½" iron pin; run thence North 72 degrees 44 minutes 58 seconds East for a distance of 60.19 feet to an existing ½" iron pin marking the Northwest corner of the aforesaid Camden Lake of Caroline, Phase 2; run thence along the West line of said Camden Lake of Caroline, Phase 2 the following bearings and distances: South 13 degrees 38 minutes 25 seconds East for a distance of 208.58 feet to an existing ½" iron pin; South 04 degrees 13 minutes 50 seconds East for a distance of 57.06 feet to a point on the arc of a 16.37023 degree curve bearing to the right having a central angle of 03 degrees 22 minutes 25 seconds and a radius of 350.00 feet; run thence southwesterly along the arc of said curve an arc length of 20.61 feet to an existing ½" iron pin; said curve having a chord bearing of South 61 degrees 34 minutes 06 seconds West and a chord distance of 20.61 feet; leaving the arc of said curve, run thence South 30 degrees 07 minutes 07 seconds West for a distance of 150.00 feet to the POINT OF BEGINNING, containing 25.629 acres, more or less.

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

Donald L. McDonald, Professional Surveyor

CAMDEN LAKE OF CAROLINE, PHASE 3 SITUATED IN THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 AND THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 14, 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

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, County Engineer

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

CERTIFICATE AND DEDICATION OF OWNER
STATE OF MISSISSIPPI
COUNTY OF MADISON

I, Wade Quin, member of QLE, 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 QLE, 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 Mississippi Limited Liability Company and has designated the same as Camden Lake Of Caroline, Phase 3 and dedicates the street right-of-ways 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 _____, _____
QLE, LLC, a Mississippi Limited Liability Company

By: _____
Wade Quin, 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 _____, _____

QLE, LLC, a Mississippi Limited Liability Company

By: _____
Wade Quin, Member

ACKNOWLEDGEMENT
STATE OF MISSISSIPPI
COUNTY OF HINDS

Personally appeared before me, the undersigned officer in and for the jurisdiction aforesaid, the within named Wade Quin, who acknowledged to me that he is member of QLE, 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 QLE, LLC, a Mississippi Limited Liability Company, 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 _____, _____

Notary Public

My Commission Expires: _____

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: _____
David Bishop, 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 Camden Lake Of Caroline, Phase 3 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 Camden Lake Of Caroline, Phase 3 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

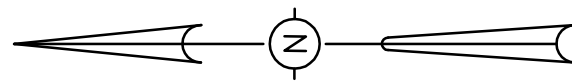
By: _____, D.C.

CAMDEN LAKE OF CAROLINE, PHASE 3 SITUATED IN THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 AND THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 14, TOWNSHIP 8 NORTH - RANGE 1 EAST MADISON, COUNTY, MISSISSIPPI

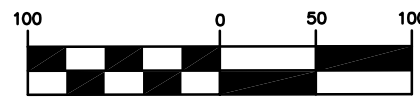
PLATTED & SURVEYED BY
H. D. LANG AND ASSOCIATES, INC.
ENGINEERS / LAND SURVEYORS
4099 NORTH STATE STREET
JACKSON, MISSISSIPPI
(601) 362-4886

- 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: NORTH LINE OF CAMDEN CROSSING OF CAROLINE I
 - IRON PINS SET AT ALL LOT CORNERS.
 - AREA = 25.629 ACRES, MORE OR LESS.
 - DATE OF FIELD SURVEY: JULY 18, 2017.
 - DATE OF PREPARATION OF PLAT: AUGUST 21, 2017.
 - 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



