

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**

March 31, 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, PE  
County Engineer

Re: Final Plat  
Martinique, Part 2C

The Engineering Department recommends approval of Caroline Twenty-Two, LLC's Final Plat of Martinique, Part 2C. The development is approximately 5.31 acres with 21 lots averaging 0.2 acres. The Letter of Credit has been received for the final lift of asphalt for this development.

# MARTINIQUE PART 2C

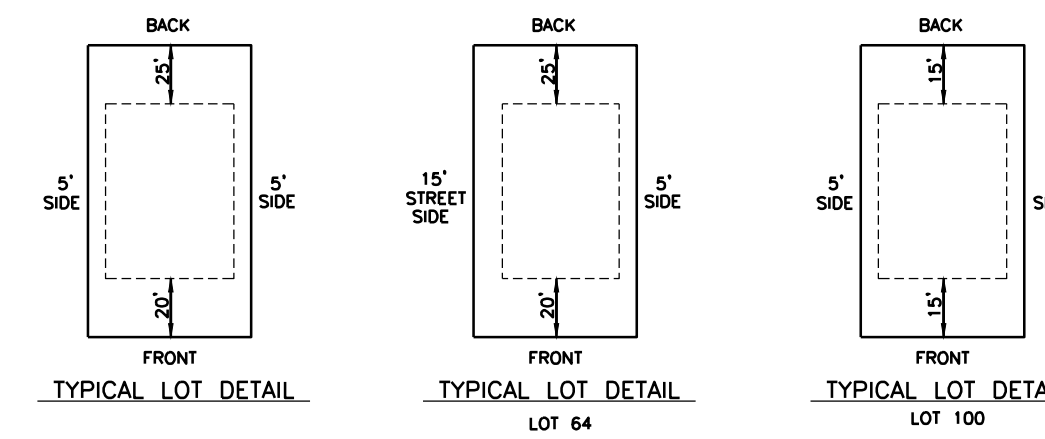
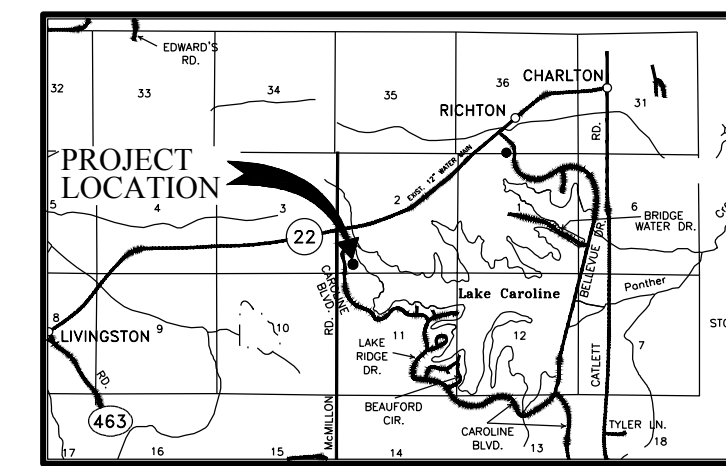
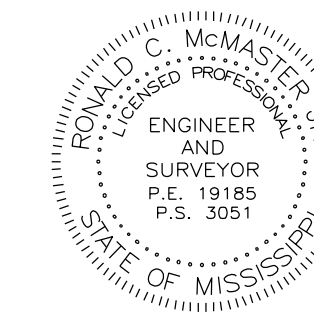
SITUATED IN THE S 1/2 OF SECTION 2 &  
THE N 1/2 OF SECTION 11, T8N-R1E,  
MADISON COUNTY, MISSISSIPPI

Class "B" Survey  
Bearings Based on Survey  
Grade GPS Observations  
Taken April 14, 2015  
(Geodetic North)  
Our Job No. M-1602-2  
Date: March 3, 2020

