

BEFORE THE MADISON COUNTY, MISSISSIPPI BOARD OF SUPERVISORS

IN RE: ALTERATION OF THE PLAT OF CAMDEN RIDGE OF CAROLINE

CAROLINE, LLC

PETITIONER

**PETITION TO ALTER THE PLAT OF
CAMDEN RIDGE OF CAROLINE**

COMES NOW Petitioner, Caroline, LLC, pursuant to Section 17-1-23 (4) of the *Mississippi Code of 1972, Annotated, as Amended*, and files this its Petition before the Board of Supervisors of Madison County, Mississippi to alter the Plat of Camden Ridge of Caroline, and in support hereof show as follows:

1. Petitioner, Caroline, LLC, is a Mississippi Limited Liability Company, whose address is 607 Highland Colony Parkway, Suite 200, Ridgeland, MS 39157.

2. Petitioner is the owner of Lots 234, 235, 236, 254, 255, 256, and 257 of Camden Ridge of Caroline.

3. Camden Ridge of Caroline is a subdivision according to a map or plat thereof on file and of record in the office of the Chancery Clerk of Madison County, Mississippi in Plat Cabinet E at Slides 7A and 7B, and is subject to the Declaration of Covenants, Conditions and Restrictions of Lake Caroline recorded in Book 696 at Page 609 in the records in the office of the Chancery Clerk of Madison County, Mississippi. A reduced copy of the plat of Camden Ridge of Caroline is attached hereto as **Exhibit "A."**

4. The Lake Caroline Covenants state in Section 12 of Article XI:

No lot shall be subdivided or its boundary line changed except with the written consent of the Board of Directors and the Declarant.

5. Petitioner shows that the Plat of Camden Ridge of Caroline was approved and filed with the office of the Chancery Clerk of Madison County, Mississippi on September 29, 2005, in

Plat Cabinet E at Slides 7A and 7B. Lots 234-236 and 254-257 are depicted on the plat of Camden Ridge of Caroline.

6. Petitioner desires to alter and change the boundary lines of Lots 234-236 and 254-256 in accordance with the Survey Plats and legal descriptions are attached hereto as composite **Exhibit "B"**.

7. Pursuant to Section 12 of Article XI of the Lake Caroline Covenants, and pursuant to Section 17-1-23 (4) of the *Mississippi Code of 1972, Annotated, as Amended*, the only parties interested in the subject matter of this Petition are:

- a. Petitioner;
- b. Lake Caroline Owner's Association, Inc.;
- c. Lake Caroline, Inc.

All of such interested parties join in this Petition.

8. The Board of Supervisors should approve this Petition and should reflect same on its minutes and by marginal notation on the Plat of Camden Ridge of Caroline, as recorded in Plat Cabinet E at Slides 7A and 7B in the records in the office of the Chancery Clerk of Madison County, Mississippi.

WHEREFORE, PREMISES CONSIDERED Petitioner respectfully requests that this Petition be received, and that after consideration, that the Board of Supervisors of Madison County, Mississippi will enter its Order Altering the Plat of Camden Ridge of Caroline to reflect the alterations to Lots 234-236 and Lots 254-257.

FURTHER, that Petitioner requests that the Board of Supervisors of Madison County, Mississippi grant any other relief to which Petitioner may be entitled.

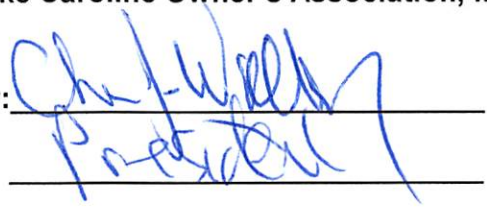
THIS the 14 day of April 2021.

Respectfully submitted,

Caroline, LLC


By: 
Mark S. Jordan, President

Lake Caroline Owner's Association, Inc.

By: 
Mark S. Jordan, President

Lake Caroline, Inc.