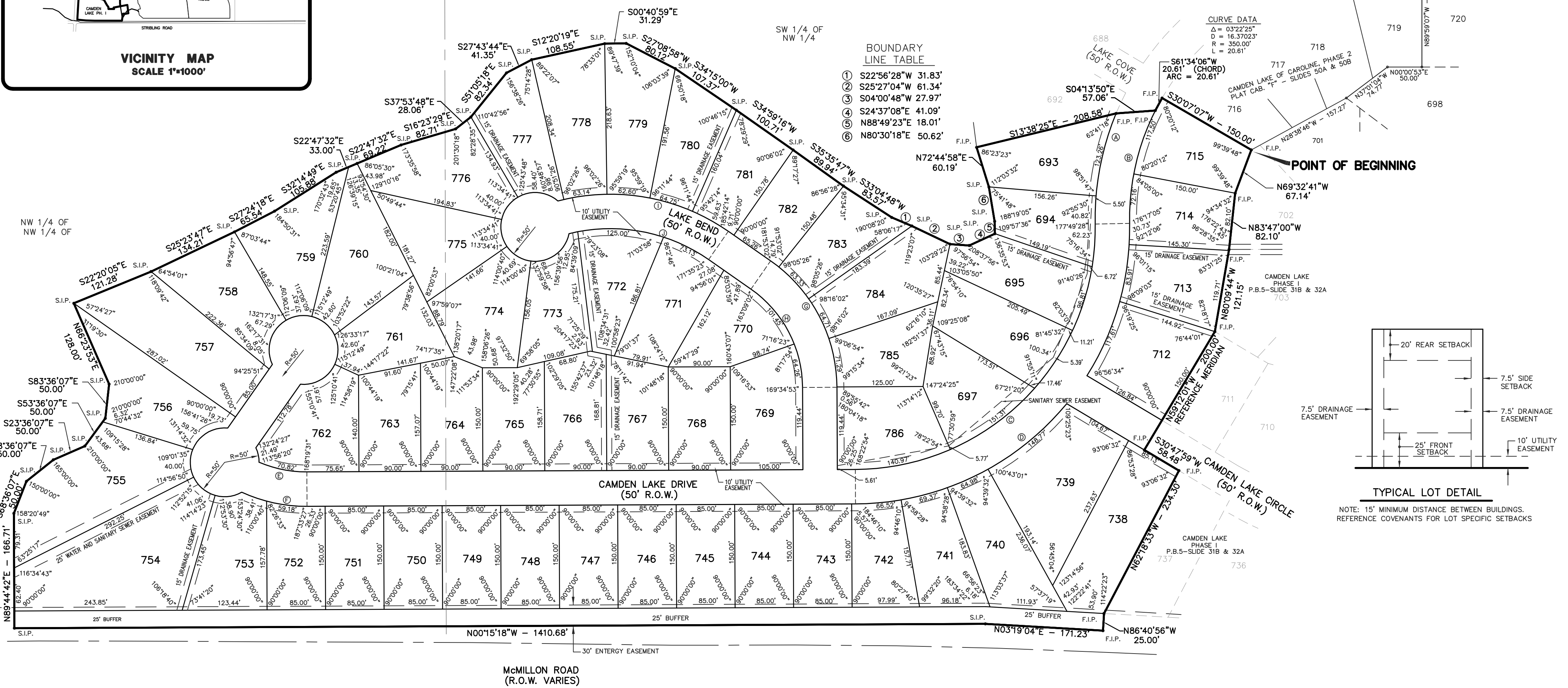
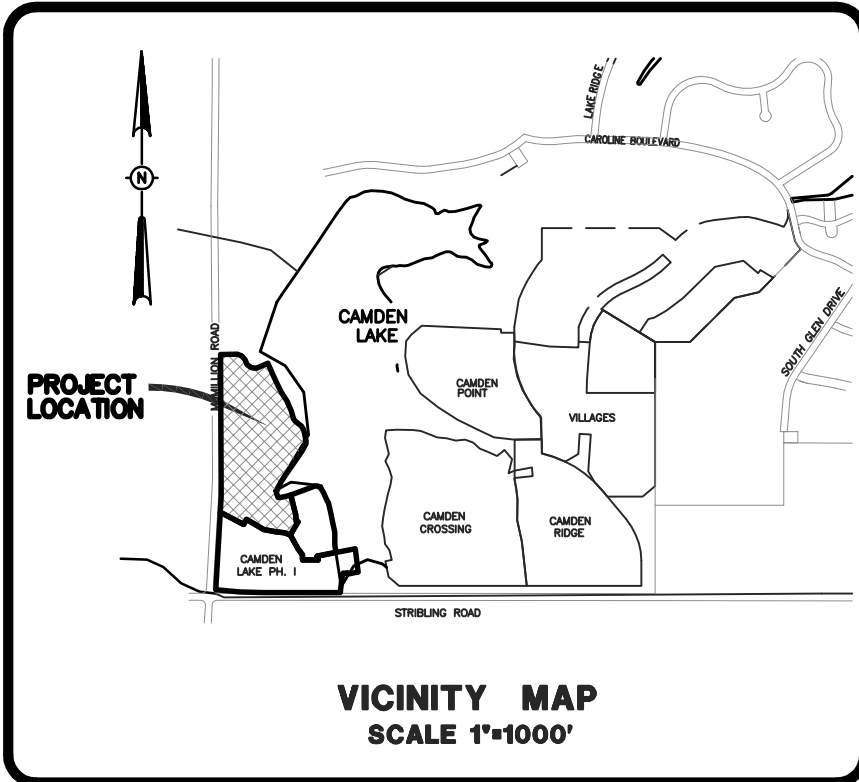
GRAPHIC SCALE



(IN FEET)

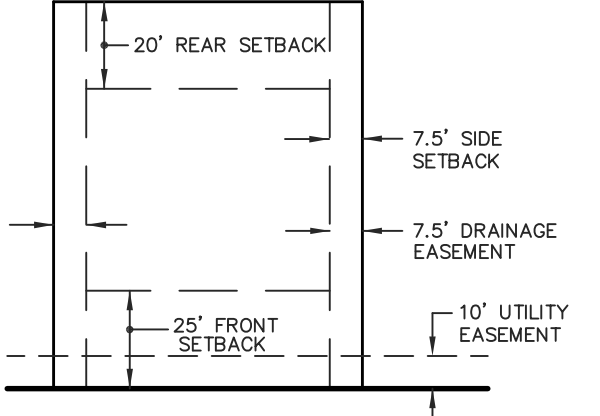
1" = 100'

RIGHT OF WAY CURVE DATA			
Ⓐ Δ = 76°18'39" D = 14.32395' R = 400.00' L = 532.57'	Ⓑ Δ = 76°18'39" D = 16.37023' R = 350.00' L = 466.16'	Ⓒ Δ = 90°47'12" D = 16.37023' R = 350.00' L = 554.58'	Ⓓ Δ = 90°47'12" D = 14.32395' R = 400.00' L = 633.81'
Ⓔ Δ = 24°54'25" D = 32.14404' R = 175.00' L = 71.32'	Ⓕ Δ = 23°20'57" D = 25.46479' R = 225.00' L = 97.81'	Ⓖ Δ = 54°51'28" D = 32.14404' R = 175.00' L = 215.43'	Ⓗ Δ = 54°51'28" D = 25.46479' R = 225.00' L = 167.55'
Ⓚ Δ = 49°34'17" D = 22.91831' R = 250.00' L = 259.56'	Ⓛ Δ = 48°44'40" D = 19.09859' R = 300.00' L = 212.69'		



BOUNDARY LINE TABLE

- S22°56'28"W 31.83'
- S25°27'04"W 61.34'
- S04°00'48"W 27.97'
- S24°37'08"E 41.09'
- N88°49'23"E 18.01'
- N80°30'18"E 50.62'



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

McMILLON ROAD
(R.O.W. VARIES)