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

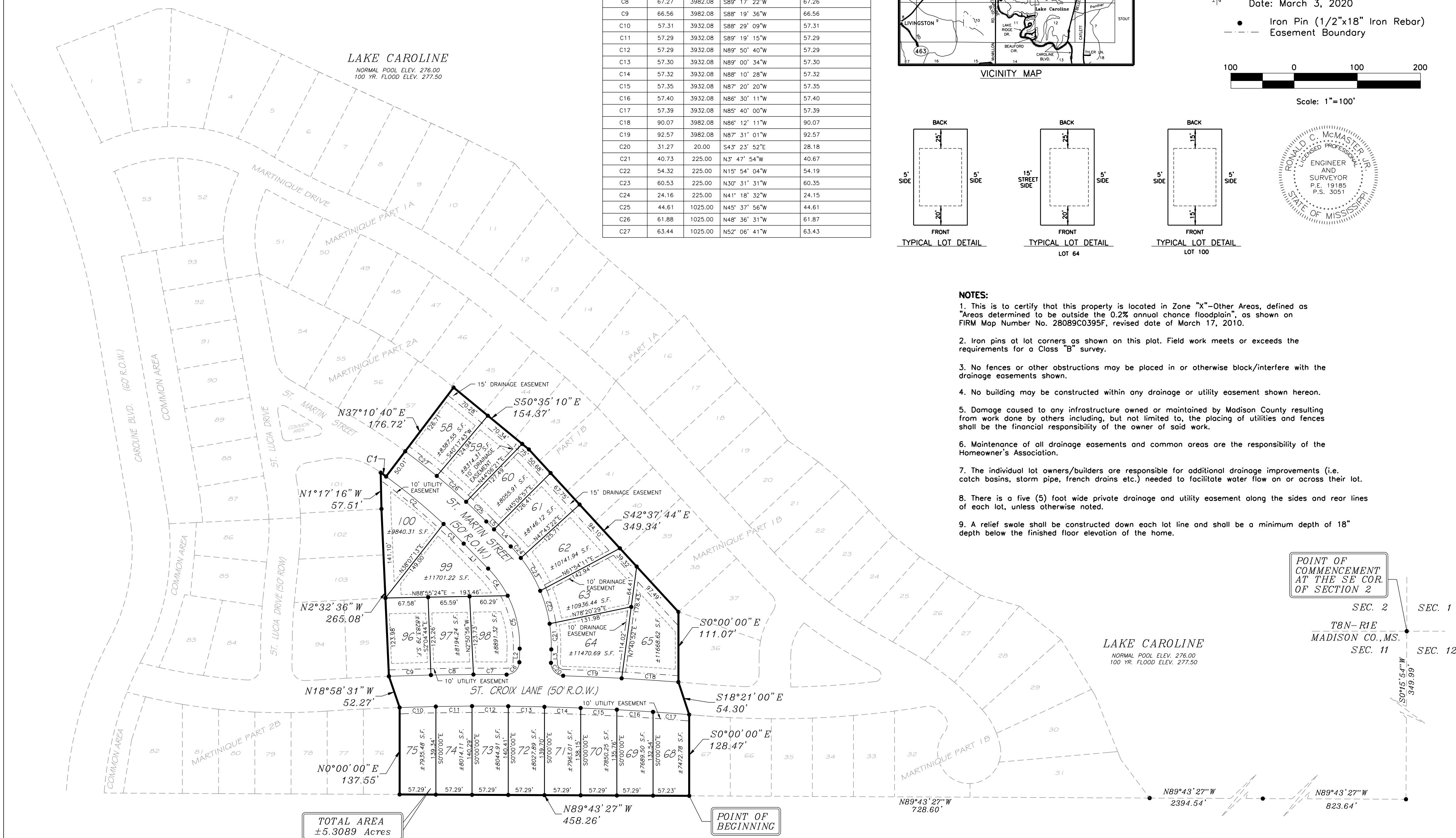


Scale: 1"=100'



Line #	Length	Direction
L1	55.36	S44°23'07"E
L2	21.60	S1°23'15"W
L3	21.26	N1°23'15"E
L4	37.88	N44°23'07"W
L5	17.48	N44°23'07"W

Curve #	Length	Radius	Chord Direction	Chord Length
C1	10.56	975.00	N54°14'58"W	10.56
C2	118.01	975.00	N50°28'18"W	117.94
C3	44.57	975.00	N45°41'41"W	44.56
C4	53.03	175.00	N35°42'14"W	52.83
C5	86.77	175.00	N12°49'03"W	85.89
C6	31.12	20.00	N45°57'29"E	28.07
C7	52.48	3982.08	S89°50'56"W	52.48
C8	67.27	3982.08	S89°17'22"W	67.26
C9	66.56	3982.08	S88°19'36"W	66.56
C10	57.31	3932.08	S88°29'09"W	57.31
C11	57.29	3932.08	S89°19'15"W	57.29
C12	57.29	3932.08	S89°50'40"W	57.29
C13	57.30	3932.08	S89°00'34"W	57.30
C14	57.32	3932.08	N88°10'28"W	57.32
C15	57.35	3932.08	N87°20'20"W	57.35
C16	57.40	3932.08	N86°30'11"W	57.40
C17	57.39	3932.08	N85°40'00"W	57.39
C18	90.07	3982.08	N86°12'11"W	90.07
C19	92.57	3982.08	N87°31'01"W	92.57
C20	31.27	20.00	S43°23'52"E	28.18
C21	40.73	225.00	N3°47'54"W	40.67
C22	54.32	225.00	N15°54'04"W	54.19
C23	60.53	225.00	N30°31'31"W	60.35
C24	24.16	225.00	N41°18'32"W	24.15
C25	44.61	1025.00	N45°37'56"W	44.61
C26	61.88	1025.00	N48°36'31"W	61.87
C27	63.44	1025.00	N52°06'41"W	63.43



