

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

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MEMORANDUM

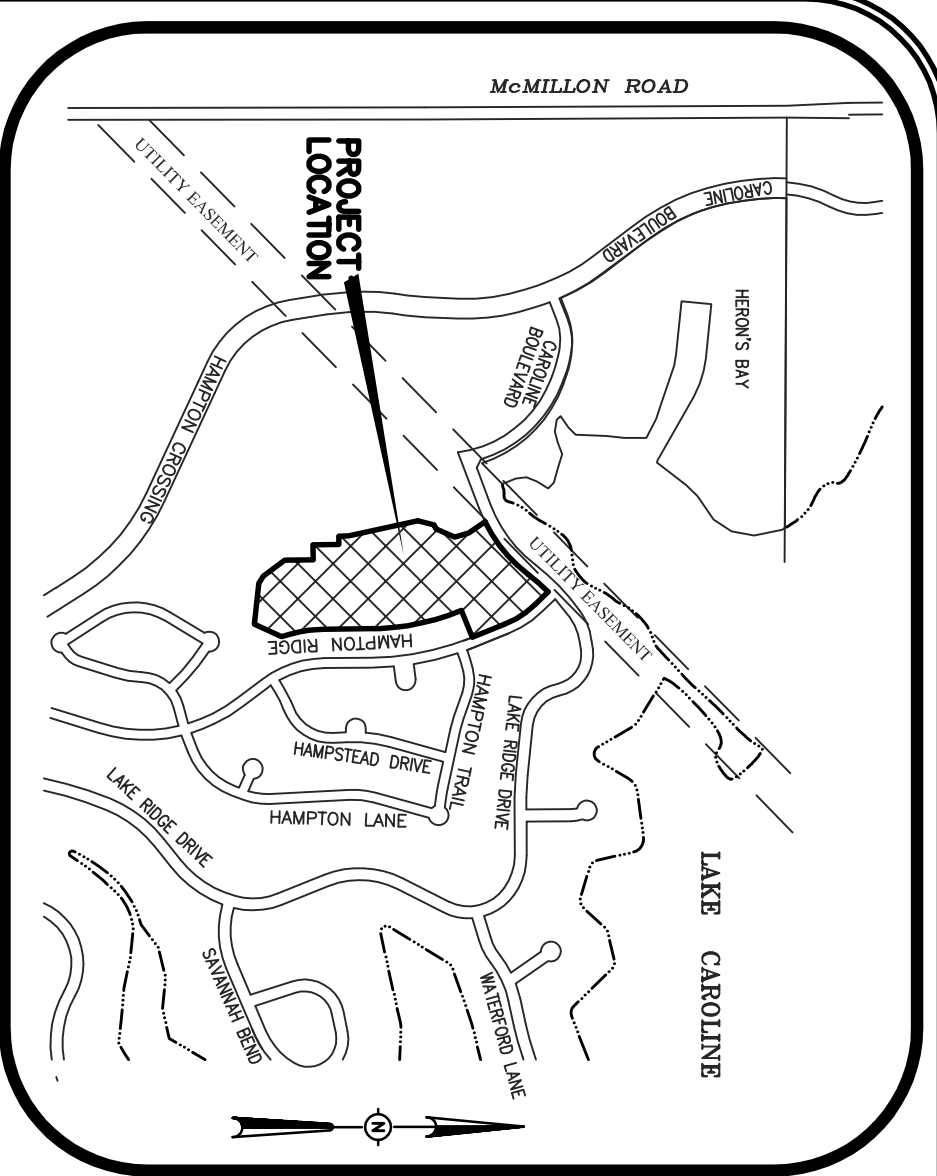
December 27, 2021

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: Pinehurst 1 at Lake Caroline
Final Plat

The Engineering Department recommends approval of the final plat of Pinehurst 1 at Lake Caroline. The development contains 45 lots on 16.32 acres. The Letter of Credit for the final wearing surface has been received.



