

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  
Hampton Ridge 5C of Caroline

The Engineering Department recommends approval of Caroline, LLC's Final Plat of Hampton Ridge 5C of Caroline. The development is approximately 9.70 acres with 31 lots averaging 0.18 acres. The Letter of Credit has been received for the final lift of asphalt for this development.

NOTES:

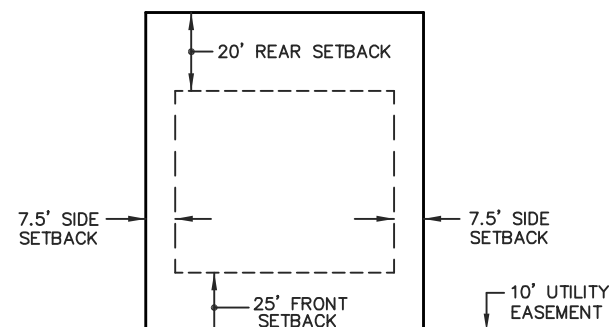
1. THIS SUBDIVISION LIES WITHIN THE LIMITS ESTABLISHED FOR ZONE "X" (NO SHADING) ACCORDING TO FIRM MAP NUMBER 26089C0395 F, EFFECTIVE MARCH 17, 2010.
2. DIMENSIONS ALONG CURVES ARE CHORD DISTANCES.
3. SURVEY CLASSIFICATION "B".
4. REFERENCE MERIDIAN: NORTH REFERENCED TO THE NORTH LINE OF HAMPTON RIDGE V<sub>6</sub> OF CAROLINE
5. IRON PINS SET AT ALL LOT CORNERS.
6. AREA = 9.70 ACRES, MORE OR LESS.
7. DATE OF FIELD SURVEY: JULY 1, 2019.
8. DATE OF PREPARATION OF PLAT: AUGUST 2, 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

# HAMPTON RIDGE V<sub>6</sub> OF CAROLINE

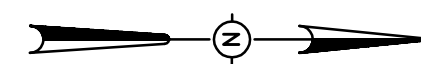
SITUATED IN THE  
SW 1/4 OF THE NE 1/4 AND THE NW 1/4 OF THE SE 1/4 OF SECTION 11,  
TOWNSHIP 8 NORTH - RANGE 1 EAST AND ALSO  
A PART OF LOTS A169, A170, A171, A172 AND A173  
LAKE CAROLINE, PHASE ONE  
MADISON COUNTY, MISSISSIPPI

PLATTED & SURVEYED BY  
**H D LANG AND ASSOCIATES, INC.**  
ENGINEERS / LAND SURVEYORS  
4099 NORTH STATE STREET  
JACKSON, MISSISSIPPI  
1601 362-4886

