


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

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## MEMORANDUM

April 10, 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

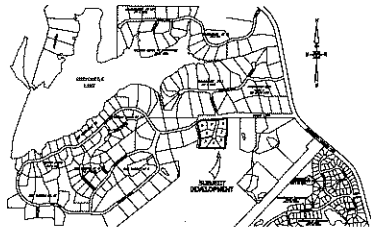
From: Dan Gaillet, P.E.   
County Engineer

Re: Final Plat  
New Castle, Part V

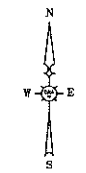
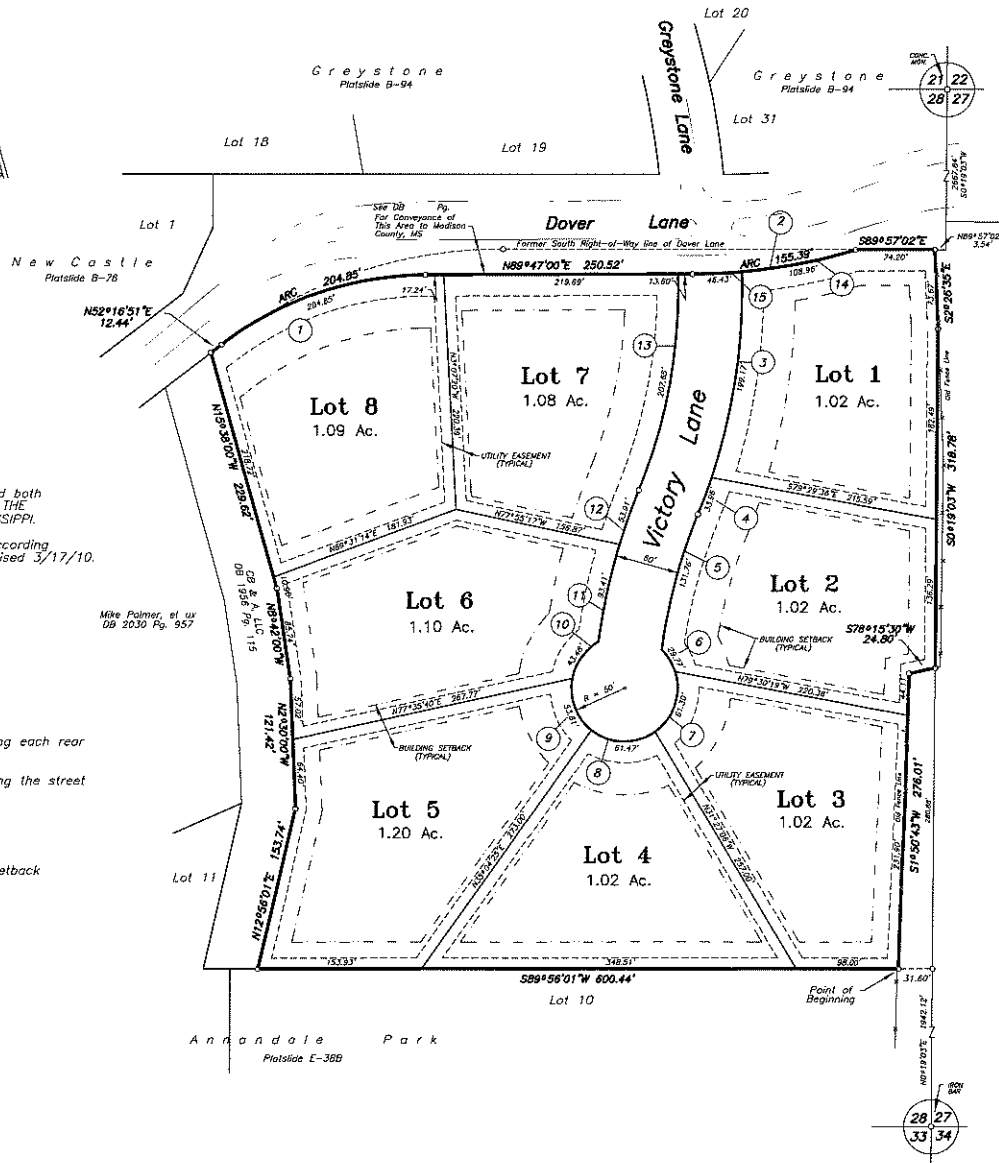
The Engineering Department recommends approval of the Final Plat of New Castle, Part V. The Development is approximately .21 acres with 8 lots ranging from 1.02 to 1.20 acres. The Letter of Credit has been received for Part V.