VICINITY MAP
1" = 1000'

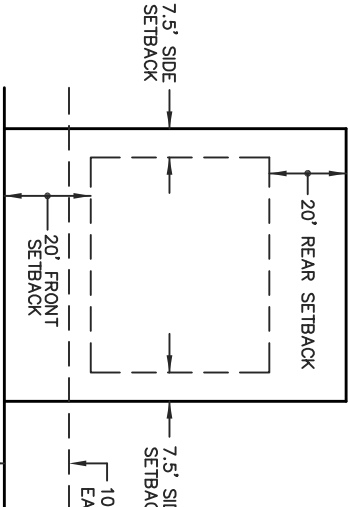
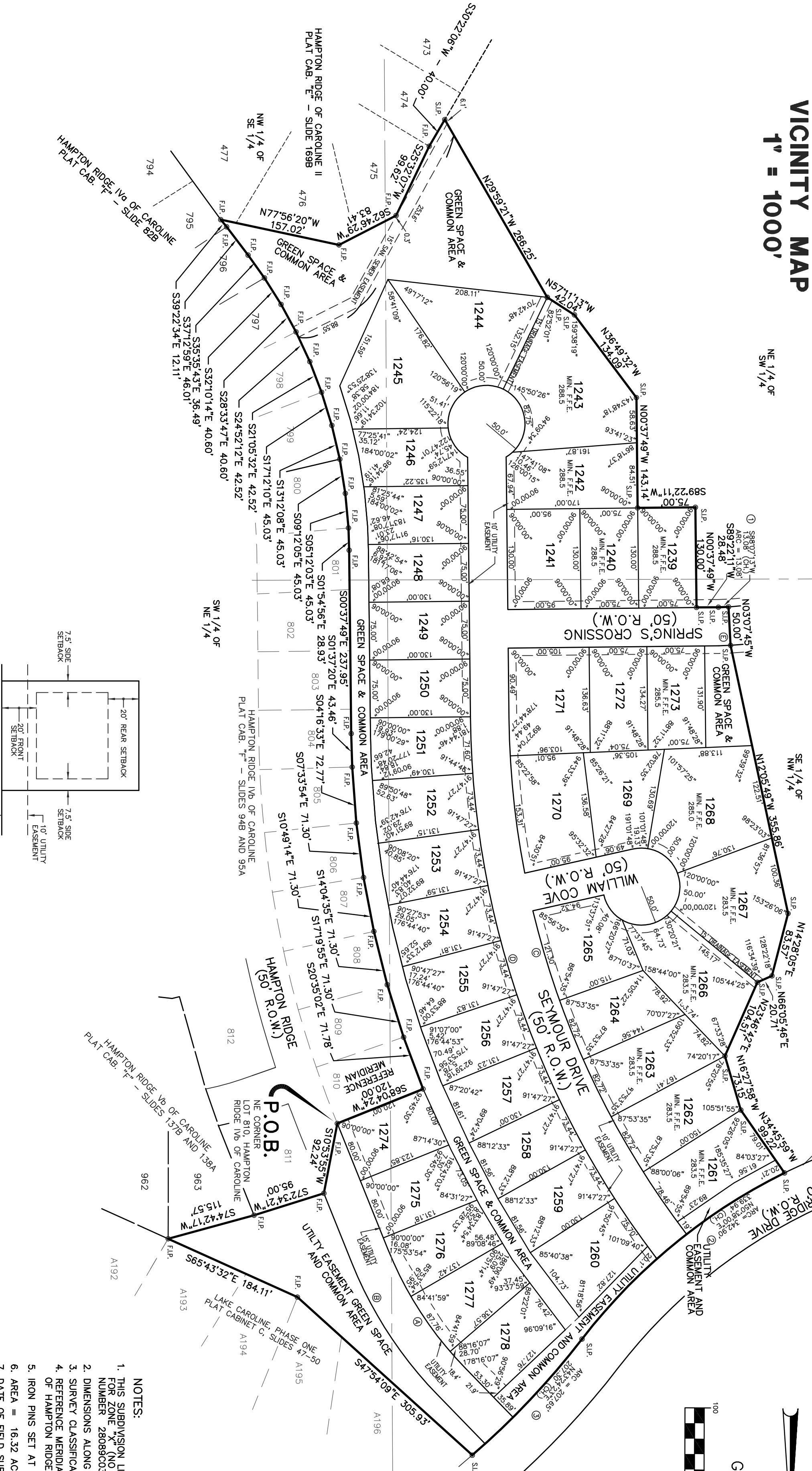
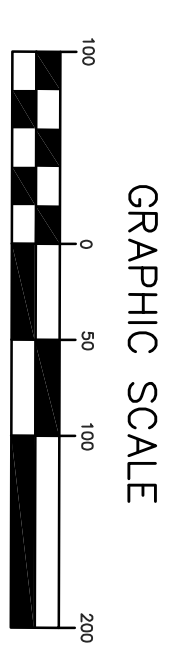
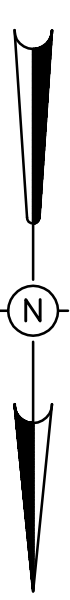
NE 1/4 OF
SW 1/4