By: 
Mark S. Jordan, President


Don A. McGraw, Jr.
Montgomery McGraw, PLLC
P.O. Box 1039
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Canton, MS 39046
Telephone: 601-859-3616
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Email: Dmcgraw@montgomerymcgraw.com
Attorney for Caroline, LLC

A certain parcel of land being part of Lots 234 and 235, Camden Ridge 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 E at Slides 7A and 7B, and being more particularly described as follows:

Begin at a point on the southeastern right-of-way line of Camden Ridge marking the Northwest corner of the aforesaid Lot 234, Camden Ridge of Caroline; from said POINT OF BEGINNING, run thence South 88 degrees 34 minutes 56 seconds East along the North line of said Lot 234 for a distance of 137.37 feet to the Northeast corner thereof; said point also being on the West right-of-way line of Caroline Crossing; leaving said North line of Lot 234, run thence South along the East line of said Lot 234 and along said West right-of-way line of Caroline Crossing for a distance of 101.40 feet to a point; run thence South 45 degrees 04 minutes 54 seconds West along said East line of Lot 234 and along the East line of the aforesaid Lot 235 for a distance of 84.95 feet to a point on the North right-of-way line of Stribling Road; leaving said East line of Lot 235, run thence North 89 degrees 58 minutes 54 seconds West along the South line of said Lot 235 and along said North right-of-way line of Stribling Road for a distance of 55.92 feet to a point; leaving said South line of Lot 235 and said North right-of-way line of Stribling Road, run thence North 23 degrees 24 minutes 35 seconds West for a distance of 140.81 feet to a point on the aforesaid southeastern right-of-way line of Camden Ridge; said point also being on the arc of a 114.59167 degree curve bearing to the left having a central angle of 270 degrees 00 minutes 00 seconds and a radius of 50.00 feet; run thence northeasterly along said southeastern right-of-way line of Camden Ridge, along the North line of said Lots 235 and 234 an arc length of 51.98 feet to the POINT OF BEGINNING; said curve having a chord bearing of North 44 degrees 18 minutes 01 seconds East and a chord distance of 49.67 feet; said parcel of land contains 21,854.0 square feet, more or less.



CAMDEN RIDGE
(50' R.O.W.)

CURVE DATA
Δ = 270°00'00"
D = 114.59167'
R = 50.00'
L = 261.80'

144°18'01"E
49.67' (Ch.)
R/C = 51.88'

LOT 233
CAMDEN RIDGE OF CAROLINE
PLAT CABINET "E" - SLIDES 7A & 7B

S88°34'56"E 137.37'

P.O.B.
NW CORNER
LOT 234
CAMDEN RIDGE
OF CAROLINE

R.O.W. LINE

CAMDEN RIDGE OF CAROLINE
PLAT CABINET "E" - SLIDES 7A & 7B

N23°24'35"W 140.81'

LOT 235

LOT 234

21,854.0 SQ. FT. +/-

SOUTH 101.40'

CAROLINE CROSSING
(100' R.O.W.)

S45°04'54"W 84.95'
COMMON
AREA

R.O.W. LINE

N89°58'54"W 55.92'

