

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

September 16, 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
Villas of Bridgewater Phase 2

The Engineering Department recommends the approval of LQR LLC's Final Plat of Villas of Bridgewater Phase 2. The development is approximately 4.99 acres including 13 lots with an average size of 0.25 acres. The letter of credit for the surface lift of asphalt has been received.

SHEILA JONES
District One

TREY BAXTER
District Two

GERALD STEEN
District Three

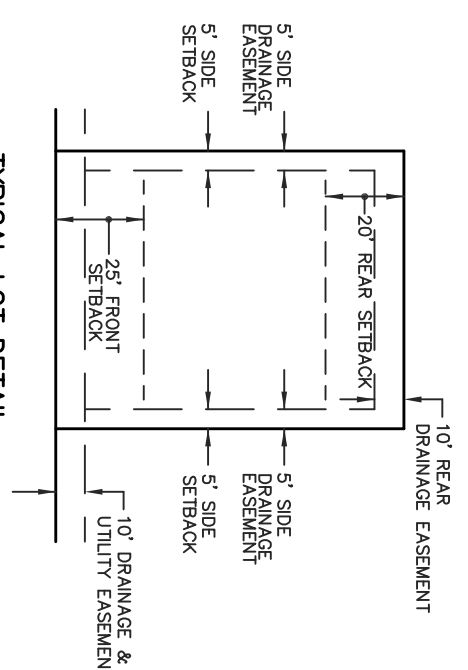
KARL BANKS
District Four

PAUL GRIFFIN
District Five

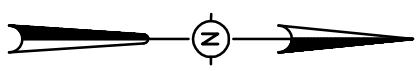
VILLAS OF BRIDGE WATER, PHASE 2

SITUATED IN 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

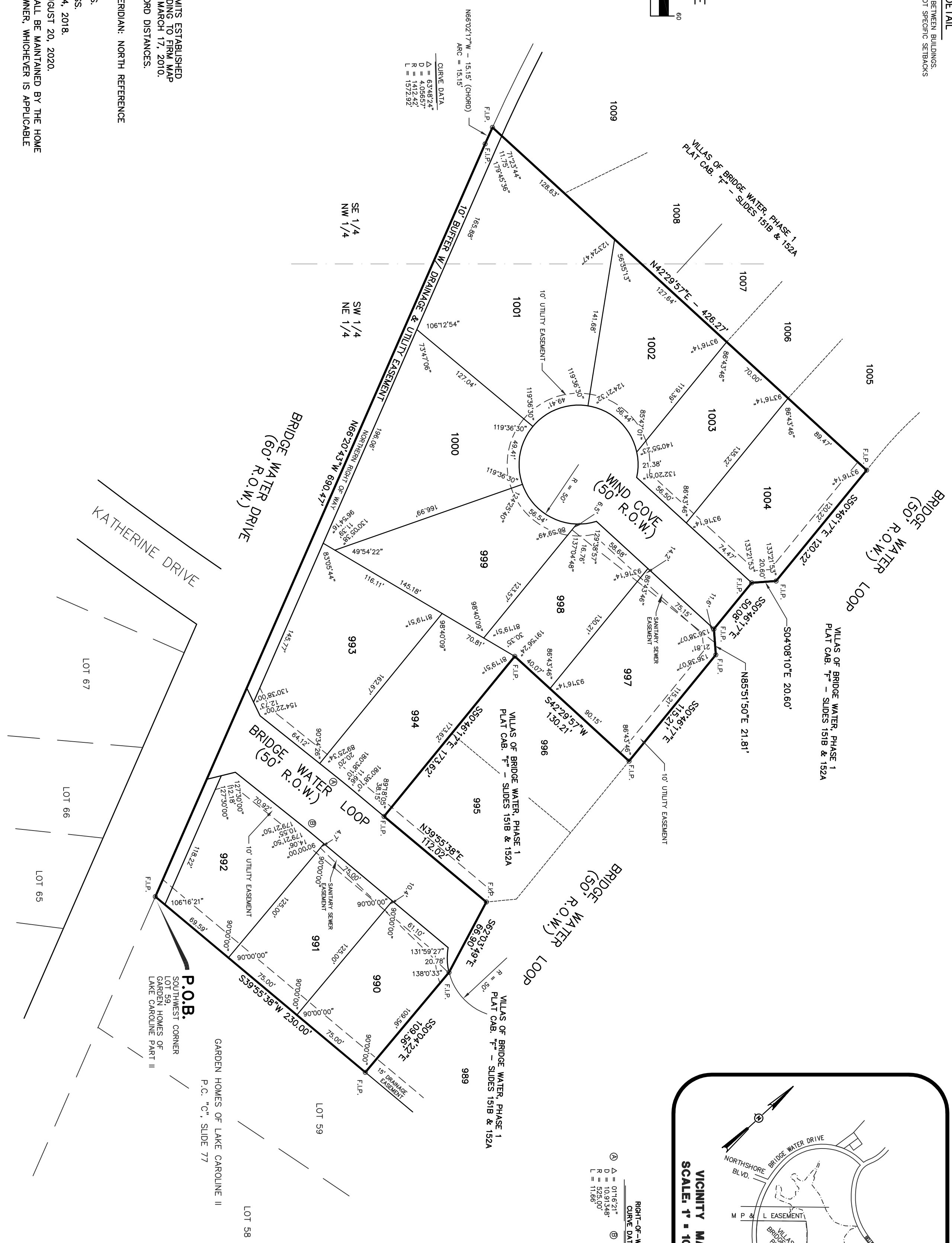
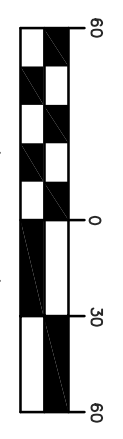
PLATTED & SURVEYED BY
H D LANG AND ASSOCIATES, INC.
 ENGINEERS / LAND SURVEYORS
 4099 NORTH STATE STREET
 JACKSON, MISSISSIPPI
 (601) 362-4886