PINEHURST I OF CAROLINE

SITUATED IN THE
NW 1/4 OF THE SE 1/4, THE SW 1/4 OF THE NE 1/4,
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 CURVE DATA		RIGHT-OF-WAY CURVE DATA	
① Δ = 0239265"	② Δ = 3144139"	③ Δ = 1124151"	④ Δ = 3640108"
D = 19,028960'	D = 7,609880'	D = 5,49210'	D = 12,50100'
R = 300.00'	R = 753.02'	R = 1043.24'	R = 207.65'
L = 13.08'	L = 417.20'	L = 1043.24'	L = 207.65'
⑤ Δ = 3590768"	⑥ Δ = 6539314"	⑦ Δ = 1637922"	⑧ Δ = 3500000"
D = 117500'	D = 350000'	D = 350000'	D = 350000'
R = 1175.00'	R = 3500.00'	R = 3500.00'	R = 3500.00'
L = 751.98'	L = 31.48'	L = 31.48'	L = 31.48'



NOTE: 15' MINIMUM DISTANCE BETWEEN BUILDINGS.

NOTES:

1. THIS SUBDIVISION LIES WITHIN THE LIMITS ESTABLISHED FOR ZONE "M" (NO SHADING) ACCORDING TO FINAL MAP NUMBER 2808900395 F, EFFECTIVE MARCH 17, 2010.
 2. SURVEY CLASSIFICATION "B".
 3. DIMENSIONS ALONG CURVES ARE CHORD DISTANCES.
 4. REFERENCE MERIDIAN: NORTH REFERENCED TO THE NORTH LINE OF HAMPTON RIDGE (V.O. OF CAROLINE).
 5. IRON PINS SET AT ALL LOT CORNERS.
 6. AREA = 16.32 ACRES, MORE OR LESS.
 7. DATE OF FIELD SURVEY: JULY 1, 2021.
 8. DATE OF PREPARATION OF PLAT: DECEMBER 7, 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
S.I.P. DENOTES SET 1/2" IRON PIN

PINEHURST I OF CAROLINE

SITUATED IN THE

NW 1/4 OF THE SE 1/4, THE SW 1/4 OF THE NE 1/4,
THE SE 1/4 OF THE NW 1/4 AND THE NE 1/4 OF THE SW 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
16011 362-4886

