


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

October 29, 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
Hampton Ridge 5A

The Engineering Department recommends approval of Hampton Ridge 5A Final Plat. The development contains approximately 6.2 acres with 19 lots ranging in size from 0.2 to 0.3 acres. A bond has been issued.

HAMPTON RIDGE Va OF CAROLINE

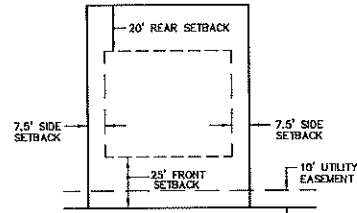
SITUATED IN THE NW 1/4 OF THE SE 1/4 AND THE SW 1/4 OF THE NE 1/4 OF SECTION 11, TOWNSHIP 8 NORTH - RANGE 1 EAST MADISON COUNTY, MISSISSIPPI

PLATTED & SURVEYED BY
H D LANG AND ASSOCIATES, INC.
ENGINEERS / LAND SURVEYORS
4099 NORTH STATE STREET
JACKSON, MISSISSIPPI
16011 362-4886

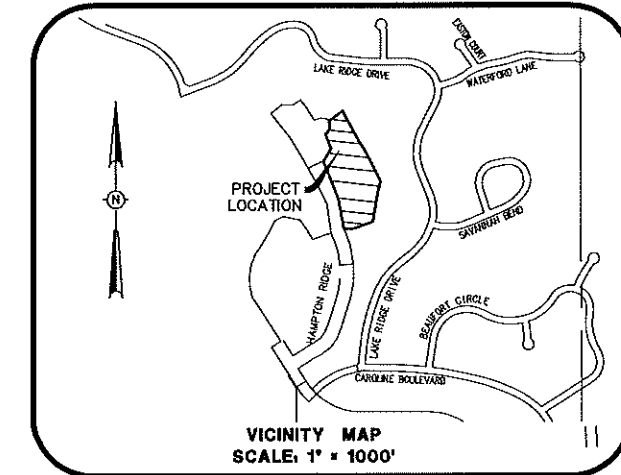
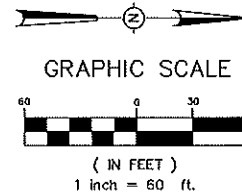
NOTES:

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 EAST LINE OF HAMPTON RIDGE IVa OF CAROLINE.
5. IRON PINS SET AT ALL LOT CORNERS.
6. AREA = 6.215 ACRES, MORE OR LESS.
7. DATE OF FIELD SURVEY: FEBRUARY 18, 2018.
8. DATE OF PREPARATION OF PLAT: SEPTEMBER 28, 2018.
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

