BOARD OF SUPERVISORS

MADISON COUNTY, MISSISSIPPI

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

June 30, 2021

To: Sheila Jones, Supervisor, District I

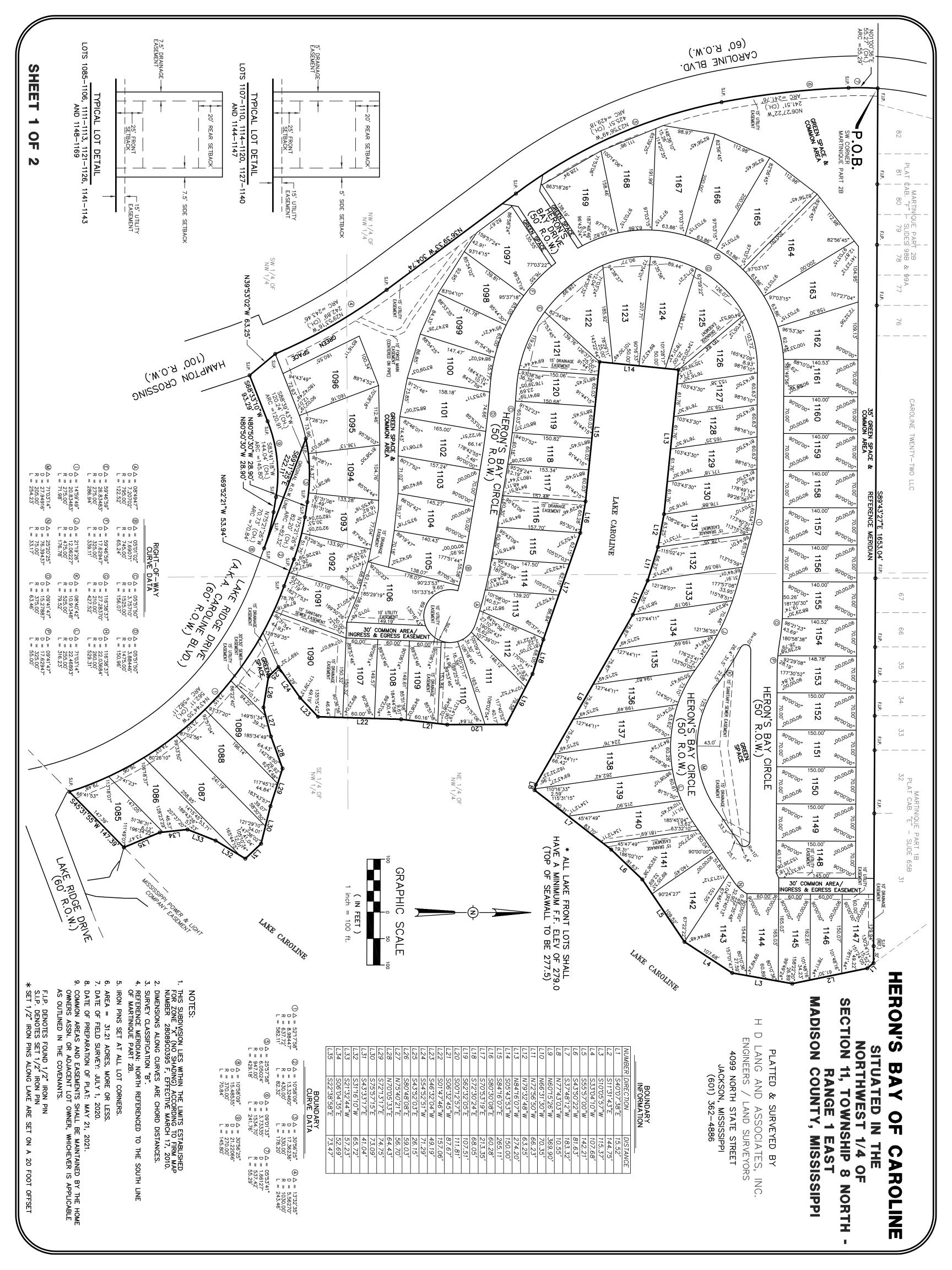
Trey Baxter, Supervisor, District II Gerald Steen, Supervisor, District III Karl Banks, Supervisor, District IV Paul Griffin, Supervisor, District V

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.