SURVEYOR'S CERTIFICATE STATE OF MISSISSIPPI COUNTY OF MISSISSIPPI

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

Begin at an existing ½" iron pin marking the Northeast corner of Lot 810, Hampton Ridge 1b 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 F at Slides 948 and 95A and run thence South 68 degrees 04 minutes 24 seconds West along the North line of said Lot 810 for a distance of 120.00 feet to an existing ½" iron pin marking the Northwest corner thereof; leaving said North line of Lot 810, run thence along the West line of said Hampton Ridge 1b of Caroline the following bearings and distances: South 20 degrees 35 minutes 02 seconds East for a distance of 71.78 feet to an existing ½" iron pin; South 17 degrees 19 minutes 55 seconds East for a distance of 71.30 feet to an existing ½" iron pin; South 14 degrees 04 minutes 35 seconds East for a distance of 71.30 feet to an existing ½" iron pin; South 10 degrees 49 minutes 14 seconds East for a distance of 71.30 feet to an existing ½" iron pin; South 07 degrees 33 minutes 54 seconds East for a distance of 71.30 feet to an existing ½" iron pin; South 04 degrees 16 minutes 33 seconds East for a distance of 72.77 feet to an existing ½" iron pin; South 01 degrees 37 minutes 20 seconds East for a distance of 43.46 feet to an existing ½" iron pin; South 00 degrees 37 minutes 49 seconds East for a distance of 237.95 feet to an existing ½" iron pin; South 01 degrees 54 minutes 56 seconds East for a distance of 28.93 feet to an existing ½" iron pin; South 05 degrees 12 minutes 03 seconds East for a distance of 45.03 feet to an existing ½" iron pin; South 09 degrees 12 minutes 05 seconds East for a distance of 45.03 feet to an existing ½" iron pin on the West line of Lot 800, Hampton Ridge 1a of Caroline, 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 Slide 828; leaving said West line of Hampton Ridge 1a of Caroline, run thence along the West line of said Hampton Ridge 1a of Caroline the following bearings and distances: South 13 degrees 12 minutes 08 seconds East for a distance of 45.03 feet to an existing ½" iron pin; South 17 degrees 12 minutes 10 seconds East for a distance of 45.03 feet to an existing ½" iron pin; South 21 degrees 05 minutes 32 seconds East for a distance of 42.52 feet to an existing ½" iron pin; South 24 degrees 52 minutes 12 seconds East for a distance of 42.52 feet to an existing ½" iron pin; South 28 degrees 33 minutes 47 seconds East for a distance of 40.60 feet to an existing ½" iron pin; South 32 degrees 10 minutes 14 seconds East for a distance of 40.60 feet to an existing ½" iron pin; South 32 degrees 10 minutes 14 seconds East for a distance of 36.49 feet to an existing ½" iron pin; South 37 degrees 12 minutes 59 seconds East for a distance of 46.01 feet to an existing ½" iron pin; South 37 degrees 12 minutes 59 seconds East for a distance of 46.01 feet to an existing ½" iron pin; run thence on existing ½" iron pin marking the Northeast corner of Hampton Ridge of Caroline II, 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 E at Slide 165B; leaving said West line of Hampton Ridge 1a of Caroline, run thence along the North line of said Hampton Ridge of Caroline II the following bearings and distances: North 77 degrees 56 minutes 20 seconds West for a distance of 157.02 feet to an existing ½" iron pin; South 62 degrees 46 minutes 29 seconds West for a distance of 83.41 feet to an existing ½" iron pin; South 25 degrees 32 minutes 07 seconds West for a distance of 99.62 feet to an existing ½" iron pin; South 30 degrees 22 minutes 06 seconds West for a distance of 40.00 feet to a set ½" iron pin; leaving said North line of Hampton Ridge of Caroline II, run thence North 29 degrees 59 minutes 21 seconds West for a distance of 266.25 feet to a set ½" iron pin; run thence North 57 degrees 11 minutes 13 seconds West for a distance of 42.04 feet to a set ½" iron pin; run thence North 36 degrees 49 minutes 32 seconds West for a distance of 34.09 feet to a set ½" iron pin; run thence North 00 degrees 37 minutes 49 seconds West for a distance of 143.14 feet to a set ½" iron pin; run thence South 89 degrees 22 minutes 11 seconds West for a distance of 75.00 feet to a set ½" iron pin; run thence North 00 degrees 37 minutes 49 seconds West for a distance of 130.00 feet to a set ½" iron pin; run thence South 89 degrees 22 minutes 11 seconds West for a distance of 28.48 feet to a set ½" iron pin marking the Point of Curvature of a 19,09860 degree curve bearing to the left having a central angle of 02 degrees 29 minutes 35 seconds and a radius of 300.00 feet; run thence southwesterly along the arc of said curve an arc length of 13.08 feet to a set ½" iron pin; solid curve having a chord bearing of South 86 degrees 07 minutes 13 seconds West and a chord distance of 13.08 feet; leaving the arc of said curve, run thence North 03 degrees 07 minutes 45 seconds West for a distance of 50.00 feet to a set ½" iron pin; run thence North 12 degrees 05 minutes 49 seconds West for a distance of 355.86 feet to a set ½" iron pin; run thence North 14 degrees 28 minutes 05 seconds East for a distance of 83.57 feet to a set ½" iron pin; run thence North 66 degrees 05 minutes 46 seconds East for a distance of 20.71 feet to a set ½" iron pin; run thence North 23 degrees 46 minutes 42 seconds East for a distance of 104.51 feet to a set ½" iron pin; run thence North 16 degrees 27 minutes 58 seconds West for a distance of 73.15 feet to a set ½" iron pin; run thence North 34 degrees 45 minutes 59 seconds West for a distance of 99.22 feet to a set ½" iron pin on the South right-of-way line of Lake Ridge Drive; said point also being on the arc of a 7.60880 degree curve bearing to the left having a central angle of 31 degrees 44 minutes 38 seconds and a radius of 753.02 feet; run thence northwesterly along said South right-of-way line of Lake Ridge Drive and along the arc of said curve an arc length of 342.90 feet to a set ½" iron pin; solid curve having a chord bearing of North 50 degrees 38 minutes 00 seconds East and a chord distance of 339.94 feet; said ½" iron pin marking the Point of Reversal Curvature of a 5.49210 degree curve bearing the right having a central angle of 11 degrees 24 minutes 15 seconds and a radius of 1,043.24 feet; run thence northeasterly along said South right-of-way line of Lake Ridge Drive and along the arc of said curve an arc length of 207.65 feet to a set ½" iron pin on the West line of Lake Caroline, Phase One, 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 C at Slides 47-50; solid curve having a chord bearing of North 43 degrees 24 minutes 23 seconds East and a chord distance of 207.30 feet; leaving

