

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

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MEMORANDUM

June 30, 2021

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: Heron's Bay of Caroline
Final Plat

The Engineering Department recommends approval of H. D. Lang and Associates, Inc.'s Final Plat of the Heron's Bay of Caroline. The Development is approximately 31.21 acres with 84 lots at roughly ¼ acre each. The Letter of Credit for the final wearing surface has been received for this development.

HERON'S BAY OF CAROLINE

SITUATED IN THE
NORTHWEST 1/4 OF
SECTION 11, 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

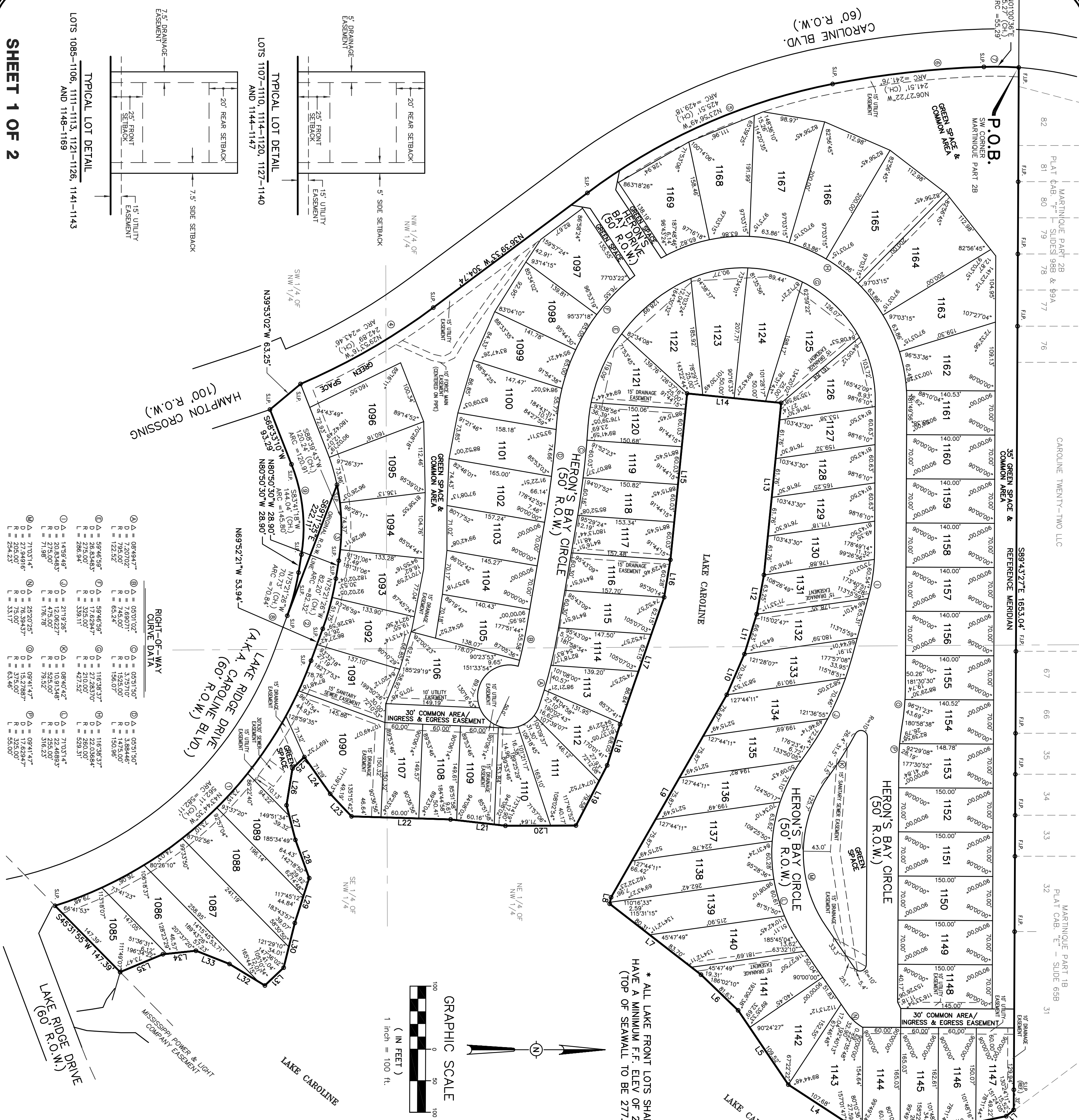
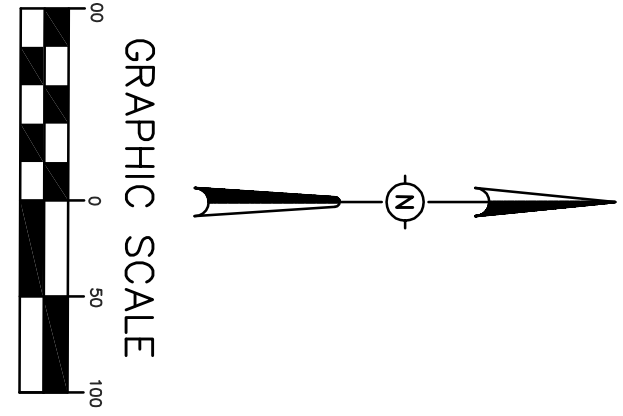
BOUNDARY INFORMATION

