

Department of Engineering  
Tim Bryan, P.E., County Engineer

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

**MEMORANDUM**

January 15, 2020

To: Sheila Jones, Supervisor, District I  
Trey Baxter, Supervisor, District II  
Gerald Steen, Supervisor, District III  
Karl Banks, Supervisor, District IV  
Paul Griffin, Supervisor, District V

From: Tim Bryan, P.E.  
County Engineer

Re: Villas of Bridge Water, Phase 1  
Final Plat

The Engineering Department recommends approval of LQR, LLC's Final Plat of the Villas of Bridge Water Phase 1. The Development is approximately 12.92 acres with 57 lots ranging from approximately .2 to .55 acres. The Letter of Credit for the final wearing surface has been received for this development.

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SHEILA JONES  
District One

TREY BAXTER  
District Two

GERALD STEEN  
District Three

KARL BANKS  
District Four

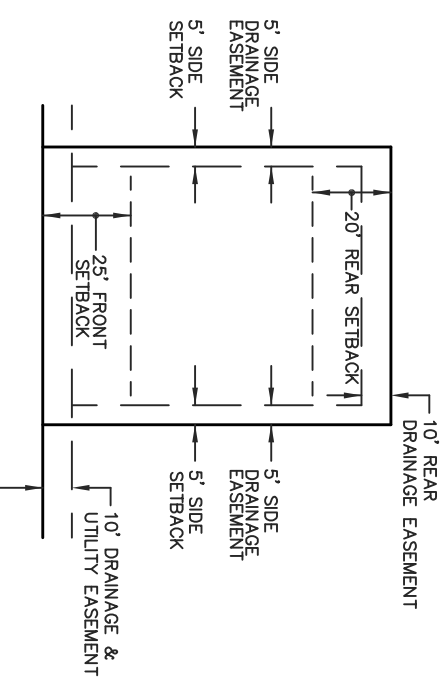
PAUL GRIFFIN  
District Five

# VILLAS OF BRIDGE WATER, PHASE 1

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

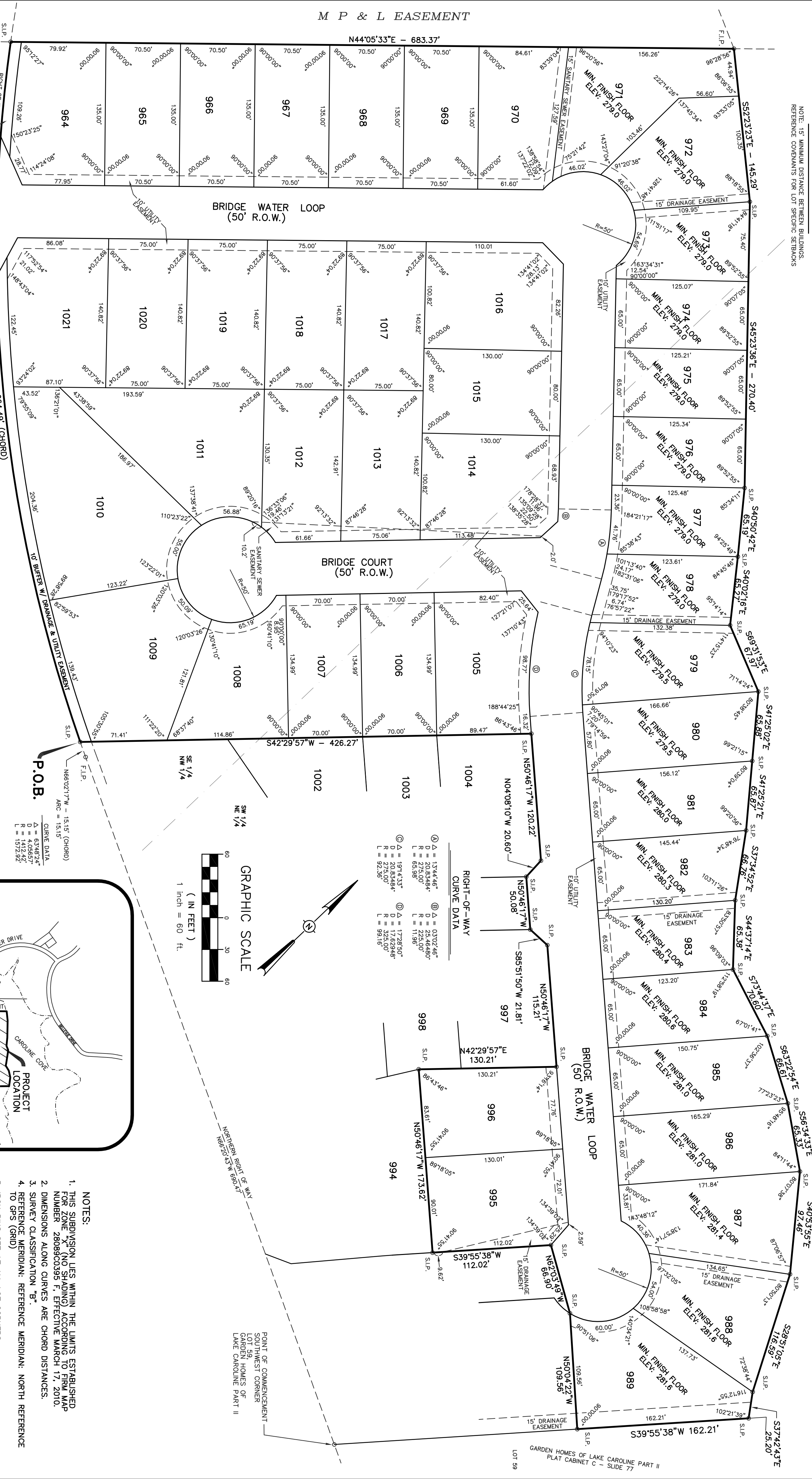
PLATTED & SURVEYED BY  
**H D LANG AND ASSOCIATES, INC.**  
 ENGINEERS / LAND SURVEYORS  
 4099 NORTH STATE STREET  
 JACKSON, MISSISSIPPI  
 (601) 362-4886

