

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 13, 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: Caroline Pointe of Lake Caroline, Phase 2  
Final Plat

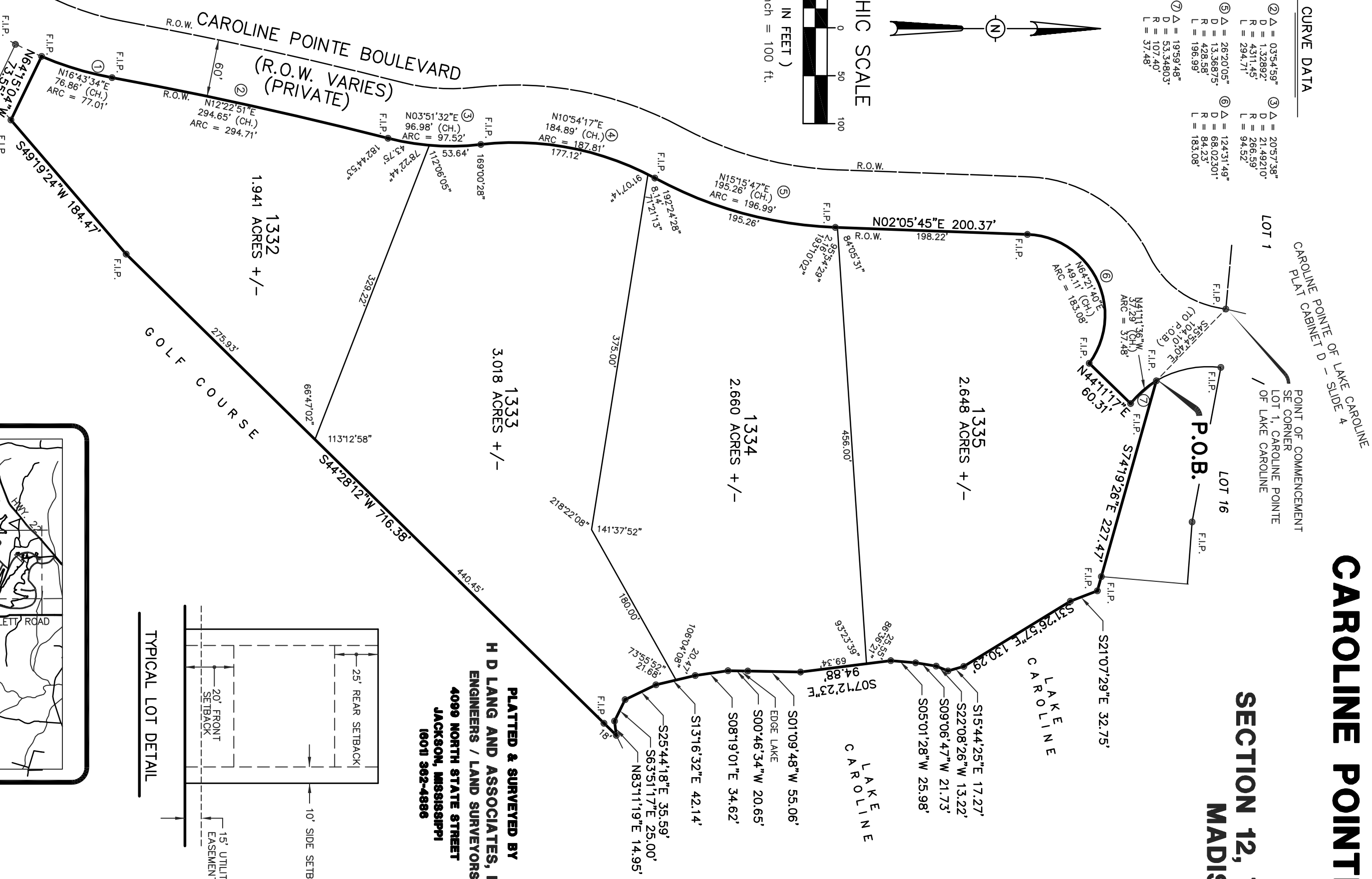
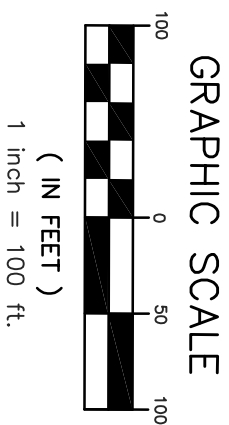
The Engineering Department recommends approval of Simmons Erosion Control's Final Plat of Caroline Pointe of Lake Caroline, Phase 2. The Development is approximately 10.27 acres with 4 lots at roughly 2.6 acres each. There is no public infrastructure associated with the plat.

