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

April 12, 2022

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

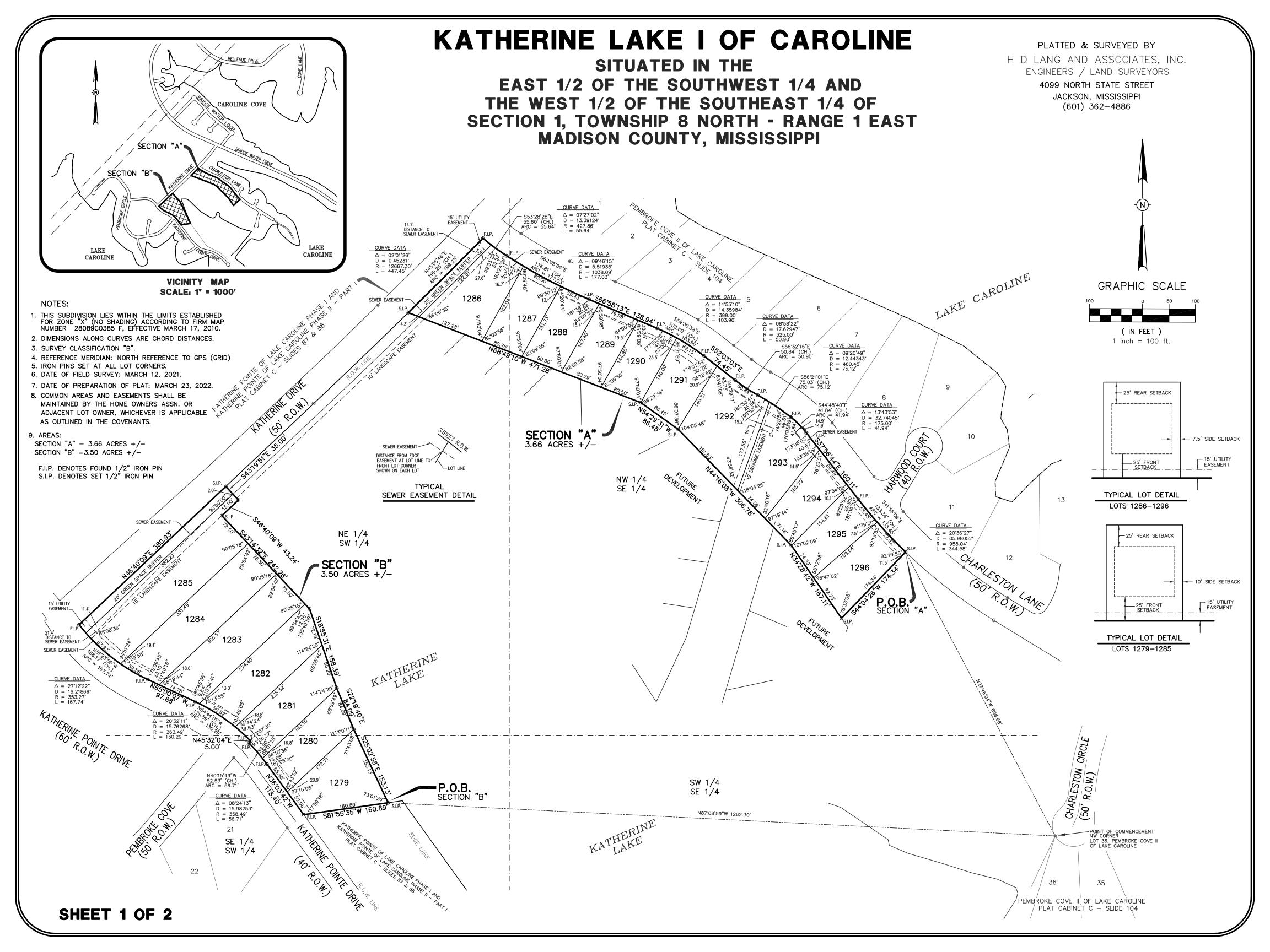
From: Tim Bryan, P.E.

County Engineer

Re: Katherine Lake I of Caroline

Final Plat

The Engineering Department recommends approval of the final plat of Katherine Lake I of Caroline. The development contains 18 lots on 7.16 acres. There is no new public infrastructure associated with this development.