TYPICAL LOT DETAIL



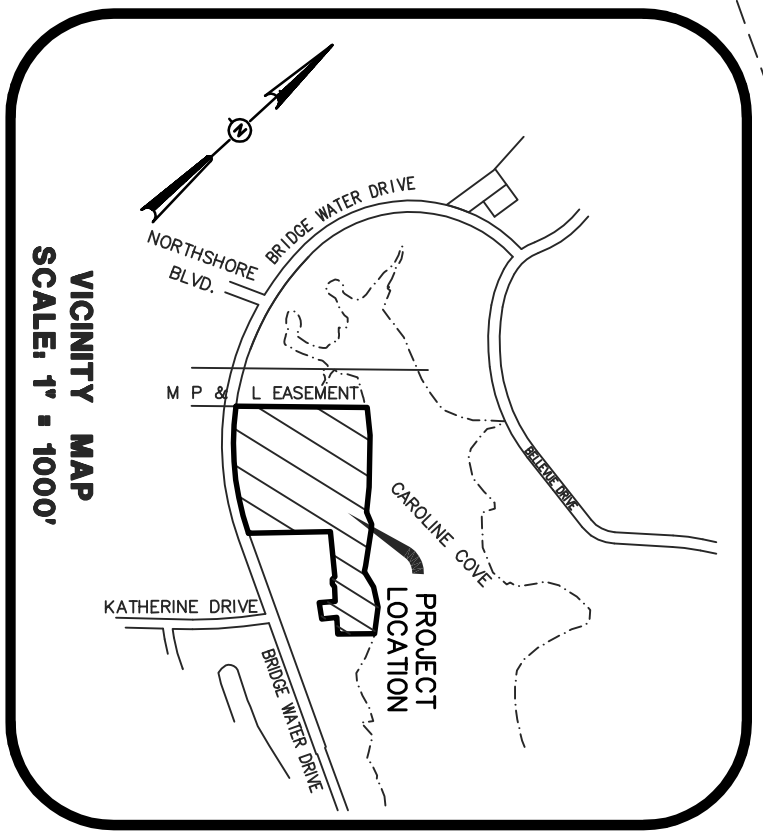
NOTE: 15' MINIMUM DISTANCE BETWEEN BUILDINGS.  
 REFERENCE COVENANTS FOR LOT SPECIFIC SETBACKS.

