

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

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## 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

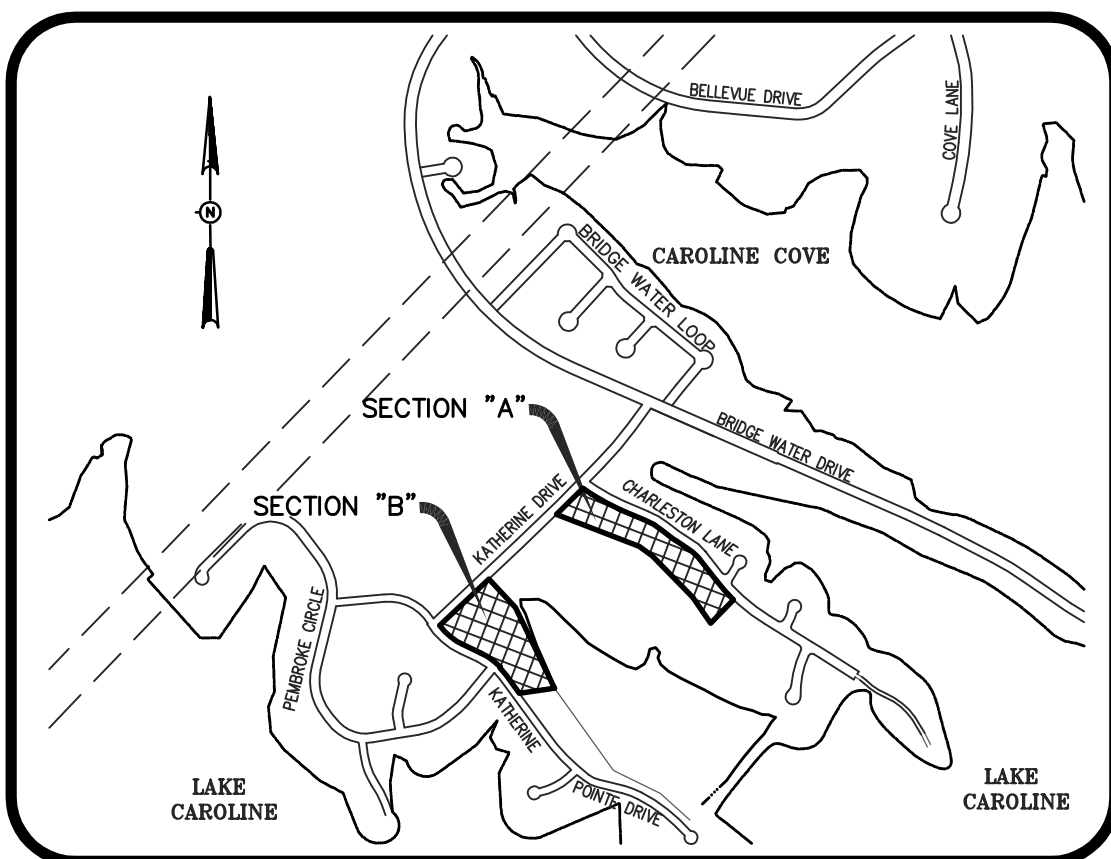
Re: Katherine Lake I of Caroline  
Final Plat