said South right-of-way line of Lake Ridge Drive, run thence South 47 degrees 54 minutes 09 seconds East along said West line of Lake Caroline, Phase One for a distance of 305.93 feet to an existing ½" iron pin; run thence South 65 degrees 43 minutes 32 seconds East along said West line of Lake Caroline, Phase One for a distance of 184.11 feet to an existing ½" iron pin marking the Northeast corner of Lot 963, Hampton Ridge 1b of Caroline, 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 137B and 138A; run thence South 74 degrees 42 minutes 17 seconds West along the North line of said Hampton Ridge 1b of Caroline for a distance of 115.57 feet to an existing ½" iron pin on the North line of the aforesaid Hampton Ridge 1b of Caroline; run thence South 72 degrees 34 minutes 21 seconds West along said North line of Hampton Ridge of Caroline 1b for a distance of 95.00 feet to an existing ½" iron pin; run thence South 10 degrees 53 minutes 55 seconds West along said North line of Hampton Ridge 1b of Caroline for a distance of 92.24 feet to the POINT OF BEGINNING, containing 16.32 acres, more or less.

Witness my signature this _____ day of _____ 20____ of _____ my signature _____ this _____ the _____ day of _____

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 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____

Donald L. McDonald, Professional Surveyor

CERTIFICATE AND DEDICATION OF OWNER 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 subdivided and platted as shown hereon, and hereby Limited Liability company and has designated the same as Pinehurst I of Caroline 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____
Caroline, LLC, A Mississippi Limited Liability Company

By: _____
Mark S. Jordan, President

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, pipes, manholes, pipes, valves, fittings and any and all other items that may be used in connection with or attached to said water and 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 _____
Caroline, LLC, a Mississippi Limited Liability Company

By: _____
Mark S. Jordan, President

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.

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 Bryon, 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: _____ Board President

Attest: _____
Rommy Lett, Chancery Clerk

CERTIFICATE OF COMPARISON STATE OF MISSISSIPPI COUNTY OF MADISON

We, Rommy Lett, Chancery Clerk and Donald L. McDonald, Professional Surveyor, do hereby certify that we have carefully compared this plat of Pinehurst I 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.

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

Donald L. McDonald, PLS _____ Rommy Lett, Chancery Clerk _____

By: _____ D.C.

PLING AND RECORDATION STATE OF MISSISSIPPI COUNTY OF MADISON

I, Rommy Lett, Clerk of the Chancery Court in and for said County and State, do hereby certify that the final plat of Pinehurst I of Caroline 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____

By: _____
Rommy Lett, Chancery Clerk _____ D.C.