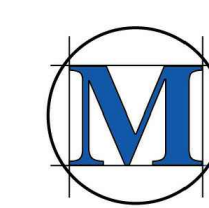
- NOTES:**
- This is to certify that this property is located in Zone "X"-Other Areas, defined as "Areas determined to be outside the 0.2% annual chance floodplain", as shown on FIRM Map Number No. 28089C0395F, revised date of March 17, 2010.
  - Iron pins at lot corners as shown on this plat. Field work meets or exceeds the requirements for a Class "B" survey.
  - No fences or other obstructions may be placed in or otherwise block/interfere with the drainage easements shown.
  - No building may be constructed within any drainage or utility easement shown hereon.
  - Damage caused to any infrastructure owned or maintained by Madison County resulting from work done by others including, but not limited to, the placing of utilities and fences shall be the financial responsibility of the owner of said work.
  - Maintenance of all drainage easements and common areas are the responsibility of the Homeowner's Association.
  - The individual lot owners/builders are responsible for additional drainage improvements (i.e. catch basins, storm pipe, french drains etc.) needed to facilitate water flow on or across their lot.
  - There is a five (5) foot wide private drainage and utility easement along the sides and rear lines of each lot, unless otherwise noted.
  - A relief swale shall be constructed down each lot line and shall be a minimum depth of 18" depth below the finished floor elevation of the home.

POINT OF COMMENCEMENT AT THE SE COR. OF SECTION 2

SEC. 2 SEC. 1  
T8N-R1E  
MADISON CO., MS.  
SEC. 11 SEC. 12

TOTAL AREA ±5.3089 Acres

POINT OF BEGINNING



212 WATERFORD SQUARE  
SUITE 300  
MADISON, MS 39110  
601.605.1090

**MARTINIQUE PART 2C**

SITUATED IN THE S 1/2 OF SECTION 2 &  
THE N 1/2 OF SECTION 11, T8N-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 plot of MARTINIQUE PART 2C, 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 plot.

Given under my hand and seal of office this the \_\_\_\_\_ day of \_\_\_\_\_, 2020.

\_\_\_\_\_  
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 Cress, 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 as a Member of said Caroline Twenty-Two, LLC, have caused the same to be subdivided and plotted as shown hereon, and hereby adopt this plot of said subdivision as the free act and deed of said limited liability company and have designated the same as MARTINIQUE PART 2C.  
All utilities, utility easements, and other easements are as designated and defined hereon.  
All utilities, utility easements, streets, and street rights-of-way are hereby dedicated for public use.

Witness my signature this the \_\_\_\_\_ day of \_\_\_\_\_, 2020.

CAROLINE TWENTY-TWO, LLC  
A Mississippi Limited Liability Company

By: \_\_\_\_\_  
Blake Cress, 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 Cress, Member of Caroline Twenty-Two, LLC, a Mississippi Limited Liability Company, who acknowledged to me that he signed and delivered this plot and the certificates thereon, as its own act and deed, and Ronald C. McMaster, Jr., Professional Engineer and Surveyor, who acknowledged to me that he signed and delivered this plot 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 \_\_\_\_\_, 2020.

\_\_\_\_\_  
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 plot of MARTINIQUE PART 2C was filed for record in my office on this the \_\_\_\_\_ day of \_\_\_\_\_, 2020, and was duly recorded in Plat Cabinet \_\_\_\_\_ of Slide \_\_\_\_\_ 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 \_\_\_\_\_, 2020.

\_\_\_\_\_  
Ronny Lott, Chancery Clerk      By: \_\_\_\_\_ D.C.

COUNTY ENGINEER'S RECOMMENDATION  
STATE OF MISSISSIPPI  
COUNTY OF MADISON

I have examined this plot and find it conforms to all conditions set forth on the preliminary plot as approved by the Board of Supervisors of Madison County, Mississippi and thus recommend final approval.

By: \_\_\_\_\_  
Timothy Bryan, P.E.  
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 plot was approved by the Board of Supervisors of Madison County in session on the \_\_\_\_\_ day of \_\_\_\_\_, 2020.

Madison County Board of Supervisors

By: \_\_\_\_\_  
Gerald Steen, 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 plot 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 \_\_\_\_\_, 2020.

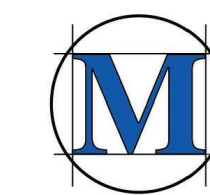
\_\_\_\_\_  
Ronald C. McMaster, Jr., Professional Engineer and Surveyor

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;

Witness my signature, this the \_\_\_\_\_ day of \_\_\_\_\_, 2020.

\_\_\_\_\_  
Ronald C. McMaster, Jr., Professional Surveyor,  
Mississippi P.S. No. 3051



M'MASTER & ASSOCIATES, INC.  
CIVIL ENGINEERS & LAND SURVEYORS

212 WATERFORD SQUARE  
SUITE 300  
MADISON, MS 39110  
601.605.1090