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  
(601) 362-4886



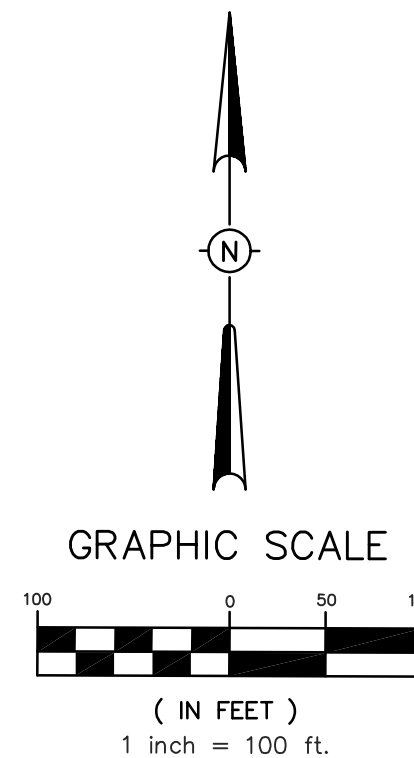
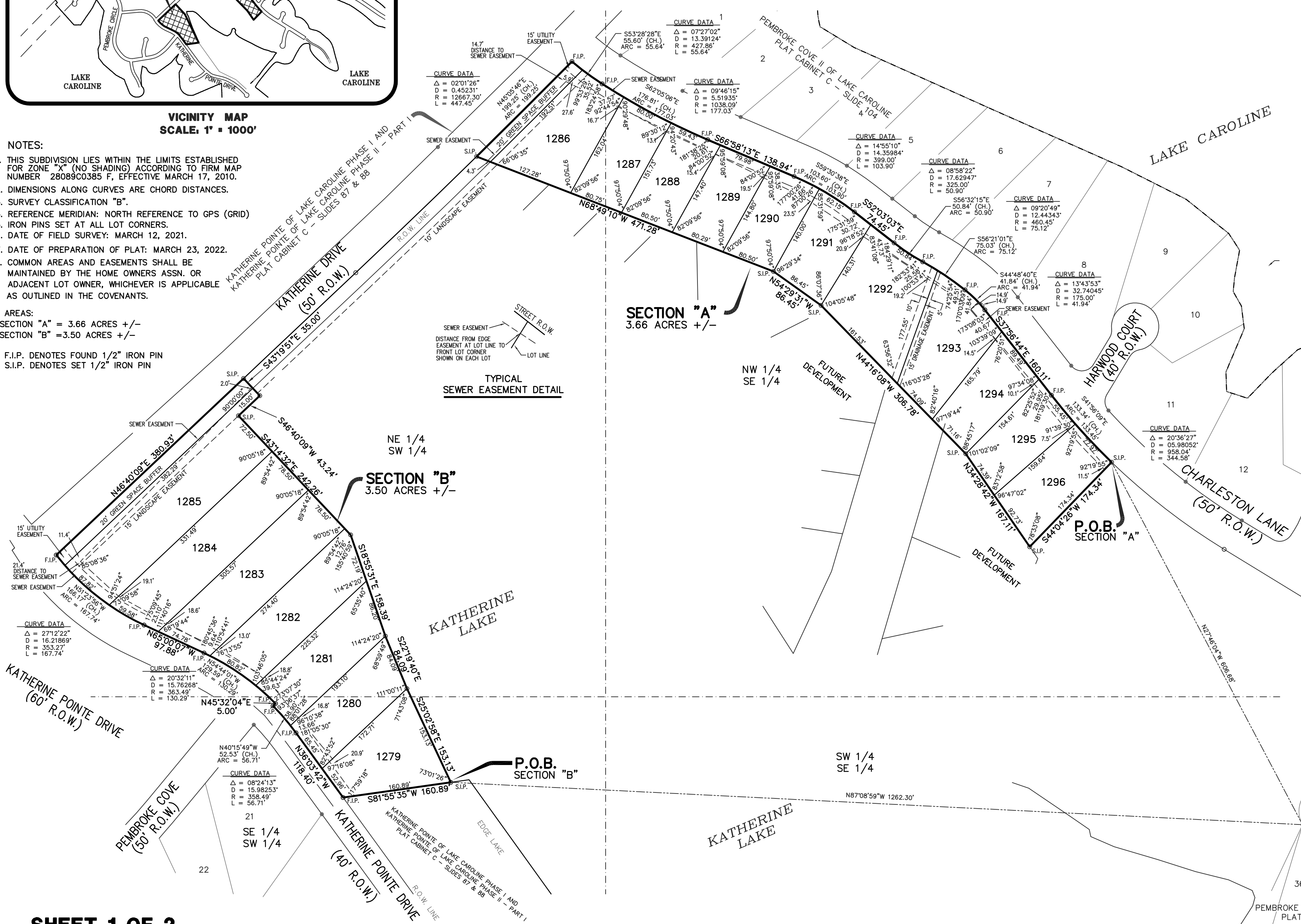
**VICINITY MAP**  
SCALE: 1" = 1000'

**NOTES:**

1. THIS SUBDIVISION LIES WITHIN THE LIMITS ESTABLISHED FOR ZONE "X" (NO SHADING) ACCORDING TO FIRM MAP NUMBER 28089C0385 F, EFFECTIVE MARCH 17, 2010.
2. DIMENSIONS ALONG CURVES ARE CHORD DISTANCES.
3. SURVEY CLASSIFICATION "B".
4. REFERENCE MERIDIAN: NORTH REFERENCE TO GPS (GRID)
5. IRON PINS SET AT ALL LOT CORNERS.
6. DATE OF FIELD SURVEY: MARCH 12, 2021.
7. DATE OF PREPARATION OF PLAT: MARCH 23, 2022.
8. COMMON AREAS AND EASEMENTS SHALL BE MAINTAINED BY THE HOME OWNERS ASSN. OR ADJACENT LOT OWNER, WHICHEVER IS APPLICABLE AS OUTLINED IN THE COVENANTS.