CAROLINE COVE OF  
 LAKE CAROLINE



RIGHT-OF-WAY  
 CURVE DATA

Ⓐ Δ = 13°44.46"	ⓑ Δ = 03°02.46"
D = 208.3484'	D = 23.46480'
L = 65.98'	L = 11.98'
Ⓒ Δ = 19°14.33"	Ⓓ Δ = 17°28.50"
D = 208.3484'	D = 17.82948'
L = 62.30'	L = 98.15'



SHEET 1 OF 2

- NOTES:
1. THIS SUBDIVISION LIES WITHIN THE LIMITS ESTABLISHED FOR ZONE "XX" (NO SHADING) ACCORDING TO FIRM MAP NUMBER 2808900395 F. EFFECTIVE MARCH 17, 2010.
  2. DIMENSIONS ALONG CURVES ARE CHORD DISTANCES.
  3. SURVEY CLASSIFICATION "B".
  4. REFERENCE MERIDIAN: REFERENCE MERIDIAN: NORTH REFERENCE TO GPS (GRID).
  5. IRON PINS SET AT ALL LOT CORNERS.
  6. AREA = 12.92 ACRES, MORE OR LESS.
  7. DATE OF FIELD SURVEY: DECEMBER 4, 2018.
  8. DATE OF PREPARATION OF PLAT: NOVEMBER 15, 2019.
  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

# VILLAS OF BRIDGE WATER, PHASE 1

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

PLATTED & SURVEYED BY  
H D LANG AND ASSOCIATES, INC.  
ENGINEERS / LAND SURVEYORS  
4089 NORTH STATE STREET  
JACKSON, MISSISSIPPI  
16011 362-4886

### 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 Southeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  and in the Southwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of Section 1, T8N—R1E, Madison County, Mississippi:

Commence at an existing  $\frac{1}{2}$ " iron pin on the northeasterly right-of-way line of Bridge Water Drive marking the Southwest corner of Lot 59, Garden Homes of Lake Caroline Part 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 C at Slide 77; run thence North 66 degrees 20 minutes 43 seconds West along said northeasterly right of way of Bridge Water Drive for a distance of 690.47 feet to an existing  $\frac{1}{2}$ " iron pin marking the Point of Curvature of a 4.05657 degree curve bearing to the right having a central angle of 63 degrees 48 minutes 24 seconds and a radius of 1,412.42 feet; run thence northeasterly along said northeasterly right of way of line Bridge Water Drive and along the arc of said curve on arc length of 15.15 feet to a set  $\frac{1}{2}$ " iron pin marking the POINT OF BEGINNING of the parcel of land herein described; said curve having a chord bearing of North 66 degrees 02 minutes 17 seconds West and a chord distance of 15.15 feet; from said POINT OF BEGINNING, continue thence northeasterly along said northeasterly right-of-way line of Bridge Water Drive and along the arc of said curve and arc length of 870.77 feet to a set  $\frac{1}{2}$ " iron pin, said curve having a chord bearing of North 52 degrees 07 minutes 32 seconds West and a chord distance of 664.49 feet; leaving said northeasterly right-of-way line of Bridge Water Drive and the arc of said curve, run thence North 44 degrees 03 minutes 33 seconds East for a distance of 653.37 feet to an existing  $\frac{1}{2}$ " iron pin on the edge of Lake Caroline; run thence along said edge of Lake Caroline the following bearings and distances: South 52 degrees 23 minutes 23 seconds East for a distance of 145.29 feet to a set  $\frac{1}{2}$ " iron pin; South 45 degrees 23 minutes 56 seconds East for a distance of 270.40 feet to a set  $\frac{1}{2}$ " iron pin; South 40 degrees 50 minutes 42 seconds East for a distance of 65.19 feet to a set  $\frac{1}{2}$ " iron pin; South 40 degrees 02 minutes 16 seconds East for a distance of 65.27 feet to a set  $\frac{1}{2}$ " iron pin; South 69 degrees 31 minutes 53 seconds East for a distance of 67.97 feet to a set  $\frac{1}{2}$ " iron pin; South 41 degrees 25 minutes 02 seconds East for a distance of 65.88 feet to set  $\frac{1}{2}$ " iron pin; South 41 degrees 25 minutes 21 seconds East for a distance of 65.87 feet to a set  $\frac{1}{2}$ " iron pin; South 37 degrees 34 minutes 52 seconds East for a distance of 66.76 feet to a set  $\frac{1}{2}$ " iron pin; South 44 degrees 37 minutes 14 seconds East for a distance of 65.38 feet to a set  $\frac{1}{2}$ " iron pin; South 73 degrees 44 minutes 37 seconds East for a distance of 70.60 feet to a set  $\frac{1}{2}$ " iron pin; South 63 degrees 22 minutes 54 seconds East for a distance of 66.61 feet to a set  $\frac{1}{2}$ " iron pin; South 56 degrees 34 minutes 33 seconds East for a distance of 65.33 feet to a set  $\frac{1}{2}$ " iron pin; South 40 degrees 53 minutes 55 seconds East for a distance of 97.46 feet to a set  $\frac{1}{2}$ " iron pin; South 28 degrees 51 minutes 05 seconds East for a distance of 116.39 feet to a set  $\frac{1}{2}$ " iron pin; South 37 degrees 42 minutes 43 seconds East for a distance of 23.20 feet to a set  $\frac{1}{2}$ " iron pin on the North line of the aforesaid Garden Homes of Lake Caroline, Part II; leaving said edge of Lake Caroline, run thence South 39 degrees 55 minutes 38 seconds West along said North line of Garden Homes of Lake Caroline, Part II for a distance of 162.21 feet to a set  $\frac{1}{2}$ " iron pin; leaving said North line of Garden Homes of Lake Caroline, Part II, run thence North 50 degrees 04 minutes 22 degrees 03 minutes 49 seconds West for a distance of 66.90 feet to a set  $\frac{1}{2}$ " iron pin; run thence South 39 degrees 55 minutes 38 seconds West for a distance of 112.02 feet to a set  $\frac{1}{2}$ " iron pin; run thence North 50 degrees 46 minutes 17 seconds West for a distance of 173.62 feet to a set  $\frac{1}{2}$ " iron pin; run thence North 42 degrees 29 minutes 57 seconds East for a distance of 130.21 feet to a set  $\frac{1}{2}$ " iron pin; run thence North 50 degrees 46 minutes 17 seconds West for a distance of 115.21 feet to a set  $\frac{1}{2}$ " iron pin; run thence South 85 degrees 51 minutes 50 seconds West for a distance of 21.81 feet to a set  $\frac{1}{2}$ " iron pin; run thence North 50 degrees 46 minutes 17 seconds West for a distance of 50.08 feet to a set  $\frac{1}{2}$ " iron pin; run thence North 04 degrees 08 minutes 10 seconds West for a distance of 20.60 feet to a set  $\frac{1}{2}$ " iron pin; run thence North 50 degrees 46 minutes 17 seconds West for a distance of 120.22 feet to a set  $\frac{1}{2}$ " iron pin; run thence South 42 degrees 29 minutes 57 seconds West for a distance of 426.27 feet to the POINT OF BEGINNING, containing 12.92 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, Wade Quin, Member of LQR, 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 LQR, 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 Villas of Bridge Water, Phase 1 and dedicates the street right-of-ways and drainage easements as shown hereon for public use forever.

Witness my signature this the \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_

LQR, 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 acknowledgment of and approval of the reservation of said rights.

Owner does hereby expressly retain ownership for itself, its successors and assigns, any and all other items, 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 \_\_\_\_\_

LQR, 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 LQR, 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 LQR, 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: \_\_\_\_\_  
Tim Bryon, 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: \_\_\_\_\_  
Gerard Stearn, Board Member

Attest: \_\_\_\_\_  
Rommy Lett, Chancery Clerk

### CERTIFICATE OF COMPARISON STATE OF MISSISSIPPI COUNTY OF MADISON

We, Rommy Lett, Chancery Clerk, and Donald L. McDonald, Professional Surveyor, do hereby certify that we carefully compared this plat of Villas of Bridge Water, Phase 1 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 \_\_\_\_\_ Rommy Lett, Chancery Clerk

By: \_\_\_\_\_ D.C.

### FLING AND RECORDATION STATE OF MISSISSIPPI COUNTY OF MADISON

I, Rommy Lett, Clerk of the Chancery Court in and for said County and State, do hereby certify that the final plat of Villas of Bridge Water, Phase 1 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\_\_\_\_

Rommy Lett, Chancery Clerk \_\_\_\_\_ By: \_\_\_\_\_ D.C.