NOTE: 10' MINIMUM DISTANCE BETWEEN BUILDINGS. REFERENCE COVENANTS FOR LOT SPECIFIC SETBACKS

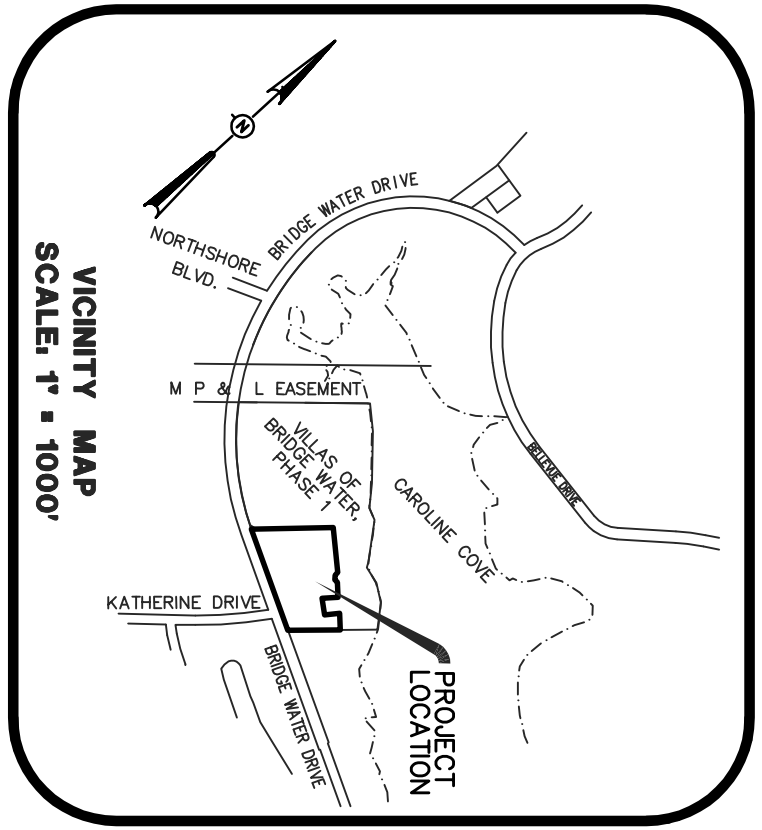


GRAPHIC SCALE
 (IN FEET)
 1 inch = 60 ft.



CURVE DATA
 Δ = 63°48'24"
 D = 409.6577'
 R = 1412.42'
 L = 1572.92'

RIGHT-OF-WAY CURVE DATA
 (A) Δ = 01°16'21"
 D = 10.91348'
 R = 525.00'
 L = 11.88'
 (B) Δ = 01°16'21"
 D = 12.06227'
 R = 475.00'
 L = 10.53'



NOTES:

1. THIS SUBDIVISION LIES WITHIN THE LIMITS ESTABLISHED BY THE ZONING AND PLANNING DEPARTMENT OF MADISON COUNTY, MISSISSIPPI, PLAT NUMBER 280880395 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 = 4.49 ACRES, MORE OR LESS.
7. DATE OF FIELD SURVEY: DECEMBER 4, 2018.
8. DATE OF PREPARATION OF PLAT: AUGUST 20, 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

