

BOARD OF SUPERVISORS

MADISON COUNTY, MISSISSIPPI


Department of Engineering
Dan Gaillet, P.E., County Engineer

3137 South Liberty Street, Canton, MS 39046
Office (601) 790-2525 FAX (601) 859-3430

MEMORANDUM

April 11, 2018

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

Re: Final Plat
Martinique, Part 2B

Caroline Twenty-Two, LLC submitted a final plat of Martinique, Part 2B to the County for approval. The Development is located in Lake Caroline with approximately 3.97 acres containing 15 lots ranging from 0.15 to 0.26 acres.

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

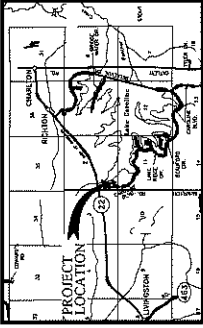
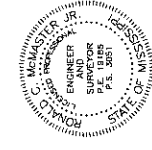
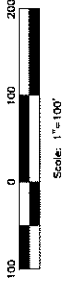
PAUL GRIFFIN
District Five

MARTINIQUE PART 2B

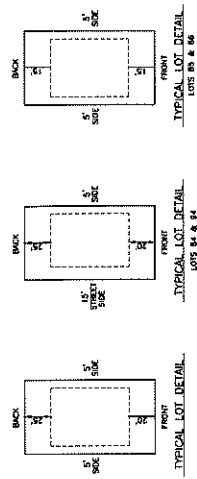
SITUATED IN THE S 1/2 OF SECTION 2,
T8N-R1E, MADISON COUNTY, MISSISSIPPI

Class "B" Survey
Bearings Based on Survey
Grade GPS Observations
Taken April 14, 2015
(Geoidic North)
Our Job No. M-1602-2
Date: March 19, 2018

Iron Pin (1/2"x18" Iron Rebar)
--- Easement Boundary



VICINITY MAP

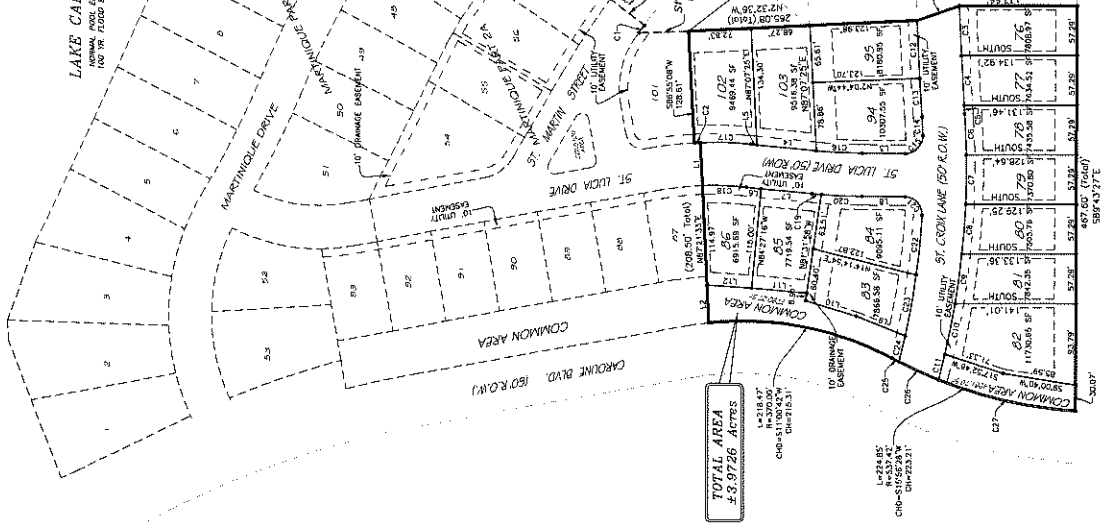


NOTES:
This is to certify that this property is located in Zone "X"-Other Areas, which is defined as "unimproved land" according to the Mississippi Code, according to IRM Map Number 288800395, map traced March 17, 2010.
Iron pins at lot corners as shown on this plat. Field work meets or exceeds the requirements for a Class "B" survey.