# NEW CASTLE SUBDIVISION, PART V

SITUATED IN THE SE 1/4 OF SECTION 28, T8N-R1E,  
MADISON COUNTY, MISSISSIPPI



SITE LOCATION  
MAP  
NOT TO SCALE



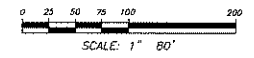
All bearings shown are in reference  
to Astronomic North from Solar Observ.

**NOTES**

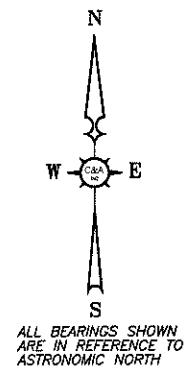
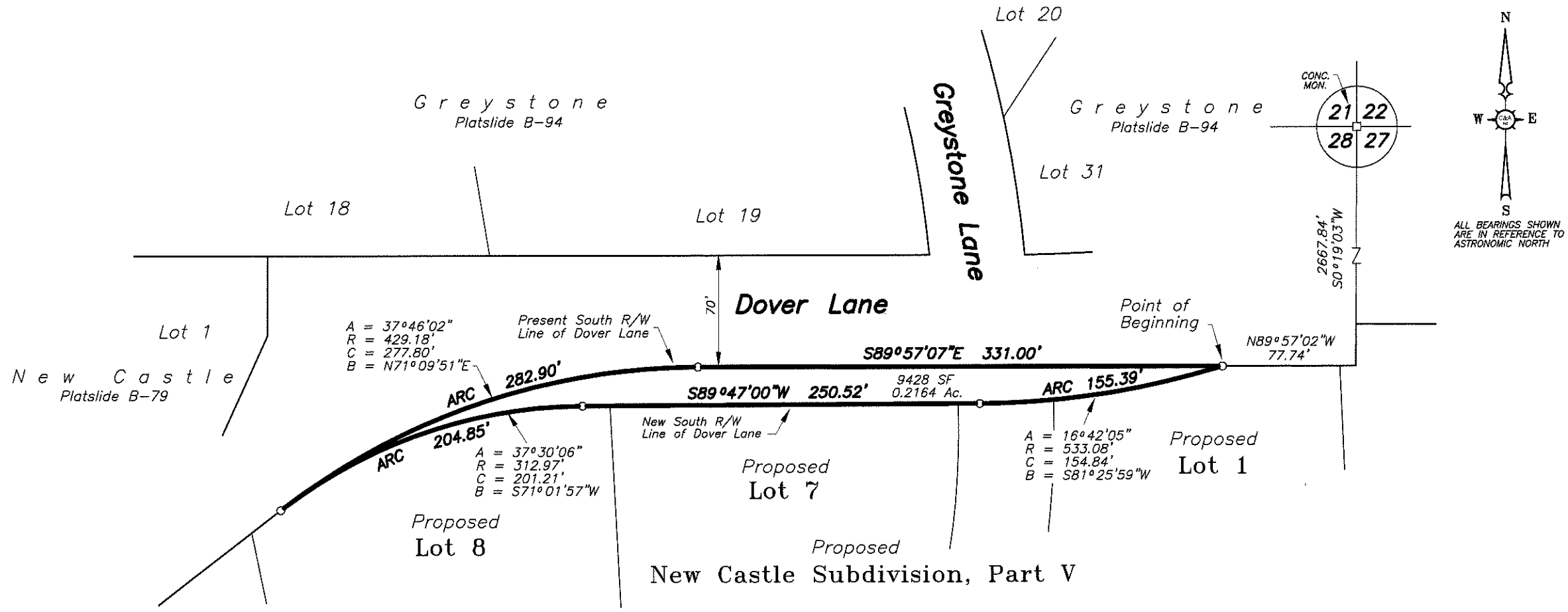
- This plat and the field survey on which it is based both comply with Class "A" requirements according to THE STANDARDS OF PRACTICE FOR SURVEYING IN MISSISSIPPI.
- This property is located in Zone "X", unshaded, according to F.I.R.M Community Panel No. 28089C0390F, revised 3/17/10.
- All corners are marked by 1/2" iron bars.
- o Denotes concrete monuments.
- BUILDING SETBACKS**  
Front = 50 feet  
Side = 15 feet  
Rear = 25 feet
- EASEMENTS**  
A 10-foot wide utility easement is reserved along each rear and side lot line.  
A 20-foot wide utility easement is reserved along the street frontage of each lot.
- ZONING**  
This property is zoned R1-A  
Minimum lot size = 30,500 square feet  
Minimum lot width is 100 feet at the building setback