R.O.W. LINE

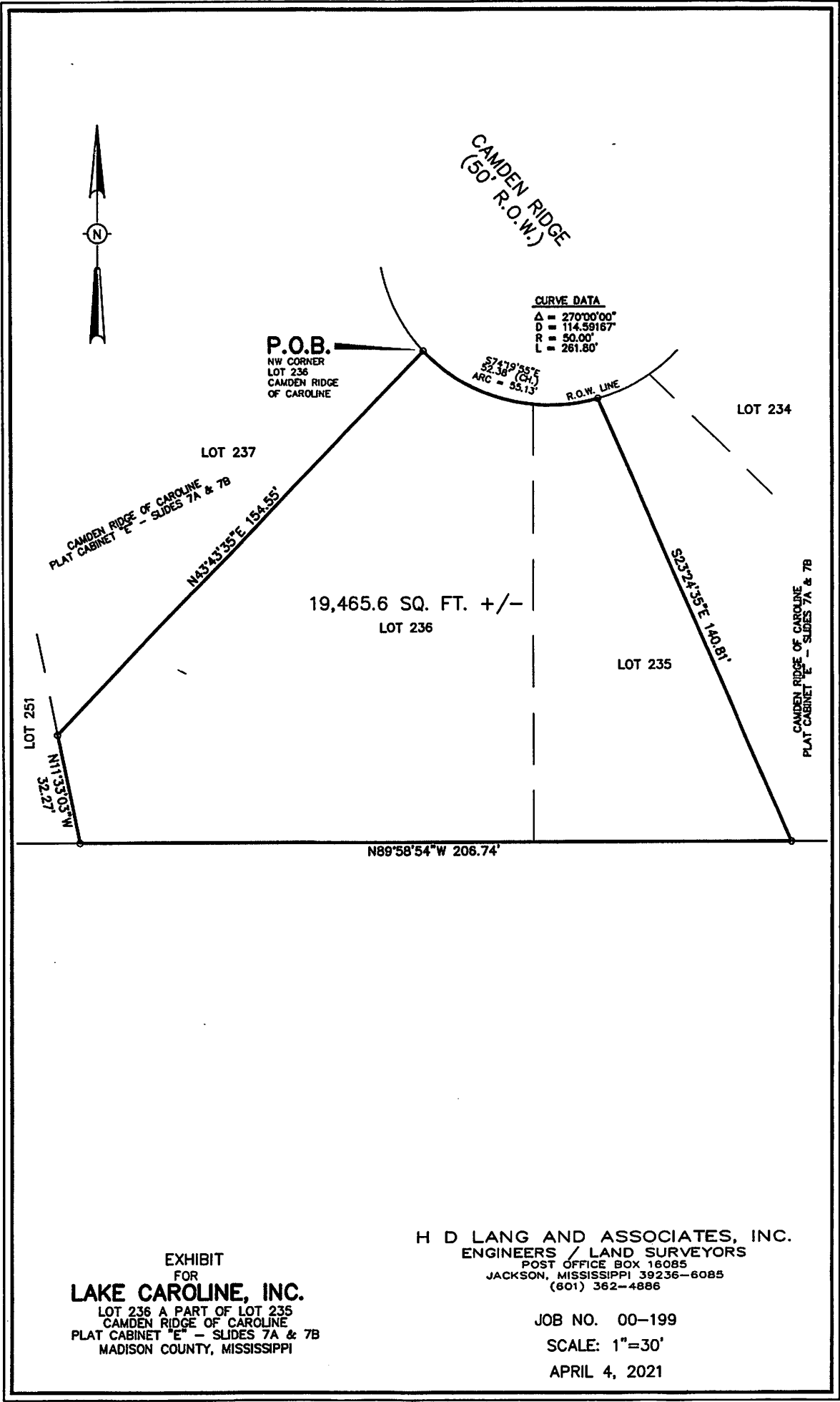
EXHIBIT
FOR
LAKE CAROLINE, INC.
LOT 234 AND A PART OF LOT 235
CAMDEN RIDGE OF CAROLINE
PLAT CABINET "E" - SLIDES 7A & 7B
MADISON COUNTY, MISSISSIPPI

H D LANG AND ASSOCIATES, INC.
ENGINEERS / LAND SURVEYORS
POST OFFICE BOX 16085
JACKSON, MISSISSIPPI 39236-6085
(601) 362-4886

JOB NO. 00-199
SCALE: 1"=30'
APRIL 4, 2021

A certain parcel of land being part of Lots 235 and 236, Camden Ridge 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 E at Slides 7A and 7B, and being more particularly described as follows:

Begin at a point on the South right-of-way line of Camden Ridge marking the Northwest corner of the aforesaid Lot 236, Camden Ridge of Caroline; said point also being on the arc of a 114.59167 degree curve bearing to the left having a central angle of 270 degrees 00 minutes 00 seconds and a radius of 50.00 feet; run thence southeasterly along said South right-of-way line of Camden Ridge, along the North line of said Lots 236 and 235 an arc length of 55.13 feet to a point; said curve having a chord bearing of South 74 degrees 19 minutes 55 seconds East and a chord distance of 52.38 feet; leaving said South right-of-way line of Camden Ridge, said North line and Lot 235 and the arc of said curve, run thence South 23 degrees 24 minutes 35 seconds East for a distance of 140.81 feet to a point on the North right-of-way line of Stribling Road; said point also being on the South line of said Lot 235; run thence North 89 degrees 58 minutes 54 seconds West along said North right-of-way line of Stribling Road and along the South line of said Lot 235 and the South line of said Lot 236 for a distance of 206.74 feet to the Southwest corner thereof; leaving said North right-of-way line of Stribling Road and said South line of Lot 236, run thence North 11 degrees 33 minutes 03 seconds West along the West line of said Lot 236 for a distance of 32.27 feet to a point; run thence North 43 degrees 43 minutes 35 seconds East along said West line of Lot 236 for a distance of 154.55 feet to the POINT OF BEGINNING, containing 19,465.6 square feet, more or less.



CAMDEN RIDGE
(50' R.O.W.)

CURVE DATA
 $\Delta = 270^{\circ}00'00''$
 $D = 114.59167'$
 $R = 50.00'$
 $L = 261.80'$

P.O.B.
 NW CORNER
 LOT 236
 CAMDEN RIDGE
 OF CAROLINE

$S74^{\circ}19'55''E$
 $52.34'$ (Ch.)
 ARC = $55.13'$

R.O.W. LINE

LOT 234

LOT 237

CAMDEN RIDGE OF CAROLINE
 PLAT CABINET "E" - SLIDES 7A & 7B

$N43^{\circ}43'35''E$ 154.35'

19,465.6 SQ. FT. +/-
 LOT 236

$S23^{\circ}24'35''E$ 140.91'

LOT 235

CAMDEN RIDGE OF CAROLINE
 PLAT CABINET "E" - SLIDES 7A & 7B

LOT 251
 $N11^{\circ}33'05''W$
 32.27'

$N89^{\circ}58'54''W$ 206.74'

EXHIBIT
 FOR
LAKE CAROLINE, INC.
 LOT 236 A PART OF LOT 235
 CAMDEN RIDGE OF CAROLINE
 PLAT CABINET "E" - SLIDES 7A & 7B
 MADISON COUNTY, MISSISSIPPI

H D LANG AND ASSOCIATES, INC.
 ENGINEERS / LAND SURVEYORS
 POST OFFICE BOX 16085
 JACKSON, MISSISSIPPI 39236-6085
 (601) 362-4886

JOB NO. 00-199
 SCALE: 1"=30'
 APRIL 4, 2021

A certain parcel of land being part of Lots 254 and 255, Camden Ridge 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 E at Slides 7A and 7B, and being more particularly described as follows:

Begin at the Southwest corner of Lot 253, Camden Ridge of Caroline; said point also being on the North right-of-way line of Stribling Road; from said POINT OF BEGINNING, run thence North 33 degrees 35 minutes 46 seconds West for a distance of 165.92 feet to a point on the southeastern right-of-way line of Camden Cove; said point also being on the arc of a 114.59167 degree curve bearing to the left having a central angle of 270 degrees 00 minutes 00 seconds and a radius of 50.00 feet; run thence northeasterly along said southeastern right-of-way line of Camden Cove, along the West line of said Lots 255 and 254 an arc length of 59.09 feet to a point; said curve having a chord bearing of North 16 degrees 02 minutes 43 seconds East and a chord distance of 55.71 feet; leaving the arc of said curve, run thence North 42 degrees 11 minutes 19 seconds East along said southeastern right-of-way line of Camden Cove for a distance of 55.73 feet to Northwest corner of said Lot 254; said point also being the Point of Intersection of said southeastern right-of-way line of Camden Cove with the South right-of-way line of Camden Way; said point also being on the arc of a 17.62944 degree curve bearing to the left having a central angle of 35 degrees 36 minutes 26 seconds and a radius of 325.00 feet; leaving said southeastern right-of-way line of Camden Cove, run thence southeasterly along the North line of said Lot 254 and along said South right-of-way line of Camden Way an arc length of 98.27 feet to a point; said curve having a chord bearing of South 60 degrees 53 minutes 06 seconds East and a chord distance of 97.89 feet; said point being the Point of Compound Curvature of a 13.48139 degree curve bearing to the left having a central angle of 53 degrees 43 minutes 46 seconds and a radius of 425.00 feet; run thence southeasterly along said North line of Lot 254 and along said South right-of-way line of Camden Way and arc length of 32.01 feet to the Northeast corner thereof; said curve having a chord bearing of South 71 degrees 42 minutes 15 seconds East and a chord distance of 32.00 feet; leaving said North line of Lot 254, said South right-of-way line of Camden Way and the arc of said curve, run thence South 23 degrees 41 minutes 02 seconds West for a distance of 191.49 feet to the POINT OF BEGINNING, containing 20,204.7 square feet, more or less.