Curve #	Length	Radius	Chord Direction	Chord Length
C1	10.56	975.00	N87°14'58"W	10.56
C2	7.05	495.00	S2°23'18"E	7.05
C3	57.34	3312.00	S87°39'07"W	57.34
C4	57.34	3312.00	S88°48'57"W	57.34
C5	9.85	3312.00	S85°19'30"W	9.85
C6	47.50	942.00	S87°41'57"W	47.50
C7	57.31	942.00	N87°00'55"W	57.30
C8	51.47	942.00	N85°37'30"W	51.46
C9	57.65	942.00	N87°07'07"W	57.64
C10	59.68	942.00	N78°32'41"W	59.67
C11	30.26	942.00	N75°48'34"W	30.26
C12	66.61	3593.00	S87°22'07"W	66.61
C13	44.32	3593.00	S86°34'17"W	44.32
C14	21.91	892.00	S86°57'24"W	21.91
C15	37.45	20.00	N45°51'40"W	39.00
C16	53.70	575.00	N2°16'15"E	53.23
C17	58.37	425.00	N1°35'21"E	58.33
C18	50.90	370.00	S2°02'08"W	50.86
C19	10.94	105.00	S5°35'20"W	10.94
C20	46.94	105.00	S2°48'10"W	46.93
C21	32.45	20.00	S47°05'45"W	39.00
C22	49.34	105.00	N46°11'47"W	49.36
C23	71.52	865.00	N57°40'37"W	71.54
C24	59.89	865.00	N57°35'30"W	59.87
C25	5.89	133.42	S57°34'35"W	5.83
C26	56.89	159.42	S54°10'42"W	56.97
C27	194.34	157.42	S52°42'57"W	182.70

Line #	Length	Direction
L1	50.00	S87°23'37"W
L2	43.52	S87°23'37"W
L3	50.14	N07°16'41"E
L4	69.09	N85°55'21"E
L5	7.28	N85°55'21"E
L6	17.19	N85°55'21"E
L7	59.16	N85°55'21"E
L8	50.14	N07°16'41"E
L9	61.08	N21°05'50"E
L10	61.21	N10°38'33"E
L11	84.26	N54°42'22"E
L12	51.61	N03°32'50"E

LAKE CAROLINE
NORMAL ROAD REV. 2/24/00
100' W. 1000' REV. 2/24/00



TOTAL AREA
±3,872.6 ACRES

POINT OF BEGINNING

POINT OF COMMENCEMENT
THE CORNER
OF SECTION 2

LAKE CAROLINE
NORMAL ROAD REV. 2/24/00
100' W. 1000' REV. 2/24/00



212 WATERFORD SQUARE
MADISON, MS 39110
601.905.1990

MARTINIQUE PART 2B
SITUATED IN THE S 1/2 OF SECTION 2,
18N-R1E, MADISON COUNTY, MISSISSIPPI

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 plat of MARTINIQUE PART 2B, 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 plat.

Given under my hand and seal of office this the _____ day of _____, 2018.

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

By: _____ D.C.

CERTIFICATE AND DEDICATION OF OWNER
STATE OF MISSISSIPPI
COUNTY OF MADISON

I, Blake Cross, 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 said owner has caused this plat of said subdivision as the free act and deed of said limited liability company and have designated the same as MARTINIQUE PART 2B. I, the undersigned officer in and for said County and State, do hereby certify that all utilities, utility easements, streets, and street rights-of-way are hereby dedicated for public use.

All utilities, utility easements, streets, and street rights-of-way are hereby dedicated for public use.

Witness my signature this the _____ day of _____, 2018.

CAROLINE TWENTY-TWO, LLC
A Mississippi Limited Liability Company

By: _____
Blake Cross, Member

ACKNOWLEDGMENT
STATE OF MISSISSIPPI
COUNTY OF MADISON

Personally appeared before me, the undersigned officer in and for the jurisdiction aforesaid, the within named Blake Cross, Member of Caroline Twenty-Two, LLC, a Mississippi Limited Liability Company, who acknowledged that he is the owner of the land described in the foregoing certificate of Ronald C. McMaster, Jr., Professional Engineer and Surveyor, who acknowledged to me that he signed and delivered this plat and the certificates hereon of his own act and deed on the day and year herein mentioned.

Given under my hand and seal of office this the _____ day of _____, 2018.

Ronny Lott, Chancery Clerk

By: _____ D.C.

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 plat of MARTINIQUE PART 2B was filed for record in my office on this _____ day of _____, 2018, at _____ 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 _____, 2018.

Ronny Lott, Chancery Clerk

By: _____ D.C.

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: _____
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 plat was approved by the Board of Supervisors of Madison County in session on the _____ day of _____, 2018.

Madison County Board of Supervisors

By: _____
Shelia Jones, President

Ronny Lott, Chancery Clerk

By: _____ D.C.