NUMBER	DIRECTION	DISTANCE
L1	S40°07'38"E	15.52'
L2	S17°31'43"E	14.475'
L3	S10°05'57"W	11.5.37'
L4	S33°04'10"W	107.66'
L5	S55°57'00"W	142.21'
L6	S43°50'22"W	81.63'
L7	S37°48'12"W	183.32'
L8	N77°43'03"W	10.55'
L9	N60°15'26"W	369.90'
L10	N66°31'50"W	70.35'
L11	N72°56'50"W	66.23'
L12	N79°32'48"W	63.25'
L13	N84°16'07"W	274.20'
L14	S05°43'53"W	150.00'
L15	S84°16'07"E	265.11'
L16	S80°30'08"E	60.28'
L17	S70°53'19"E	213.35'
L18	S72°32'05"E	68.05'
L19	S62°32'05"E	110.51'
L20	S00°12'57"E	11.87'
L21	S06°32'45"W	87.67'
L22	S01°47'46"W	157.06'
L23	S46°32'04"W	49.19'
L24	S54°52'51"W	71.29'
L25	S43°52'03"E	26.15'
L26	S80°48'08"E	59.03'
L27	N75°40'21"E	56.70'
L28	N70°05'33"E	64.43'
L29	S72°13'17"E	74.75'
L30	S75°57'15"E	73.09'
L31	S43°33'17"E	41.04'
L32	S31°6'10"W	65.72'
L33	S27°32'44"W	57.23'
L34	S06°04'35"E	52.69'
L35	S22°58'58"E	73.47'

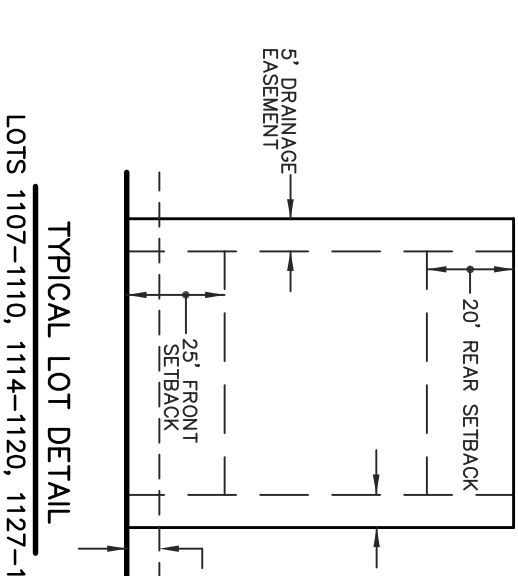
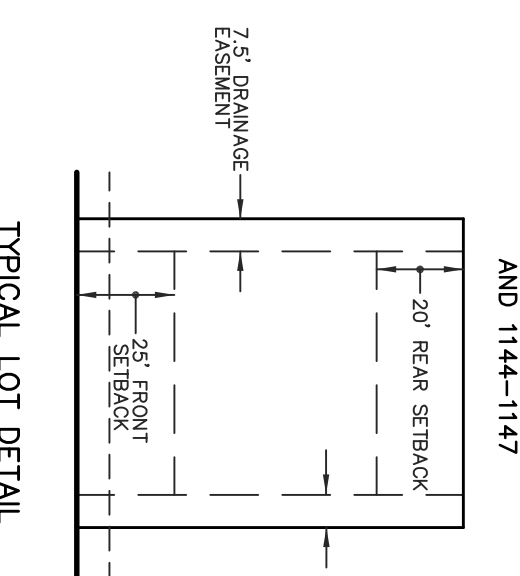
BOUNDARY CURVE DATA