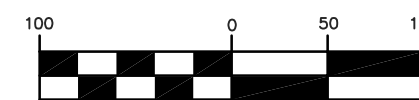


TYPICAL LOT DETAIL

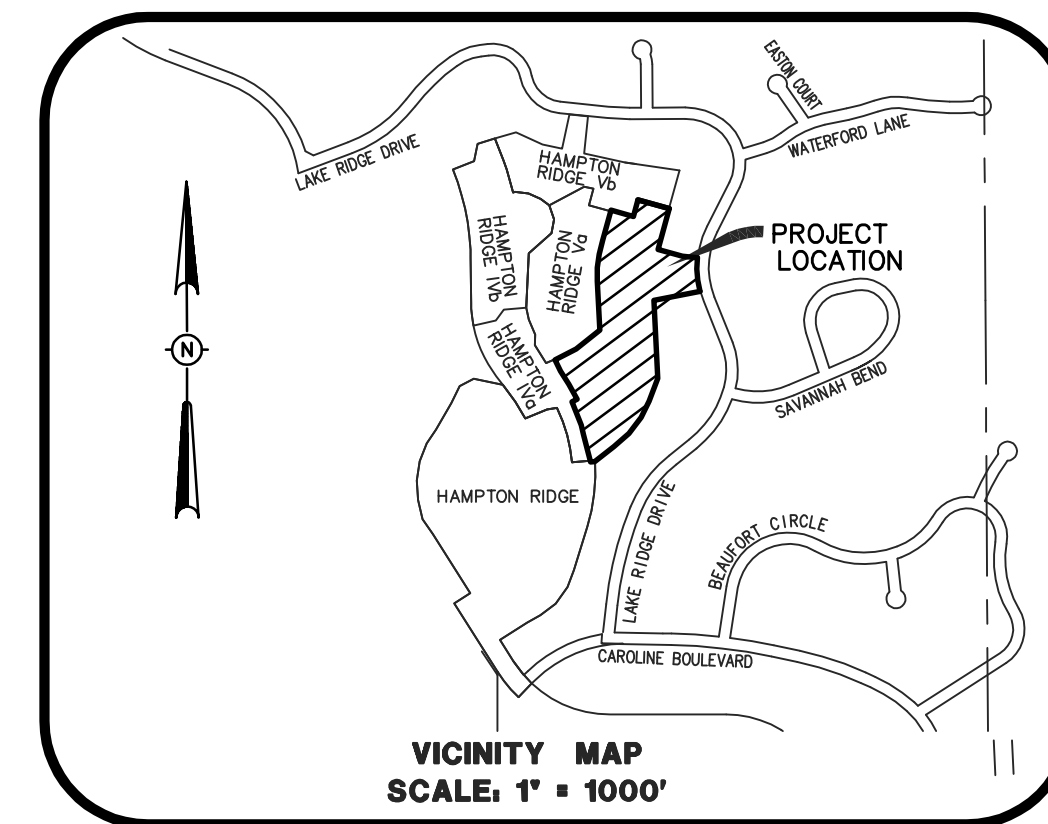
NOTE: 15' MINIMUM DISTANCE BETWEEN BUILDINGS.  
REFERENCE COVENANTS FOR LOT SPECIFIC SETBACKS



GRAPHIC SCALE



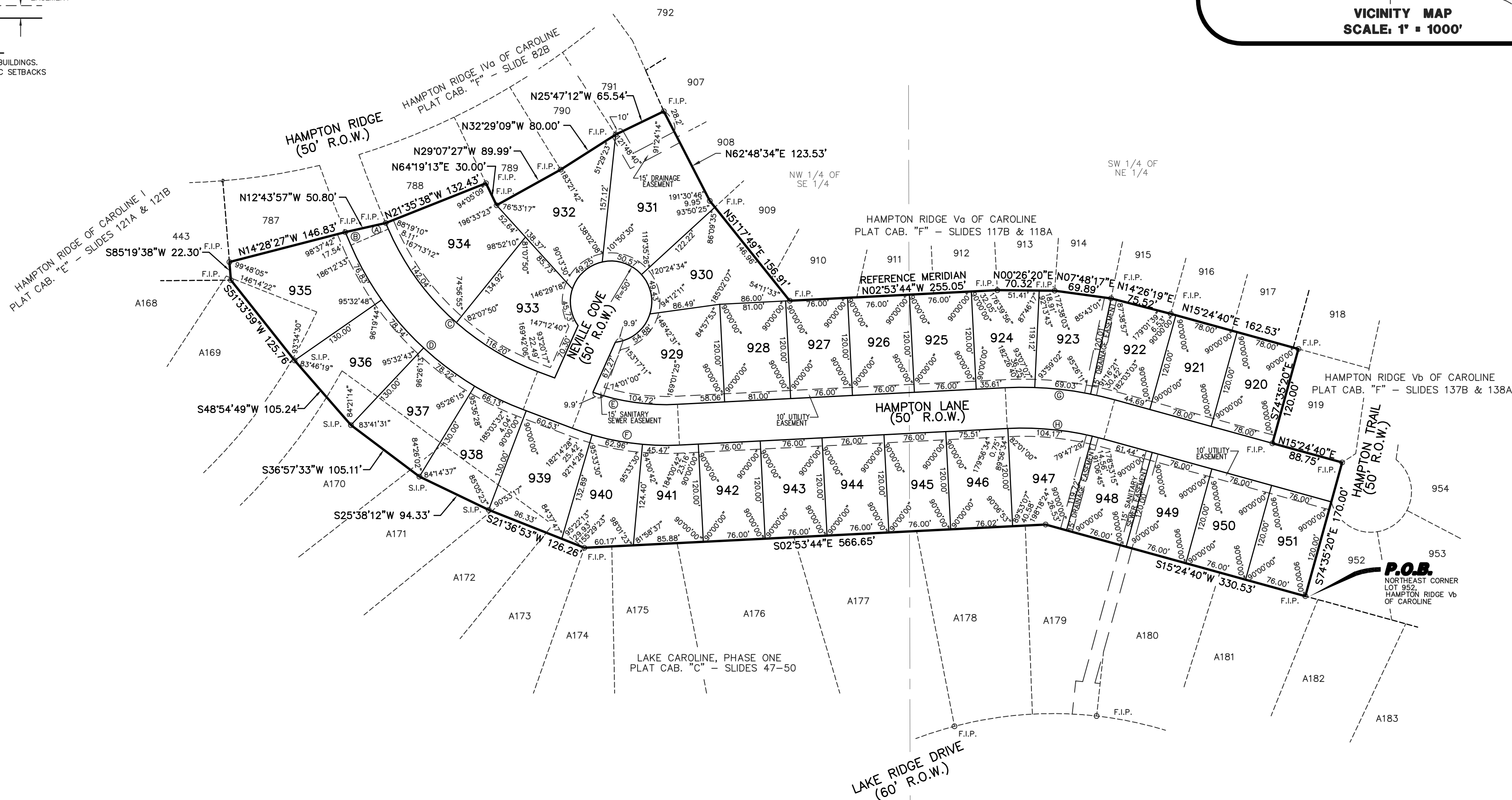
( IN FEET )  
1 inch = 100 ft.



