

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

August 28, 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., PTOE
County Engineer

Re: Final Plat/Letter of Credit
Camden Pointe IV of Caroline

The Engineering Department recommends the approval of Caroline LLC's Final Plat of Camden Pointe IV of Caroline. The development is approximately 15.70 acres with 32 lots at an average size of ¼ acre. The Letter of Credit for the final wearing surface has been received for this development.

SHEILA JONES
District One

TREY BAXTER
District Two

GERALD STEEN
District Three

KARL BANKS
District Four

PAUL GRIFFIN
District Five

- NOTES:
1. THIS SUBDIVISION LIES WITHIN THE LIMITS ESTABLISHED FOR ZONE 7N2 (NO SHADING) ACCORDING TO FINAL MAP NUMBER 2808900395 F, EFFECTIVE MARCH 17, 2010.
 2. DIMENSIONS ALONG CURVES ARE CHORD DISTANCES.
 3. SURVEY CLASSIFICATION "B".
 4. REFERENCE MERIDIAN: NORTH REFERENCED TO THE WEST LINE OF CAMDEN POINTE III OF CAROLINE.
 5. IRON PINS SET AT ALL LOT CORNERS.
 6. AREA = 15.70 ACRES, MORE OR LESS.
 7. DATE OF FIELD SURVEY: JULY 1, 2019.
 8. DATE OF PREPARATION OF PLAT: JULY 15, 2020.
 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