9. AREAS:  
SECTION "A" = 3.66 ACRES +/-  
SECTION "B" = 3.50 ACRES +/-

F.I.P. DENOTES FOUND 1/2" IRON PIN  
S.I.P. DENOTES SET 1/2" IRON PIN



# 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**  
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**JACKSON, MISSISSIPPI**  
**1601 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 1/2 of the Southwest 1/4 and in the West 1/2 of the Southeast 1/4 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 1/2" 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 1/2" 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 I 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 1/2" 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 I and Katherine Pointe of Lake Caroline, Phase II - Part 1 and along the arc of said curve on arc length of 199.25 feet to an existing 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 1/2" 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 I 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 on arc length of 55.64 feet to an existing 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 on 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 on arc length of 103.90 feet to an existing 1/2" 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 on arc length of 50.90 feet to an existing 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 on arc length of 75.12 feet to an existing 1/2" 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 1/2" 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 on arc length of 41.94 feet to an existing 1/2" 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 1/2" 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 on 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 1/2 of the Southwest 1/4 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 I 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 I and Katherine Pointe of Lake Caroline, Phase II - Part 1 for a distance of 160.89 feet to an existing 1/2" iron pin on the North right-of-way line of Katherine Pointe Drive; continue thence along said North line and along the East line of Katherine Pointe of Lake Caroline, Phase I 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 on arc length of 56.71 feet to an

existing 1/2" iron pin; said curve having a chord bearing of North 40 degrees 15 minutes 49 seconds West and a chord distance of 52.53 feet; leaving the arc of said curve, run thence North 45 degrees 32 minutes 04 seconds East for a distance of 5.00 feet to an existing 1/2" iron pin on the arc of a 15.76268 degree curve bearing to the left having a central angle of 20 degrees 32 minutes 11 seconds and a radius of 363.49 feet; run thence northwesterly along the arc of said curve on arc length of 130.29 feet to an existing 1/2" iron pin marking the Point of Tangency of said curve; said curve having a chord bearing of North 54 degrees 44 minutes 01 seconds West and a chord distance of 129.59 feet; North 65 degrees 00 minutes 07 seconds West for a distance of 97.88 feet to an existing 1/2" iron pin marking the Point of Curvature of a 16.21869 degree curve bearing to the right having a central angle of 27 degrees 12 minutes 22 seconds and a radius of 353.27 feet; run thence northwesterly along the arc of said curve on arc length of 167.74 feet to an existing 1/2" iron pin marking the Point of Intersection of said North right-of-way line of Katherine Pointe Drive and the East right-of-way line of Katherine Drive; said curve having a chord bearing of North 51 degrees 23 minutes 56 seconds West and a chord distance of 166.17 feet; leaving said North right-of-way line of Katherine Pointe Drive and the arc of said curve, run thence North 46 degrees 40 minutes 09 seconds East along said East right-of-way line of Katherine Drive for a distance of 380.93 feet to a set 1/2" iron pin; leaving said East line of Katherine Pointe of Lake Caroline, Phase I and Katherine Pointe of Lake Caroline, Phase II - Part 1 and said East right-of-way line of Katherine Drive, run thence South 43 degrees 19 minutes 51 seconds East for a distance of 35.00 feet to a point; run thence South 46 degrees 40 minutes 09 seconds West for a distance of 43.24 feet to a set 1/2" iron pin; run thence South 43 degrees 14 minutes 32 seconds East for a distance of 242.26 feet to a point; run thence South 18 degrees 55 minutes 31 seconds East for a distance of 158.38 feet to a point; run thence South 22 degrees 19 minutes 40 seconds East for a distance of 84.09 feet to a point; run thence South 25 degrees 02 minutes 58 seconds East for a distance of 153.13 feet to the POINT OF BEGINNING, containing 3.50 acres, more or less.

Witness my signature this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

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 hereon 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, Wade Quin, Member/Manager, Katherine Lake 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 Member/Manager, Katherine Lake 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 Katherine Lake 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\_\_\_\_.

Katherine Lake, LLC, A Mississippi Limited Liability Company

By: \_\_\_\_\_  
Wade Quin, Member/Manager

**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 acknowledgement 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, 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 \_\_\_\_\_, \_\_\_\_\_.

Katherine Lake, LLC, A Mississippi Limited Liability Company

By: \_\_\_\_\_  
Wade Quin, Member/Manager

ACKNOWLEDGEMENT  
STATE OF MISSISSIPPI  
COUNTY OF HINDS

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, Katherine 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 \_\_\_\_\_ 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 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: \_\_\_\_\_  
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 \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Donald L. McDonald, PS Ronny Lott, Chancery Clerk

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

FILED 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 \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Ronny Lott, Chancery Clerk By: \_\_\_\_\_, D.C.