KATHERINE LAKE I OF CAROLINE

SITUATED IN THE

EAST 1/2 OF THE SOUTHWEST 1/4 AND THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 1, 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 MADISON

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 East ½ of the Southwest ¼ and in the West ½ of the Southeast ¼ of Section 1, T8N-R1E, Madison County, Mississippi:

Section A

Commence at the Northwest corner of Lot 36, Pembroke Cove II of Lake 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 C at Slide 104; run thence North 27 degrees 46 minutes 04 seconds West for a distance of 606.68 feet to a set ½" iron pin on the South right-of-way line of Charleston Lane marking the POINT OF BEGINNING of the parcel of land herein described; from said POINT OF BEGINNING and leaving said South right-of-way line of Charleston Lane, run thence South 44 degrees 04 minutes 26 seconds West for a distance of 174.34 feet to a set 1/2" iron pin; run thence North 34 degrees 28 minutes 42 seconds West for a distance of 167.11 feet to a set 1/2" iron pin; run thence North 44 degrees 16 minutes 08 seconds West for a distance of 306.78 feet to a set 1/2" iron pin; run thence North 54 degrees 29 minutes 31 seconds West for a distance of 86.45 feet to a set 1/2" iron pin; run thence North 68 degrees 49 minutes 10 seconds West for a distance of 471.28 feet to a set ½" iron pin on the East right-of-way line of Katherine Drive; said point also being on the said East line of Katherine Pointe of Lake Caroline, Phase 1 and Katherine Pointe of Lake Caroline. Phase II - Part 1, 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 87 and 88; said set ½" iron pin also being on the arc of a 0.45231 degree curve bearing to the left having a central angle of 02 degrees 01 minutes 26 seconds and a radius of 12,667.30 feet; run thence northeasterly along said East right-of-way line of Katherine Drive, along said East line of Katherine Pointe of Lake Caroline, Phase 1 and Katherine Pointe of Lake Caroline, Phase II - Part 1 and along the arc of said curve an arc length of 199.25 feet to an existing $\frac{1}{2}$ " iron pin; said curve having a chord bearing of North 45 degrees 05 minutes 46 seconds East and a chord distance of 199.25 feet; said existing ½" iron pin being on the arc of a 13.39124 degree curve bearing to the left having a central angle of 07 degrees 27 minutes 02 seconds and a radius of 427.86 feet; said point also being the Point of Intersection of said East right-of-way line of Katherine Drive with the aforesaid South right-of-way line of Charleston Lane; said point further being on the South line of the aforesaid Pembroke Cove II of Lake Caroline; leaving said East line of Katherine Pointe of Lake Caroline, Phase 1 and Katherine Pointe of Lake Caroline, Phase II - Part 1 and said East right—of—way line of Katherine Drive, run thence along said South right-of-way line of Charleston Lane and said South line of Pembroke Cove II of Lake Caroline the following bearings and distances: southeasterly along the arc of said curve an arc length of 55.64 feet to an existing $\frac{1}{2}$ " iron pin; said curve having a chord bearing of South 53 degrees 28 minutes 28 seconds East and a chord distance of 55.60 feet; said 1/2" existing iron pin marking the Point of Compound Curvature of a 5.51935 degree curve bearing to the left having a central angle of 09 degrees 46 minutes 15 seconds and a radius of 1,038.09 feet; run thence southeasterly along the arc of said curve an arc length of 177.03 feet to an existing 1/2" iron pin marking the Point of Tangency of said curve; said curve having a chord bearing of South 62 degrees 05 minutes 06 seconds East and a chord distance of 176.81 feet; South 66 degrees 58 minutes 13 seconds East for a distance of 138.94 feet to an existing 1/2" iron pin marking the Point of Curvature of a 14.35984 degree curve bearing to the right having a central angle of 14 degrees 55 minutes 10 seconds and a radius of 399.00 feet; run thence southeasterly along the arc of said curve an arc length of 103.90 feet to an existing ½" iron pin marking Point of Tangency of said curve; said curve having a chord bearing of South 59 degrees 30 minutes 38 seconds East and a chord distance of 103.60 feet; South 52 degrees 03 minutes 03 seconds East for a distance of 74.45 feet to an existing 1/2" iron pin marking the Point of Curvature of a 17.62947 degree curve bearing to the left having a central angle of 08 degrees 58 minutes 22 seconds and a radius of 325.00 feet; run thence southeasterly along the arc of said curve an arc length of 50.90 feet to an existing $\frac{1}{2}$ " iron pin; said curve having a chord bearing of South 56 degrees 32 minutes 15 seconds East and a chord distance of 50.84 feet; said 1/2" iron pin marking the Point of Reverse Curvature of a 12.44343 degree curve bearing to the right having a central angle of 09 degrees 20 minutes 49 seconds and a radius of 460.45 feet; run thence southeasterly along the arc of said curve an arc length of 75.12 feet to an existing ½" iron pin; said curve having a chord bearing of South 56 degrees 21 minutes 01 seconds East and a chord distance of 75.03 feet; said existing ½" iron pin marking the Point of Compound Curvature of a 32.74045 degree curve bearing to the right having a central angle of 13 degrees 43 minutes 53 seconds and a radius of 175.00 feet; run thence southeasterly along the arc of said curve an arc length of 41.94 feet to an existing ½" iron pin marking the Point of Tangency of said curve; said curve having a chord bearing of South 44 degrees 48 minutes 40 seconds East and a chord distance of 41.84 feet; South 37 degrees 56 minutes 44 seconds East for a distance of 160.11 feet to an existing ½" iron pin marking the Point of Curvature of a 05.98052 degree curve bearing to the left having a central angle of 20 degrees 36 minutes 27 seconds and a radius of 958.04 feet; run thence southeasterly along the arc of said curve an arc length of 133.45 feet to the POINT OF BEGINNING: said curve having a chord bearing of South 41 degrees 56 minutes 09 seconds East and a chord distance of 133.34 feet; said parcel of land contains 3.66 acres, more or less.