CAMDEN POINTE IV OF CAROLINE

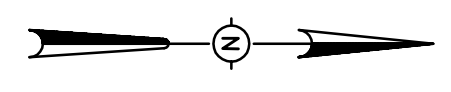
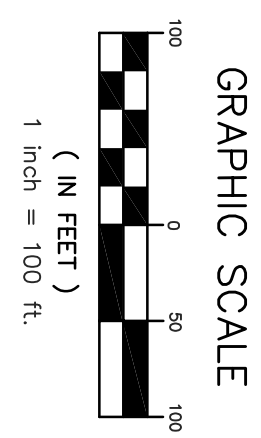
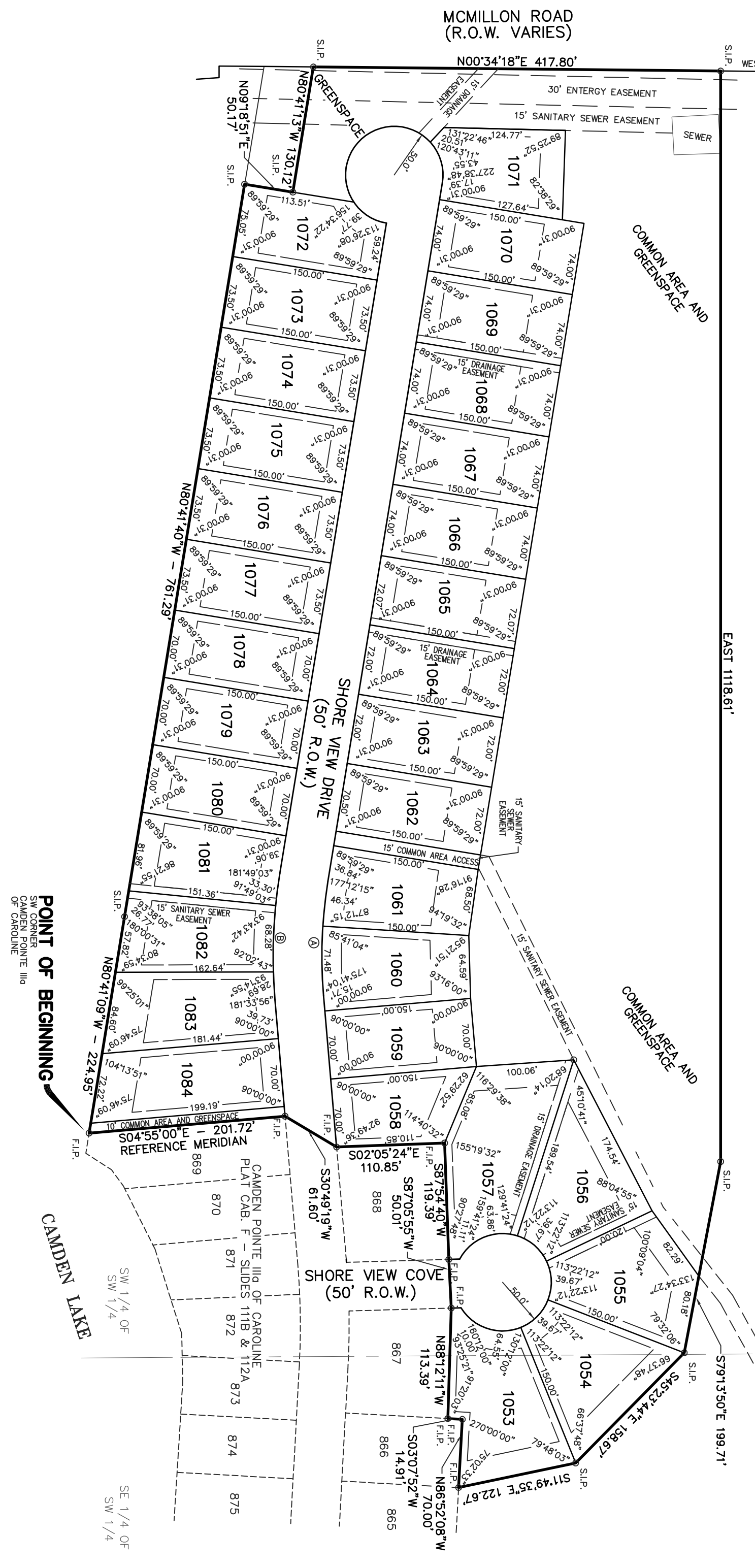
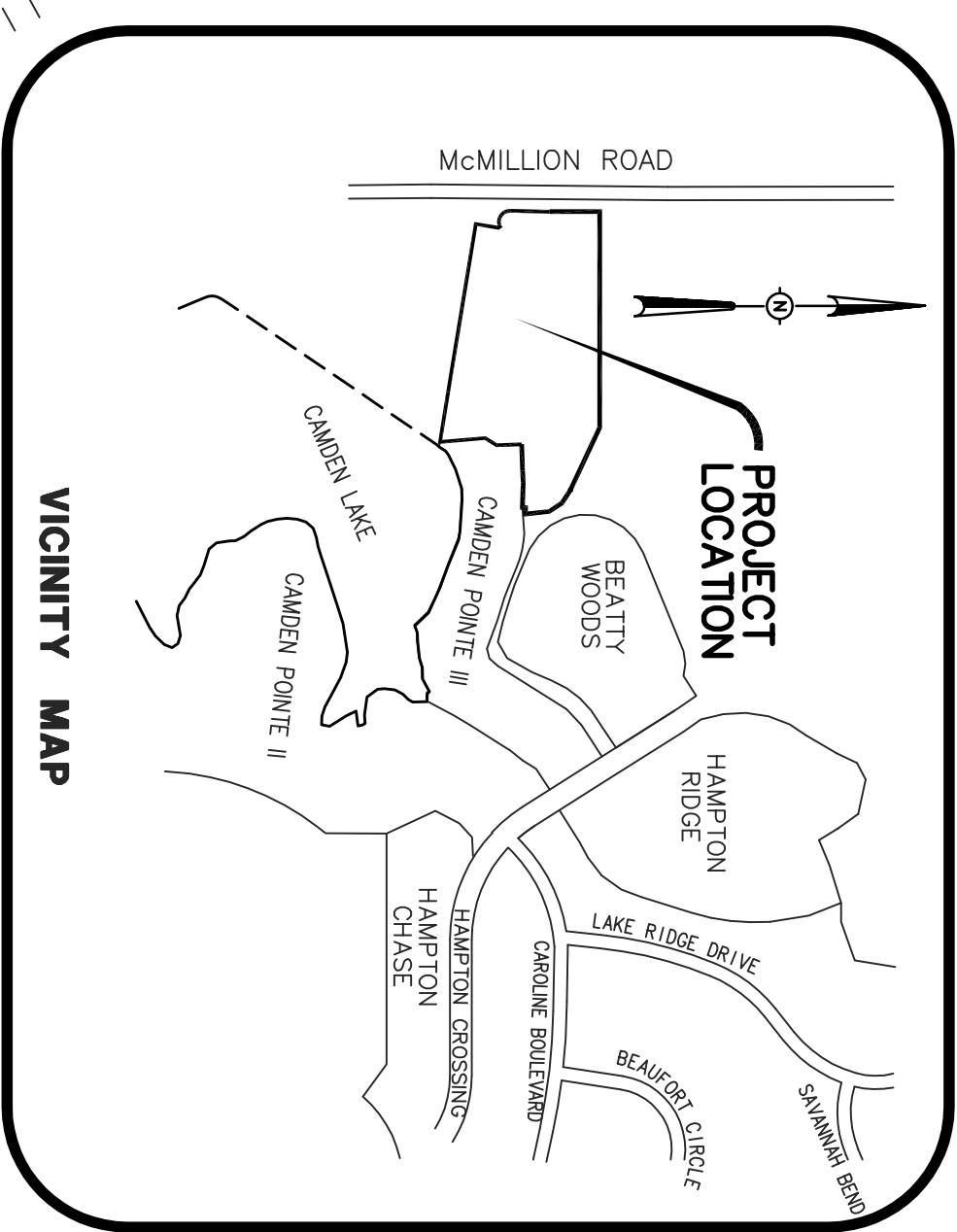
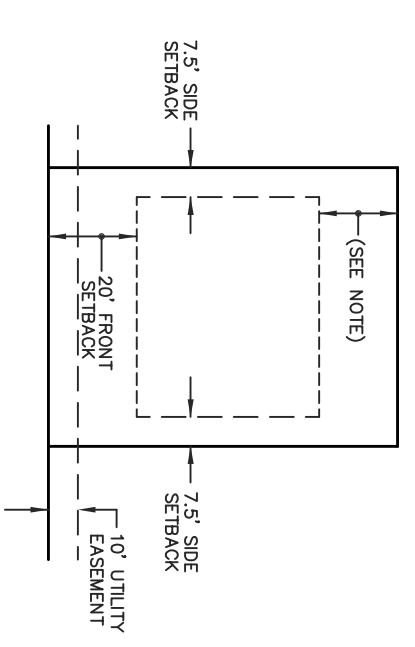
SITUATED IN THE SECTION 14, TOWNSHIP 8 NORTH - RANGE 1 EAST MADISON COUNTY, MISSISSIPPI