VILLAS OF BRIDGE WATER, PHASE 2
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
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JACKSON, MISSISSIPPI
16011 362-4886

SURVEYOR'S CERTIFICATE
STATE OF MISSISSIPPI
COUNTY OF MADISON

I, Donald L. McDonald, Professional Surveyor, do hereby certify that of 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 the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 1, T8N-R1E, Madison County, Mississippi:

Begin at an existing $\frac{1}{2}$ " iron pin 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, said point being on the northern right of way line of Bridge Water Drive, from said POINT OF BEGINNING, run thence North 66 degrees 20 minutes 43 seconds West along said northern right of way line of Bridge Water Drive for a distance of 890.47 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 northwesterly along said northern right of way line of Bridge Water Drive along the arc of said curve an arc length of 15.15 feet to an existing $\frac{1}{2}$ " iron pin marking the Southeast corner of Villas of Bridge Water, Phase 1, 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 151B and 152A; said curve having a chord bearing of North 66 degrees 02 minutes 17 seconds West and a chord distance of 15.15 feet; leaving the arc of said curve and said northern right of way line of Bridge Water Drive, run thence North 42 degrees 29 minutes 57 seconds East along the southerly extension of the East line of Lot 1009, Villas of Bridge Water, Phase 1, along the East of said Lot 1009 and along the East line of Lots 1008, 1007, 1006 and 1005, Villas of Bridge Water, Phase 1 for a distance of 426.27 feet to an existing $\frac{1}{2}$ " iron pin on the South right-of-way line of Bridge Water Loop marking the Northeast corner of said Lot 1005; leaving said East line of Villas of Bridge Water, Phase 1, and along the South right-of-way line of Bridge Water Loop the following bearings and distances: South 50 degrees 46 minutes 17 seconds East for a distance of 120.22 feet to an existing $\frac{1}{2}$ " iron pin; South 04 degrees 08 minutes 10 seconds East for a distance of 20.60 feet to an existing $\frac{1}{2}$ " iron pin; South 50 degrees 46 minutes 17 seconds East for a distance of 50.08 feet to an existing $\frac{1}{2}$ " iron pin; North 85 degrees 51 minutes 50 seconds East for a distance of 21.81 feet to an existing $\frac{1}{2}$ " iron pin; South 50 degrees 46 minutes 17 seconds East for a distance of 115.21 feet to an existing $\frac{1}{2}$ " iron pin; leaving said South right-of-way line of Bridge Water Loop, continue thence along said South line of Villas of Bridge Water, Phase 1 the following bearings and distances: South 42 degrees 29 minutes 57 seconds West for a distance of 130.21 feet to an existing $\frac{1}{2}$ " iron pin; South 50 degrees 46 minutes 17 seconds East for a distance of 173.62 feet to an existing $\frac{1}{2}$ " iron pin; North 39 degrees 55 minutes 38 seconds East for a distance of 112.02 feet to an existing $\frac{1}{2}$ " iron pin on the aforesaid South right-of-way line of Bridge Water Loop; continue thence along said South line of Villas of Bridge Water, Phase 1 and along said South right-of-way line of Bridge Water Loop the following bearings and distances: South 62 degrees 03 minutes 49 seconds East for a distance of 66.90 feet to an existing $\frac{1}{2}$ " iron pin; South 50 degrees 04 minutes 22 seconds East for a distance of 109.56 feet to an existing $\frac{1}{2}$ " iron pin on the West line of the aforesaid Garden Homes of Lake Caroline, Part II; run thence South 39 degrees 55 minutes 38 seconds West along West line of Garden Homes of Lake Caroline, Part II for a distance of 230.00 feet to the POINT OF BEGINNING, containing 4.49 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 LOR, 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 LOR, LLC has consented 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 2 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____
 LOR, 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 hereon, 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 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 _____
 LOR, 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 LOR, 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 LOR, 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 Stearn, Board Member

Attest: _____
 Romy Lett, Chancery Clerk

CERTIFICATE OF COMPARISON
STATE OF MISSISSIPPI
COUNTY OF MADISON

We, Romy Lett, Chancery Clerk, and Donald L. McDonald, Professional Surveyor, do hereby certify that a true and correct copy of the plat of Villas of Bridge Water, Phase 2 with the original thereon 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

 Romy Lett, Chancery Clerk

By: _____ D.C.

FILED AND RECORDATION
STATE OF MISSISSIPPI
COUNTY OF MADISON

I, Romy 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 2 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____

 Romy Lett, Chancery Clerk

By: _____ D.C.