I, Donald L. McDonald, Professional Surveyor, do hereby certify that at the request undersigned owner, I have subdivided and platted the following described land situated in the Northwest ¼ of Section 11, T8N-R1E, Madison County, Mississippi:

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HERON'S W Ť CAROLINE

MADISON COUNT SECTION NORTHWE SITUATED 11, TOW RANGE S ~ Z NSHIP 1/4 **MISSISSIPPI** EAST THE **OF** ∞ NORTH

6.05024 degree curve bearing to the right having a minutes 58 seconds and a radius of 947.00 feet; run t of said curve an arc length of 429.18 feet to a set chord bearing of North 23 degrees 56 minutes 49 sec of 425.51 feet; said set ½" iron pin marking the Po 3.73335 degree curve bearing to the right having a minutes 33 seconds and a radius of 1,534.70 feet; ru arc of said curve an arc length of 241.76 feet to a set chord bearing of North 06 degrees 27 minutes 22 sec of 241.51 feet; said set ½" iron pin marking the Po ng a central angle of 25 degrees 57 run thence northwesterly along the arc set ½" iron pin; said curve having a 9 seconds West and a chord distance Point of Compound Curvature of a 19 a central angle of 09 degrees 01 st; run thence northwesterly along the 2 seconds West and a chord distance 19 Point of Compound Curvature of a 19 period of 19

| Witness | 1.66127 degree curve bearing to the right having a central angle of 05 degrees 53 minutes 41 seconds and a radius of 537.42 feet; run thence northeasterly along the arc of said curve an arc length of 55.29 feet to the POINT OF BEGINNING; said curve having a chord bearing of North 01 degrees 00 minutes 36 seconds East and a chord distance of 55.27 feet; said parcel of land contains 31.21 acres, more or less. |
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COMPLIANCE

SURVEYOR'S CERTIFICATE OF 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.

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CERTIFICATE AND DEDICATION 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 Heron's Bay of Caroline and dedicates the street right—of—ways and drainage easements as shown hereon for public use forever.

Witness my signature this the _____ d Caroline, LLC, A Mississippi Limited Liability the ' Company 20

Given under 20____

my hand and seal of

office this the

Donald L McDonald, PLS

Ronny Lott, Chancery Clerk

D.C.

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 all sewer lines, water lines, connections, taps, manholes, I all other items that may be used in connection with or distribution and collection system, and any and all of suc all other items that may be used in connection with or at gas distribution system, or TV cable, or other corn appurtenances, except telephonic, and placed in, on, or way, streets, avenues, boulevards, private drive, and comm elf, its successors and assigns, any and oles, pipes, valves, fittings and any and th or attached to said water or sewer of such lines, connections, fittings, and or attached to or used in said natural communication cable system, and or under said easements, rights—of—common areas as shown on said plat.

l, Ronny Lott, Clerk of the Chancery Court in and for said County and State, do hereby certify that the final plat of Heron's Bay of Caroline was filed for record in my office

Given under my hand and seal of office this the 20____.

Ronny Lott, Chancery Clerk

B Y:

D.C.

recorded in Plat Cabinet ______ at Slides and plats of land in Madison County, Mississippi.

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20____ and was duly the records of maps

on this the

day of

FILING AND RECORDATION STATE OF MISSISSIPPI COUNTY OF MADISON

| LLC, a Mississippi Limited Liability Company | Caroline, |
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I O **ENGINEERS / LAND SURVEYORS** LANG AND ASSOCIATES, INC. PLATTED & SURVEYED BY 4099 NORTH STATE STREET

JACKSON, MISSISSIPPI (601) 362-4886

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. under my hand and seal of office this the day of

| We, Ronny Lott, Chancery Clerk and Donald L. McDonald, Professional Surveyor, do hereby certify that we have carefully compared this plat of Heron's Bay 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. | CERTIFICATE OF COMPARISON STATE OF MISSISSIPPI COUNTY OF MADISON | Attest:Ronny Lott, Chancery Clerk | By:Karl Banks, Board President | Madison County Board of Supervisors | I hereby certify that this is a true copy and that this plat was approved by the Board Supervisors of Madison County in session on the day of | APPROVAL OF THE BOARD OF SUPERVISORS STATE OF MISSISSIPPI COUNTY OF MADISON | By:Tīm Bryan, P.E., County Engineer | I have examined this plat and find it conforms to all conditions set forth on the plat as approved by the Board of Supervisors of Madison County, Mississippi recommend final approval. | COUNTY ENGINEER'S RECOMMENDATION STATE OF MISSISSIPPI COUNTY OF MADISON | Notary Public My Commission Expires: |
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| rofessional Surveyor, do Heron's Bay of Caroline Professional Surveyor, and | | ţ | | | approved by the Board of | | | set forth on the preliminary unty, Mississippi and thus | | Expires: |