CAMDEN COVE
(50' R.O.W.)

CAMDEN WAY
(50' R.O.W.)

CURVE DATA
Δ = 35°36'28"
D = 17.62944'
R = 325.00'
L = 201.98'

CURVE DATA
Δ = 53°43'48"
D = 13.48139'
R = 425.00'
L = 398.55'

CURVE DATA
Δ = 270°00'00"
D = 114.59167'
R = 50.00'
L = 281.80'

N16°02'43"E
55.71' (Ch.)
ARC = 59.09'

S71°42'15"E
32.00' (Ch.)
ARC = 32.01'

LOT 254
20,204.7 SQ. FT. +/-

LOT 255

LOT 253

CAMDEN RIDGE OF CAROLINE
PLAT CABINET "E" - SLIDES 7A & 7B

P.O.B.
SW CORNER
LOT 253
CAMDEN RIDGE
OF CAROLINE

STRIBLING ROAD (100' R.O.W.)

EXHIBIT
FOR
LAKE CAROLINE, INC.
LOT 254 AND A PART OF LOT 255
CAMDEN RIDGE OF CAROLINE
PLAT CABINET "E" - SLIDES 7A & 7B
MADISON COUNTY, MISSISSIPPI

H D LANG AND ASSOCIATES, INC.
ENGINEERS / LAND SURVEYORS
POST OFFICE BOX 16085
JACKSON, MISSISSIPPI 39236-6085
(601) 362-4886

JOB NO. 00-199

SCALE: 1"=30'

APRIL 4, 2021

A certain parcel of land being part of Lots 255 and 256, Camden Ridge 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 E at Slides 7A and 7B, and being more particularly described as follows:

Begin at a point on the North right-of-way line of Stribling Road marking the Southwest corner of Lot 253 of said Camden Ridge of Caroline; from said POINT OF BEGINNING, run thence North 89 degrees 58 minutes 54 seconds West along the South line of said Lot 255, along the South line of said Lot 256 and along said North right-of-way line of Stribling Road for a distance of 216.34 feet to a point; leaving said South line of Lot 256 and said North right-of-way line of Stribling Road, run thence North 22 degrees 56 minutes 34 seconds West for a distance of 151.13 feet to a point on the South right-of-way line of Camden Cove; said point also being on the arc of a 114.59167 degree curve bearing to the left having a central angle of 270 degrees 00 minutes 00 seconds and a radius of 50.00 feet; run thence southeasterly along said South right-of-way line of Camden Cove, along the North line of said Lots 256 and 255 an arc length of 71.58 feet to a point; said curve having a chord bearing of South 89 degrees 05 minutes 11 seconds East and a chord distance of 65.62 feet; leaving said South right-of-way line of Camden Cove, said North line and Lot 255 and the arc of said curve, run thence South 33 degrees 35 minutes 46 seconds East for a distance of 165.92 feet to the POINT OF BEGINNING, containing 18,991.1 square feet, more or less.



CAMDEN COVE
(50' R.O.W.)

CURVE DATA
Δ = 270°00'00"
D = 114.59167'
R = 50.00'
L = 261.80'

S89°05'11"E
65.62' (CH.)
ARC = 71.58'

R.O.W. LINE

LOT 257

LOT 254

18.991.1 SQ. FT. +/-

LOT 256

LOT 255

CAMDEN RIDGE OF CAROLINE
PLAT CABINET "E" - SLIDES 7A & 7B

N22°56'34"E 151.13'

S33°35'46"E 185.92'

CAMDEN RIDGE OF CAROLINE
PLAT CABINET "E" - SLIDES 7A & 7B

LOT 253

R.O.W. LINE

N89°58'54"W 216.34'

STRIBLING ROAD (100' R.O.W.)