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

I, Ronald C. McMaster, Jr., Professional Engineer and Surveyor, do hereby certify that the monuments and markers shown hereon are in place on the ground and the plat and plan hereon are true and correct copies of the original field notes and data and that the accuracy designated in the subdivision regulations for Madison County, Mississippi.

Witness my signature this the _____ day of _____, 2018.

Ronald C. McMaster, Jr., Professional Engineer and Surveyor

SURVEYOR'S 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 1.9726 acres (173,046.43 sq. ft.), more or less, lying and being situated in the South 1/2 of Section 2, 18N-R1E, and the North 1/2 of Section 11, 18N-R1E, Madison County, Mississippi, as shown on the subdivision map of said parcel or tract of land as shown on the plat of said subdivision as the free act and deed of the Owner of said Madison County at Canton, Mississippi, and being more particularly described as follows:

COMMENCING at the SE corner of said Section 2, 18N-R1E, said point also being said plat and the NE corner of said Section 11, 18N-R1E; Madison County, Mississippi, run thence

South 00 degrees 15 minutes 54 seconds West for a distance of 249.09 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 2394.54 feet to the SE corner of said Section 2, 18N-R1E, Madison County, Mississippi, and the NE corner of said Section 11, 18N-R1E, Madison County at Canton, Mississippi; thence

Continue North 85 degrees 43 minutes 27 seconds West along the Southern boundary of said Martiniq Part 1B for a distance of 728.69 feet; thence

Along the Western boundary of said Martiniq Part 1B to points at each of the following calls:
North for a distance of 128.48 feet; thence
North 18 degrees 21 minutes 00 seconds West for a distance of 94.30 feet; thence
North for a distance of 111.07 feet; thence

North 42 degrees 37 minutes 45 seconds West for a distance of 325.00 feet to the NW corner of LOT 42 of said Martiniq Part 1B, said point also being the SE corner of LOT 43 of Martiniq Part 1A, as shown on the plat of said subdivision as the free act and deed of the Owner of said Madison County at Canton, Mississippi; thence

Along the Southern boundary of said Martiniq Part 1A to points at each of the following calls:
North 42 degrees 37 minutes 45 seconds West for a distance of 24.34 feet; thence

North 50 degrees 35 minutes 10 seconds West for a distance of 154.37 feet to the NE corner of LOT 37 of Martiniq Part 2A, a subdivision on file and of record in the Office of the Chancery Clerk of said Madison County in Canton, Mississippi at Plat Cabinet "F", slide 38A; thence

Along the Southern boundary of said Martiniq Part 2A to points at each of the following calls:
South 37 degrees 10 minutes 40 seconds West for a distance of 176.72; thence
South 37 degrees 10 minutes 40 seconds West for a distance of 176.72; thence
10.56 feet along the arc of a 975.00 foot radius curve to the left, said arc having a 10.56 foot chord which bears North 54 degrees 14 minutes 58 seconds West; thence

South 01 degrees 17 minutes 18 seconds East for a distance of 57.51 feet to the POINT OF BEGINNING of the herein described property; thence
South 89 degrees 55 minutes 06 seconds West for a distance of 126.61 feet; thence
7.05 feet along the arc of a 425.00 foot radius curve to the right, said arc having a 7.05 foot chord which bears South 02 degrees 25 minutes 16 seconds East; thence

South 87 degrees 21 minutes 33 seconds West for a distance of 208.50 feet to the Easterly Right-of-Way of Caroline Boulevard; thence
Along the Easterly Right-of-Way of said Caroline Boulevard to points at each of the following calls:
218.47 feet along the arc of a 370.00 foot radius curve to the right, said arc having a 218.31 foot chord which bears South 11 degrees 00 minutes 42 seconds West; thence

224.85 feet along the arc of a 537.49 foot radius curve to the left, said arc having a 223.21 foot chord which bears South 10 degrees 56 minutes 28 seconds West; thence
Leaving said Easterly Right-of-Way of said Caroline Boulevard, run South 89 degrees 43 minutes 27 seconds East for a distance of 467.00 feet; thence

North for a distance of 137.95 feet; thence
North 02 degrees 32 minutes 34 seconds West for a distance of 65.97 feet; thence
North 02 degrees 32 minutes 34 seconds West for a distance of 265.08 feet to the POINT OF BEGINNING of the above described parcel or tract of land.

Witness my signature, this the _____ day of _____, 2018.

Ronald C. McMaster, Jr., Professional Surveyor,

Mississippi P.S. No. 3051



MCMASTER & ASSOCIATES, INC.
CIVIL ENGINEERS & SURVEYORS

212 WATERFORD SQUARE
SUITE 309
MADISON MS 39110

(601) 833-1100