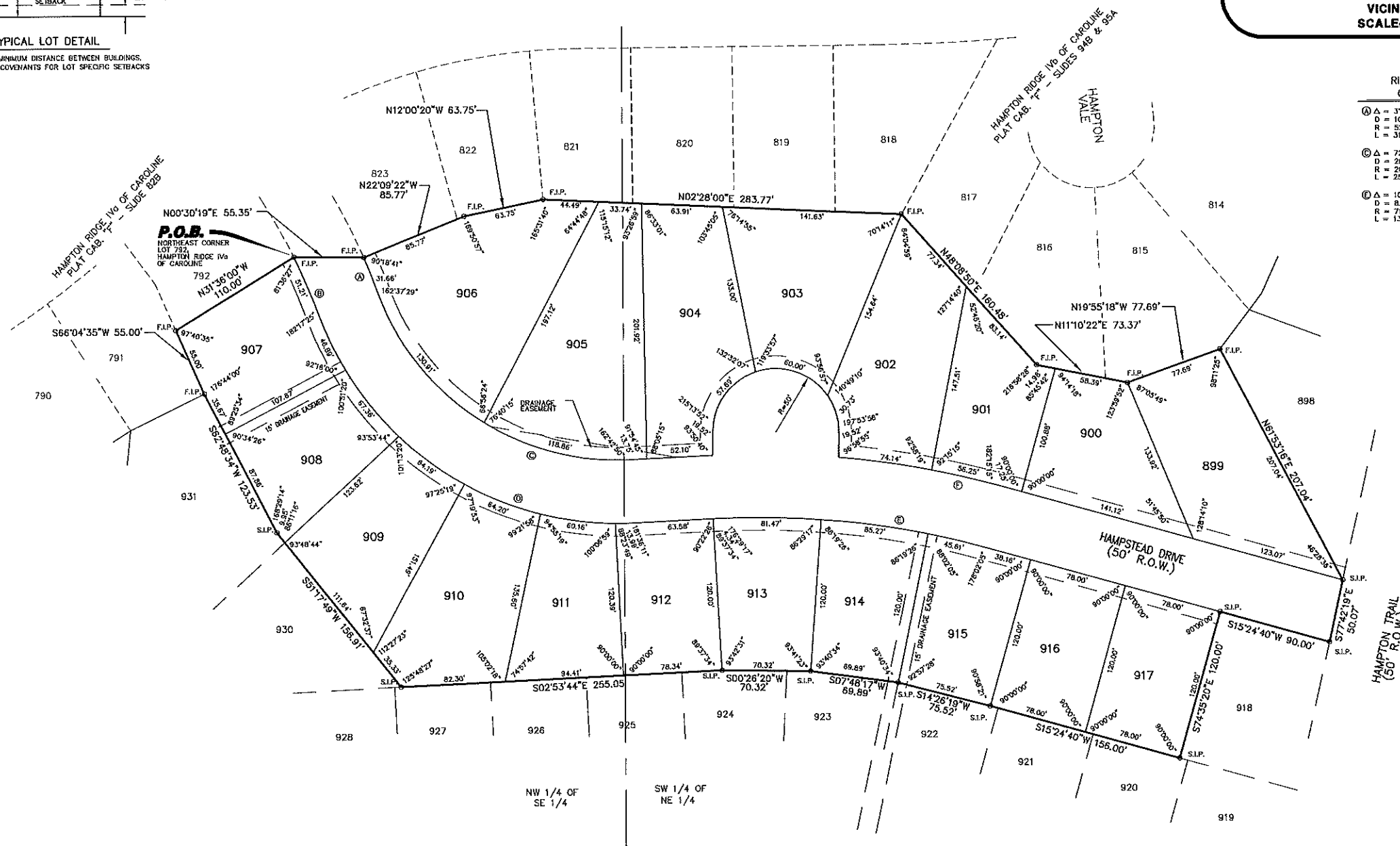


TYPICAL LOT DETAIL
NOTE: 15' MINIMUM DISTANCE BETWEEN BUILDINGS.
REFERENCE COVENANTS FOR LOT SPECIFIC SETBACKS



**RIGHT-OF-WAY
CURVE DATA**

Ⓐ Δ = 377°20'	Ⓔ Δ = 670°50'
D = 10,915.49'	D = 12,062.22'
R = 525.00'	R = 475.00'
L = 31.68'	L = 31.24'
Ⓒ Δ = 72°46'42"	Ⓕ Δ = 72°46'42"
D = 28,647.80'	D = 22,918.31'
R = 200.00'	R = 250.00'
L = 254.04'	L = 357.56'
Ⓔ Δ = 1027°08'	Ⓖ Δ = 1818°24'
D = 8,013.40'	D = 8,615.91'
R = 715.00'	R = 665.00'
L = 130.44'	L = 212.48'



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ENGINEERS / LAND SURVEYORS
4099 NORTH STATE STREET
JACKSON, MISSISSIPPI
(601) 362-4888

HAMPTON RIDGE Va OF CAROLINE

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

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 EAST LINE OF HAMPTON RIDGE IVb OF CAROLINE
5. IRON PINS SET AT ALL LOT CORNERS.
6. AREA = 6.215 ACRES, MORE OR LESS.
7. DATE OF FIELD SURVEY: FEBRUARY 18, 2018.
8. DATE OF PREPARATION OF PLAT: SEPTEMBER 28, 2018.
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

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

Begin at an existing 1/2" iron pin marking the Northeast corner of Lot 792, Hampton Ridge IVa of Caroline, 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 F at Slide 82B; from said POINT OF BEGINNING, run thence along the East line of said Hampton Ridge IVa of Caroline, and along the East line Hampton Ridge IVb 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 Slides 94B and 95A the following bearings and distances: North 00 degrees 30 minutes 19 seconds East for a distance of 55.35 feet to an existing 1/2" iron pin; North 22 degrees 09 minutes 22 seconds West for a distance of 85.77 feet to an existing 1/2" iron pin; North 12 degrees 00 minutes 20 seconds West for a distance of 63.75 feet to an existing 1/2" iron pin; North 02 degrees 28 minutes 00 seconds East for a distance of 283.77 feet to an existing 1/2" iron pin; North 48 degrees 08 minutes 50 seconds East for a distance of 160.48 feet to an existing 1/2" iron pin; North 11 degrees 10 minutes 22 seconds East for a distance of 73.37 feet to an existing 1/2" iron pin; North 19 degrees 55 minutes 18 seconds West for a distance of 77.69 feet to an existing 1/2" iron pin; leaving said East line of Hampton Ridge IVb of Caroline, run thence North 61 degrees 53 minutes 18 seconds East for a distance of 207.04 feet to an existing 1/2" iron pin; run thence South 77 degrees 42 minutes 19 seconds East for a distance of 50.07 feet to a set 1/2" iron pin; run thence South 15 degrees 24 minutes 40 seconds West for a distance of 90.00 feet to a set 1/2" iron pin; run thence South 74 degrees 35 minutes 20 seconds East for a distance of 120.00 feet to a set 1/2" iron pin; run thence South 15 degrees 24 minutes 40 seconds West for a distance of 156.00 feet to a set 1/2" iron pin; run thence South 14 degrees 26 minutes 19 seconds West for a distance of 75.52 feet to a set 1/2" iron pin; run thence South 07 degrees 48 minutes 17 seconds West for a distance of 69.89 feet to a set 1/2" iron pin; run thence South 00 degrees 26 minutes 20 seconds West for a distance of 70.32 feet to a set 1/2" iron pin; run thence South 02 degrees 53 minutes 44 seconds East for a distance of 255.05 feet to a set 1/2" iron pin; run thence South 51 degrees 17 minutes 49 seconds West for a distance of 156.91 feet to a set 1/2" iron pin; run thence South 62 degrees 48 minutes 34 seconds West for a distance of 123.53 feet to an existing 1/2" iron pin marking the Northeast corner of Lot 791 of the aforesaid Hampton Ridge IVa of Caroline; run thence South 86 degrees 04 minutes 35 seconds West along the North line of said Lot 791 for a distance of 55.00 feet to an existing 1/2" iron pin marking the Southeast corner of the aforesaid Lot 792, Hampton Ridge IVa of Caroline; leaving said North line of said Lot 791 and run thence North 31 degrees 36 minutes 00 seconds West along the East line of said Lot 792 for a distance of 110.00 feet to the POINT OF BEGINNING, containing 6.215 acres, more or less.

Witness my signature this the _____ day of _____, 20____

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 Va 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____

My Commission Expires: _____
Notary Public

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: _____
Don 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: _____
Sheila Jones, 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 Va 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 Va 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.