P.O.B.
SW CORNER
LOT 253
CAMDEN RIDGE
OF CAROLINE

EXHIBIT
FOR
LAKE CAROLINE, INC.
A PART OF LOTS 255 AND 256
CAMDEN RIDGE OF CAROLINE
PLAT CABINET "E" - SLIDES 7A & 7B
MADISON COUNTY, MISSISSIPPI

H D LANG AND ASSOCIATES, INC.
ENGINEERS / LAND SURVEYORS
POST OFFICE BOX 16085
JACKSON, MISSISSIPPI 39236-6085
(601) 362-4886

JOB NO. 00-199
SCALE: 1"=30'
APRIL 4, 2021

A certain parcel of land being part of Lots 256 and 257, Camden Ridge 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 E at Slides 7A and 7B, and being more particularly described as follows:

Begin at a point on the West right-of-way line of Camden Cove marking the Northeast corner of the aforesaid Lot 257, Camden Ridge of Caroline; said point also being on the arc of a 114.59167 degree curve bearing to the left having a central angle of 270 degrees 00 minutes 00 seconds and a radius of 50.00 feet; run thence southeasterly along said West right-of-way line of Camden Cove, along the West line of said Lots 257 and 256 an arc length of 56.37 feet to a point; said curve having a chord bearing of South 15 degrees 46 minutes 41 seconds East and a chord distance of 53.43 feet; leaving said West right-of-way line of Camden Cove, said North line and Lot 235 and the arc of said curve, run thence South 22 degrees 56 minutes 34 seconds West for a distance of 151.13 feet to a point on the South line of said Lot 256; said point also being on the North right-of-way line of Stribling Road; run thence North 89 degrees 58 minutes 54 seconds West along the South line of said Lot 256 and along said North right-of-way line of Stribling Road for a distance of 49.48 feet to a point; leaving said South line of Lot 256 and said North right-of-way line of Stribling Road, run thence North 06 degrees 11 minutes 35 seconds West along the West line of said Lot 256 and along the West line of the aforesaid Lot 257 for a distance of 172.97 feet to the Northwest corner thereof; leaving said West line of Lot 257, run thence North 80 degrees 36 minutes 11 seconds East along the North line of said Lot 257 for a distance of 114.06 feet to the POINT OF BEGINNING, containing 16,809.6 square feet, more or less.

N

LOT 258

CAMDEN RIDGE OF CAROLINE
PLAT CABINET "E" - SLIDES 7A & 7B

P.O.B.
NE CORNER
LOT 257
CAMDEN RIDGE
OF CAROLINE

N80°36'11"E 114.06'

CAMDEN COVE
(50' R.O.W.)

CURVE DATA

Δ = 270°00'00"
D = 114.59167'
R = 50.00'
L = 261.80'

STATIONING
PC = 51+48.41
PT = 51+48.41
PI = 51+48.41
PVI = 51+48.41
ELEVATION = 50.00'

LOT 257

16,809.6 SQ. FT. +/-

N06°11'35"W 172.97'

CAMDEN RIDGE OF CAROLINE
PLAT CABINET "E" - SLIDES 7A & 7B

LOT 256

S22°36'34"W 151.13'

R.O.W. LINE

N69°58'54"W 49.48'

STRIBLING ROAD (100' R.O.W.)

EXHIBIT
FOR
LAKE CAROLINE, INC.
LOT 257 AND A PART OF LOT 256
CAMDEN RIDGE OF CAROLINE
PLAT CABINET "E" - SLIDES 7A & 7B
MADISON COUNTY, MISSISSIPPI

H D LANG AND ASSOCIATES, INC.
ENGINEERS / LAND SURVEYORS
POST OFFICE BOX 16085
JACKSON, MISSISSIPPI 39236-6085
(601) 362-4886

JOB NO. 00-199

SCALE: 1"=30'

APRIL 4, 2021