VICINITY MAP  
SCALE: 1" = 1000'

RIGHT-OF-WAY  
CURVE DATA

Ⓐ Δ = 00°18'54"	Ⓜ Δ = 03°39'33"
D = 3.88446'	D = 3.75710'
R = 1475.00'	R = 1525.00'
L = 8.11'	L = 17.54'
Ⓒ Δ = 45°50'29"	Ⓨ Δ = 45°50'29"
D = 17.62948'	D = 15.27888'
R = 325.00'	R = 375.00'
L = 260.03'	L = 300.03'
Ⓔ Δ = 21°57'09"	Ⓟ Δ = 23°37'19"
D = 20.83484'	D = 17.62948'
R = 275.00'	R = 325.00'
L = 105.37'	L = 133.99'
Ⓢ Δ = 16°18'24"	Ⓡ Δ = 18°16'24"
D = 13.48136'	D = 15.27888'
R = 425.00'	R = 375.00'
L = 135.79'	L = 119.82'



**P.O.B.**  
NORTHEAST CORNER  
LOT 952  
HAMPTON RIDGE V<sub>6</sub>  
OF CAROLINE

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 NORTH LINE OF HAMPTON RIDGE Va OF CAROLINE
5. IRON PINS SET AT ALL LOT CORNERS.
6. AREA = 9.70 ACRES, MORE OR LESS.
7. DATE OF FIELD SURVEY: JULY 1, 2019.
8. DATE OF PREPARATION OF PLAT: AUGUST 2, 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

# HAMPTON RIDGE Vc OF CAROLINE

## SITUATED IN THE

### SW 1/4 OF THE NE 1/4 AND THE NW 1/4 OF THE SE 1/4 OF SECTION 11, TOWNSHIP 8 NORTH - RANGE 1 EAST AND ALSO A PART OF LOTS A169, A170, A171, A172 AND A173 LAKE CAROLINE, PHASE ONE MADISON COUNTY, MISSISSIPPI

**PLATTED & SURVEYED BY**  
**H D LANG AND ASSOCIATES, INC.**  
**ENGINEERS / LAND SURVEYORS**  
**4099 NORTH STATE STREET**  
**JACKSON, MISSISSIPPI**  
**1601 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 Southwest ¼ of the Northeast ¼ and in the Northwest ¼ of the Southeast ¼ of Section 11, T8N-R1E and also a part of Lots A169, A170, A171, A172 and A173, Lake Caroline, Phase One, 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 Slides 47 through 50:

Begin at an existing ½" iron pin marking the Southeast corner of Lot 952, Hampton Ridge Vb 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 137-B and 138-A; said point also being on the West line of the aforesaid Lake Caroline, Phase One; from said POINT OF BEGINNING, run thence along said West line of Lake Caroline, Phase One the following bearings and distances: South 15 degrees 24 minutes 40 seconds West for a distance of 330.53 feet to set ½" iron pin; South 02 degrees 53 minutes 44 seconds East for a distance of 566.65 feet to an existing ½" iron pin; South 21 degrees 36 minutes 53 seconds West for a distance of 126.26 feet to a set ½" iron pin; South 25 degrees 38 minutes 12 seconds West for a distance of 94.33 feet to a set ½" iron pin; South 36 degrees 57 minutes 33 seconds West for a distance of 105.11 feet to a set ½" iron pin; South 48 degrees 54 minutes 49 seconds West for a distance of 105.24 feet to a set ½" iron pin; South 51 degrees 33 minutes 59 seconds West for a distance of 125.76 feet to an existing ½" iron pin marking the Northeast corner of Lot 443, Hampton Ridge of Caroline I, 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 E at Slides 121-A and 121-B; leaving said West line of Lake Caroline, Phase One, run thence South 85 degrees 19 minutes 38 seconds West along the North line of said Lot 443 for a distance of 22.30 feet to an existing ½" iron pin marking the Southeast corner of Lot 787, Hampton Ridge IVa 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 Slide 82-B; leaving said North line of Lot 443, run thence along the East line of said Hampton Ridge IVa of Caroline the following bearings and distances: North 14 degrees 28 minutes 27 seconds West for a distance of 146.83 feet to an existing ½" iron pin; North 12 degrees 43 minutes 57 seconds West for a distance of 50.80 feet to an existing ½" iron pin; North 21 degrees 35 minutes 38 seconds West for a distance of 132.43 feet to an existing ½" iron pin; North 64 degrees 19 minutes 13 seconds East for a distance of 30.00 feet to an existing ½" iron pin; North 29 degrees 07 minutes 27 seconds West for a distance of 89.99 feet to an existing ½" iron pin; North 32 degrees 29 minutes 09 seconds West for a distance of 80.00 feet to an existing ½" iron pin; North 25 degrees 47 minutes 12 seconds West for a distance of 65.54 feet to an existing ½" iron pin on the South line of Lot 907, Hampton Ridge Va 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 117-B and 118-A; leaving said East line of Hampton Ridge IVa of Caroline, run thence along said South line and along the East line of said Hampton Ridge Va of Caroline the following bearings and distances: North 62 degrees 48 minutes 34 seconds East for a distance of 123.53 feet to an existing ½" iron pin; North 51 degrees 17 minutes 49 seconds East for a distance of 156.91 feet to an existing ½" iron pin; North 02 degrees 53 minutes 44 seconds West for a distance of 255.05 feet to an existing ½" iron pin; North 00 degrees 26 minutes 20 seconds East for a distance of 70.32 feet to an existing ½" iron pin; North 07 degrees 48 minutes 17 seconds East for a distance of 69.89 feet to an existing ½" iron pin; North 14 degrees 26 minutes 19 seconds East for a distance of 75.52 feet to an existing ½" iron pin; North 15 degrees 24 minutes 40 seconds East for a distance of 162.53 feet to an existing ½" iron pin marking the Southwest corner of Lot 919 of the aforesaid Hampton Ridge Vb of Caroline; leaving said East line of Hampton Ridge Va of Caroline, run thence along the South line of said Hampton Ridge Vb of Caroline the following bearings and distances: South 74 degrees 35 minutes 20 seconds East for a distance of 120.00 feet to an existing ½" iron pin; North 15 degrees 24 minutes 40 seconds East for a distance of 88.75 feet to an existing ½" iron pin; South 74 degrees 35 minutes 20 seconds East for a distance of 170.00 feet to the POINT OF BEGINNING, containing 9.70 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 Vc of Caroline 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\_\_\_\_.

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 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\_\_\_\_.

\_\_\_\_\_  
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 Bryan, 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: \_\_\_\_\_  
Gerald Steen, 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 Vc 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 Vc 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.