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

RIGHT-OF-WAY
CURVE DATA

⊙ Δ = 141°32'0"	⊙ Δ = 141°32'0"
D = 12,082.27'	D = 10,913.48'
R = 4755.00'	R = 5225.00'
L = 117.91'	L = 139.32'

NOTE: 15' MINIMUM DISTANCE BETWEEN BUILDINGS.
REFERENCE COVENANTS FOR LOT SPECIFIC SETBACKS
REAR SETBACKS: 1071-1082, 25' REAR SETBACK
LOTS 1059-1070, 1083, 1084, 40' REAR SETBACK



POINT OF BEGINNING
SW CORNER
CAMDEN POINTE III
OF CAROLINE

CAMDEN POINTE IV OF CAROLINE

SITUATED IN THE SECTION 11, TOWNSHIP 8 NORTH - RANGE 1 EAST SOUTHWEST 1/4 OF MADISON COUNTY, MISSISSIPPI

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

- NOTES:
1. THIS SUBDIVISION LIES WITHIN THE LIMITS ESTABLISHED FOR ZONE 7^{1/2}" (NO SHADING) ACCORDING TO FINAL MAP NUMBER 2808900395 F, EFFECTIVE MARCH 17, 2010.
 2. DIMENSIONS ALONG CURVES ARE CHORD DISTANCES.
 3. SURVEY CLASSIFICATION "B".
 4. REFERENCE MERIDIAN: NORTH REFERENCED TO THE WEST LINE OF CAMDEN POINTE III OF CAROLINE
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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 Southwest 1/4 of Section 11, T8N-R1E, Madison County, Mississippi:

Begin at an existing 1/2" iron pin marking the Southwest corner of Lot 869, Camden Pointe III 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 Slides 11B and 112A and run thence North 80 degrees 41 minutes 09 seconds West for a distance of 224.95 feet to a set 1/2" iron pin; run thence North 80 degrees 41 minutes 40 seconds West for a distance of 761.29 feet to a set 1/2" iron pin; run thence North 09 degrees 18 minutes 51 seconds East for a distance of 50.17 feet to a set 1/2" iron pin; run thence North 80 degrees 41 minutes 13 seconds West for a distance of 130.12 feet to a set 1/2" iron pin on the East right-of-way line of McMillion Road; run thence North 00 degrees 34 minutes 18 seconds East along said East right-of-way line of McMillion Road for a distance of 417.80 feet to a set 1/2" iron pin; leaving said East right-of-way line of McMillion Road, run thence East for a distance of 1,118.61 feet to a set 1/2" iron pin; run thence South 79 degrees 13 minutes 50 seconds East for a distance of 199.71 feet to a set 1/2" iron pin; run thence South 45 degrees 23 minutes 44 seconds East for a distance of 158.67 feet to a set 1/2" iron pin; run thence South 11 degrees 49 minutes 35 seconds East for a distance of 122.67 feet to an existing 1/2" iron pin on the North line of the aforesaid Camden Pointe III of Caroline; run thence along said North line of Camden Pointe III of Caroline and along the West line of said Camden Pointe III of Caroline the following bearings and distances: North 86 degrees 52 minutes 08 seconds West for a distance of 70.00 feet to an existing 1/2" pin; South 03 degrees 07 minutes 52 seconds West for a distance of 14.91 feet to an existing 1/2" iron pin; North 88 degrees 12 minutes 11 seconds West for a distance of 113.39 feet to an existing 1/2" iron pin; South 87 degrees 05 minutes 55 seconds West for a distance of 50.01 feet to an existing 1/2" iron pin; South 87 degrees 54 minutes 40 seconds West for a distance of 119.39 feet to an existing 1/2" iron pin; South 02 degrees 05 minutes 24 seconds East for a distance of 110.85 feet to an existing 1/2" iron pin; South 30 degrees 49 minutes 19 seconds West for a distance of 61.60 feet to an existing 1/2" iron pin; South 04 degrees 55 minutes 00 seconds East for a distance of 201.72 feet to the POINT OF BEGINNING, containing 15.70 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 herein are in place on the ground and the plat and pin shown and depicted thereon are true and correct in accordance with the survey and comply with 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 the said Caroline, LLC, has duly authorized me as President hereof to cause this plat subdivided as shown hereon to be filed in the office of the Chancery Clerk of Madison County as the free act and deed of said Limited Liability company and has designated the same as Camden Pointe IV 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, tops, 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____

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: _____
Gerard Stearn, Board President

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 have carefully compared the plat of Camden Pointe IV 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 _____ Rommy Lett, Chancery Clerk

By: _____ D.C.

FILED 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 Camden Pointe IV 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____

Rommy Lett, Chancery Clerk _____ By: _____ D.C.



Trustmark National Bank
International Operations
248 East Capitol Street
Jackson, Mississippi 39201

Telephone: 601/208-5887
Fax: 601/208-2387

Irrevocable Standby Letter of Credit No. 20-043-SP

Issue Date:
August 17, 2020

Expiry Date:
August 17, 2021

Beneficiary:
Madison County Board of Supervisors
125 West North Street
P. O. Box 608
Canton, MS 39046

Applicant:
Caroline, LLC
607 Highland Colony Parkway
Suite 300
Ridgeland, MS 39157

Amount: USD \$36,519.00
(Thirty Six Thousand Five Hundred Nineteen and No/100
U. S. Dollars)

Place of Expiry: At the counters of Trustmark National Bank, 248 East
Capitol Street, Jackson, Mississippi 39201, USA.

Gentlemen:

We hereby issue in your favor this Irrevocable Standby Letter of Credit No. 20-043-SP available by your SIGHT DRAFT drawn on Trustmark National Bank, Jackson, Mississippi, bearing the clause "Drawn Under Trustmark National Bank, Jackson, Mississippi, Letter of Credit No. 20-043-SP" and accompanied by the following documents:

- A signed and dated statement from the Madison County Board of Supervisors, Canton, Madison County Mississippi, certifying that Caroline, LLC has failed to perform under its agreement with the Madison County Board of Supervisors for the completion of the final wearing surface, and one year warranty, on the streets in Camden Pointe IV of Caroline, located in Madison County, Mississippi.
- The original of this Letter of Credit.



Page 2 of 2
L/C No. 20-043-SP
8/17/2020

We hereby engage with you that drafts drawn and presented in compliance with the terms of this Letter of Credit will be duly honored by us if presented at this office on or before August 17, 2021, or any other extended expiration date.

It is a condition of this Letter of Credit that it shall automatically renew, without amendment, for successive one-year periods on the current expiry date, and each successive expiry date, unless at least ninety (90) days prior to such date we notify you in writing, at the address above, by registered mail, or overnight courier, that we elect not to renew this Letter of Credit for an additional year.

Except as otherwise expressly stated herein, this credit is subject to the Uniform Customs and Practice for Documentary Credits (2007 Revision), International Chamber of Commerce Publication No. 600.

Yours very truly,
Trustmark National Bank
Jackson, Mississippi, USA

By: *Laverne Anthony*
Laverne Anthony
Assistant Vice President