**CURVE DATA**

1 A = 379°30'06" R = 312.25' C = 201.21' B = 107°10'57"E L = 704.05'	6 A = 34°06'41" R = 50.00' C = 29.30' B = 128°45'04"E L = 28.78'	11 A = 94°25'13" R = 306.10' C = 83.30' B = 112°01'30"E L = 93.40'
2 A = 16°49'05" R = 535.00' C = 174.84' B = 181°23'59"E L = 155.39'	7 A = 20°14'29" R = 50.00' C = 27.53' B = 123°25'30"W L = 81.30'	12 A = 59°26'17" R = 306.11' C = 53.80' B = 118°29'42"E L = 53.91'
3 A = 20°33'40" R = 555.00' C = 188.10' B = 58°23'12"W L = 199.16'	8 A = 20°26'15" R = 50.00' C = 27.57' B = 268°14'10"E L = 81.48'	13 A = 244°02'07" R = 495.00' C = 206.3' B = 110°40'18"E L = 207.85'
4 A = 34°30'10" R = 555.00' C = 33.85' B = 290°25'10"W L = 33.95'	9 A = 61°35'40" R = 50.00' C = 27.57" B = 107°11'28"W L = 33.81'	14 A = 111°42'40" R = 333.00' C = 108.79' B = 107°45'17"E L = 108.98'
5 A = 14°53'14" R = 507.10' C = 131.36' B = 514°44'22"W L = 131.76'	10 A = 49°49'15" R = 50.00' C = 27.57" B = 107°11'28"W L = 43.47'	15 A = 48°59'29" R = 533.00' C = 108.79' B = 107°45'17"E L = 48.43'



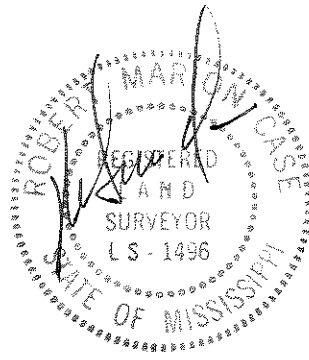
Prepared By:  
**CASE & ASSOCIATES, INC.**  
P.O. BOX 54 MADISON, MISSISSIPPI  
TELEPHONE: 601-908-9083  
JULY, 2018



**DESCRIPTION**

Being situated in the SE¼ of Section 28, T8N-R1E, Madison County, Mississippi and being more particularly described as follows:

Commence at a concrete monument marking the Northeast corner of aforesaid Section 28 and run thence S0°19'03"W, along the East boundary of said Section 28, 2667.84' to the South Right-of-Way line of Dover Lane, as shown on the plat of New Castle as recorded on Platslide B-78 of the Chancery records of Madison County, Mississippi; run thence N89°57'02"W, along said South Right-of-Way line, 77.74' to the POINT OF BEGINNING for the property herein described; leaving the said South Right-of-Way line, run thence Southwesterly, clockwise, along the arc of a curve, 155.39' to the point of tangency of said curve; said curve having the following characteristics: central angle of 16°42'05", radius of 533.08' and chord bearing and distance of S81°25'59"W, 154.84'; run thence S89°47'00"W, 250.52' to the beginning of a curve; run thence Southwesterly counterclockwise, along the arc of said curve, 204.85' to the point of tangency of said curve and a point on the aforesaid South Right-of-Way line of Dover Lane; said curve having the following characteristics: central angle of 37°30'06", radius of 312.97' and chord bearing and distance of S71°01'57"W, 201.21'; run thence Northeasterly, clockwise, along the arc of a curve in the South Right-of-Way line of Dover Lane, 282.90' to the point of tangency of said curve; said curve having the following characteristics: central angle of 37°46'02", radius of 429.18' and chord bearing and distance of N71°09'51"E, 277.80'; run thence S89°57'07"E, along the said South Right-of-Way line of Dover Lane, 331.00' to the POINT OF BEGINNING; containing 9428 square feet or 0.2164 acres, more or less.



PLAT OF SURVEY  
 FOR  
**Peter De Beukelaer**  
 SITUATED IN THE SE 1/4 OF SECTION 28, T8N-R1E,  
 MADISON COUNTY, MISSISSIPPI

Case & Associates, Inc.  
 P.O. BOX 54  
 SCALE: 1" = 80'  
 MADISON, MISSISSIPPI  
 JUNE 28, 2018  
 TELEPHONE: 601-906-9093