Section B

A certain parcel of land being situated in the East ½ of the Southwest ¼ of Section 1, T8N-R1E, Madison County, Mississippi, and being more particularly described as follows:

Commence at the Northwest corner of Lot 36, Pembroke Cove II of Lake 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 C at Slide 104; run thence North 87 degrees 08 minutes 59 seconds West for a distance of 1,262.30 feet to a set 1/2" iron pin on the North line of Katherine Pointe of Lake Caroline, Phase 1 and Katherine Pointe of Lake Caroline, Phase II - Part 1, 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 87 and 88 marking the POINT OF BEGINNING of the parcel of land herein described; from said POINT OF BEGINNING, run thence South 81 degrees 55 minutes 35 seconds West along said North line of Katherine Pointe of Lake Caroline, Phase 1 and Katherine Pointe of Lake Caroline, Phase II - Part 1 for a distance of 160.89 feet to an existing ½" iron pin on the North right-of-way line of Katherine Pointe Drive; continue thence along said North ine and along the East line of Katherine Pointe of Lake Caroline, Phase 1 and Katherine Pointe of Lake Caroline, Phase II - Part 1, and along said North right-of-way line of Katherine Pointe Drive the following bearings and distances: North 36 degrees 03 minutes 42 seconds West for a distance of 118.40 feet to an existing 1/2" iron pin marking the Point of Curvature of a 15.98253 degree curve bearing to the left having a central angle of 08 degrees 24 minutes 13 seconds and a radius of 358.49 feet; run thence northwesterly along the arc of said curve an arc length of 56.71 feet to an

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Wade Quin, Member/Manager

ACKNOWLEDGEMENT STATE OF MISSISSIPP Personally appeared before me, the undersigned officer in and for the jurisdiction aforesaid, the within named Wade Quin, who acknowledged to me that he is Member/Manager, Katherone Lake 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 Katherine Lake, 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 __ My Commission Expires: _ COUNTY ENGINEER'S RECOMMENDATION STATE OF MISSISSIPE 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. Tim Bryan, P.E., County Engineer APPROVAL OF THE BOARD OF SUPERVISORS STATE OF MISSISSIPP 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 __ Madison County Board of Supervisors Paul Griffin, Board President Attest: Ronny Lott, Chancery Clerk CERTIFICATE OF COMPARISON STATE OF MISSISSIPPI COUNTY OF MADISON We, Ronny Lott, Chancery Clerk and Donald L. McDonald, Professional Surveyor. do hereby certify that we have carefully compared this plat of Katherine Lake 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__ Ronny Lott, Chancery Clerk Donald L McDonald, PS FILING AND RECORDATION STATE OF MISSISSIPPI COUNTY OF MADISON I, Ronny Lott, Clerk of the Chancery Court in and for said County and State, do hereby certify that the final plat of Katherine Lake 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 _____

Ronny Lott, Chancery Clerk