① Δ = 52°17'98"	② Δ = 10°58'09"	③ Δ = 30°56'28"	④ Δ = 13°32'35"
D = 8.98447'	D = 13.32468'	D = 17.36226'	D = 5.586270'
R = 537.77'	R = 80.000'	R = 330.000'	R = 103.000'
L = 58.11'	L = 82.92'	L = 176.80'	L = 25.48'
⑤ Δ = 28°59'58"	⑥ Δ = 09°01'33"	⑦ Δ = 05°53'41"	
D = 6.09024'	D = 3.73335'	D = 1.68127'	
R = 429.18'	R = 241.70'	R = 55.29'	
L = 70.94'	L = 149.80'	L = 21.000'	
⑧ Δ = 10°58'09"	⑨ Δ = 30°56'28"		
D = 15.48535'	D = 21.22066'		
R = 70.94'	R = 149.80'		

* ALL LAKE FRONT LOTS SHALL
HAVE A MINIMUM F.F. ELEV OF 279.0
(TOP OF SEAWALL TO BE 277.5)



LOTS 1085-1106, 1111-1113, 1121-1126, 1141-1143
AND 1148-1169



RIGHT-OF-WAY CURVE DATA

① Δ = 08°49.7"	② Δ = 08°30.0"	③ Δ = 08°51.50"	④ Δ = 08°51.50"
D = 7.24072'	D = 7.69071'	D = 3.72910'	D = 3.38846'
R = 795.00'	R = 745.00'	R = 1528.00'	R = 1475.00'
L = 122.52'	L = 65.24'	L = 156.07'	L = 150.96'
⑤ Δ = 59°45.9"	⑥ Δ = 59°45.9"	⑦ Δ = 15°38.37"	⑧ Δ = 15°38.37"
D = 26.83483'	D = 17.86947'	D = 27.28370'	D = 28.000'
R = 275.00'	R = 210.00'	R = 210.00'	R = 210.00'
L = 286.94'	L = 339.11'	L = 427.52'	L = 529.31'
⑨ Δ = 14°59.44"	⑩ Δ = 21°19.26"	⑪ Δ = 08°40.42"	⑫ Δ = 7°03.14"
D = 26.83483'	D = 42.500'	D = 22.03864'	D = 25.000'
R = 275.00'	R = 176.78'	R = 316.23'	R = 325.00'
L = 71.98'	L = 176.78'	L = 79.52'	L = 33.17'
⑬ Δ = 21°03.14"	⑭ Δ = 25°20.25"	⑯ Δ = 08°41.47"	⑰ Δ = 09°41.47"
D = 26.83483'	D = 37.500'	D = 37.500'	D = 37.500'
R = 275.00'	R = 33.17'	R = 63.48'	R = 55.00'
L = 254.23'	L = 33.17'	L = 63.48'	L = 55.00'

- NOTES:
- THIS SUBDIVISION LIES WITHIN THE LIMITS ESTABLISHED FOR ZONE "X" (NO SHADING) ACCORDING TO FIRM MAP NUMBER 28089CC0395 F, EFFECTIVE MARCH 17, 2010.
 - DIMENSIONS ALONG CURVES ARE CHORD DISTANCES.
 - SURVEY CLASSIFICATION "B".
 - REFERENCE MERIDIAN: NORTH REFERENCED TO THE SOUTH LINE OF MARTINIQUE PART 2B.
 - IRON PINS SET AT ALL LOT CORNERS.
 - AREA = 31.21 ACRES, MORE OR LESS.
 - DATE OF FIELD SURVEY: JULY 1, 2020.
 - DATE OF PREPARATION OF PLAT: MAY 21, 2021.
 - 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
* SET 1/2" IRON PINS ALONG LAKE ARE SET ON A 20 FOOT OFFSET