# CAROLINE POINTE OF LAKE CAROLINE, PHASE II

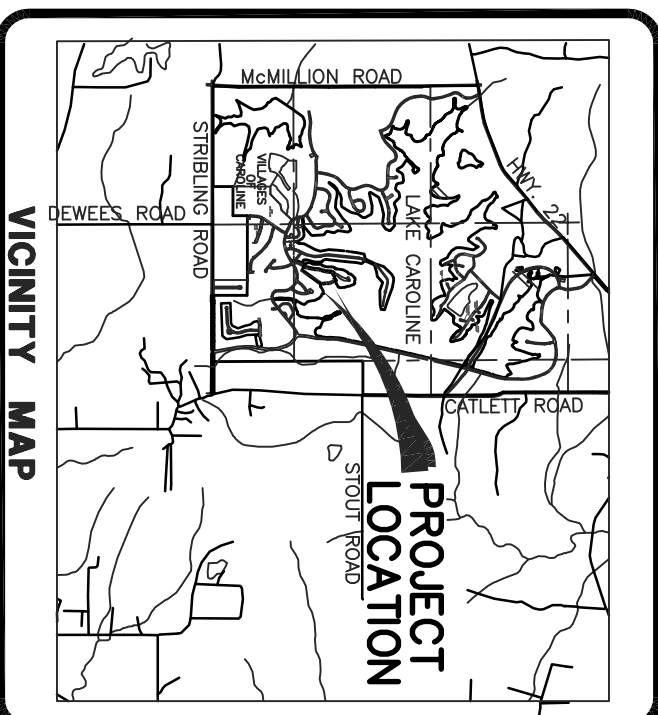
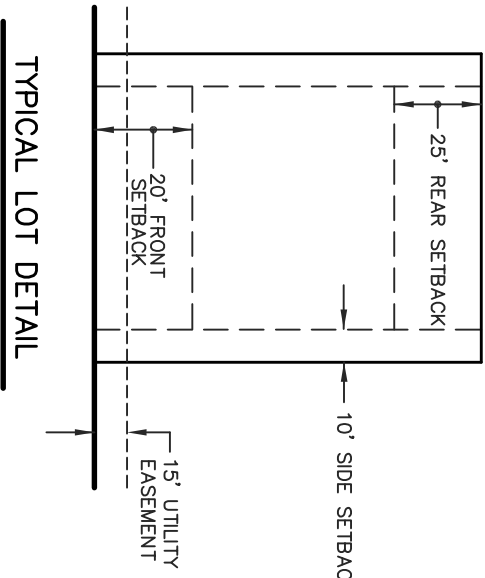
## SITUATED IN THE SOUTHWEST 1/4 OF SECTION 12, TOWNSHIP 8 NORTH - RANGE 1 EAST MADISON COUNTY, MISSISSIPPI

### CURVE DATA

① Δ = 144.342° D = 16.37022' R = 350.00' L = 98.937'	② Δ = 0.35449° D = 1.32892' R = 4.31145' L = 24.714'	③ Δ = 2057.38° D = 21.49210' R = 265.59' L = 84.52'	④ Δ = 35.0390° D = 18.66312' R = 197.81' L = 19.948'	⑤ Δ = 28.20705° D = 13.36875' R = 196.99' L = 19.948'	⑥ Δ = 124.3149° D = 88.02201' R = 853.08' L = 19.948'	⑦ Δ = 19.948° D = 107.40' R = 37.48' L = 37.48'
---	---	--	---	--	--	--



**PLATTED & SURVEYED BY**  
**H D LANG AND ASSOCIATES, INC.**  
**ENGINEERS / LAND SURVEYORS**  
**4099 NORTH STATE STREET**  
**JACKSON, MISSISSIPPI**  
**601 983-4886**



- NOTES:**
1. THIS SUBDIVISION LIES WITHIN THE LIMITS ESTABLISHED FOR ZONE "X" (NO SHADING) ACCORDING TO FIRM MAP NUMBER 28089030395 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 = 10,287 ACRES, MORE OR LESS.
  7. DATE OF FIELD SURVEY: MAY 19, 2021.
  8. DATE OF PREPARATION OF PLAT: AUGUST 10, 2021.
  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

CERTIFICATE AND DEDICATION OF OWNER  
 STATE OF MISSISSIPPI  
 COUNTY OF MADISON

I, Jennifer M. Simmons, President of Simmons Erosion Control, Inc., do hereby certify that the aforementioned is the owner of the land described in the foregoing certificate of Don F. Garner, Professional Surveyor, and that as President of said Simmons Erosion Control, Inc. 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 Simmons Erosion Control, Inc. and has designated the same as Caroline Pointe of Lake Caroline, Phase II 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\_\_\_\_  
 Simmons Erosion Control, Inc.

By: \_\_\_\_\_  
 Jennifer M. Simmons, President

SURVEYOR'S CERTIFICATE OF COMPLIANCE  
 STATE OF MISSISSIPPI  
 COUNTY OF MADISON

I, Don F. Garner, 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 herein 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\_\_\_\_

Don F. Garner, Professional Surveyor

ACKNOWLEDGEMENT  
 STATE OF MISSISSIPPI  
 COUNTY OF HINDS

Personally appeared before me, the undersigned officer in and for the jurisdiction aforesaid, the within named Jennifer M. Simmons, who acknowledged to me that she is President of Simmons Erosion Control, Inc., the owner, who acknowledged to me that she signed and delivered this plat and the certificates thereon as her own act and deed, for and on behalf of said Simmons Erosion Control, Inc., after being authorized so to do, and Don F. Garner, 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 report 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: \_\_\_\_\_  
 Karl Banks, Board President

Attest: \_\_\_\_\_  
 Romy Lott, Chancery Clerk

CERTIFICATE OF COMPARISON  
 STATE OF MISSISSIPPI  
 COUNTY OF MADISON

We, Romy Lott, Chancery Clerk and Don F. Garner, Professional Surveyor, do hereby certify that we have carefully compared this plat of Caroline Pointe of Lake Caroline, Phase II with the original thereof, as made by said Don F. Garner, 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\_\_\_\_

Don F. Garner, PS \_\_\_\_\_  
 Romy Lott, Chancery Clerk

By: \_\_\_\_\_  
 \_\_\_\_\_ D.C.

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 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, 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 \_\_\_\_\_, 20\_\_\_\_

Simmons Erosion Control, Inc.

By: \_\_\_\_\_  
 Jennifer M. Simmons, President

By: \_\_\_\_\_  
 Romy Lott, Chancery Clerk

By: \_\_\_\_\_  
 \_\_\_\_\_ D.C.

By: \_\_\_\_\_  
 Romy Lott, Chancery Clerk