# **MEMO**

To:

Madison County Board of Supervisors

From:

**Brad Sellers** 

Subject: Bridgewater 11, preliminary plat

Date:

September 10, 2013

The preliminary plat of Bridgewater 11 meets all requirements of Planning and Zoning. Rudy Warnock, County Engineer, has reviewed and approve this preliminary plat.

#### MORTH LINE LOT 581 S85'03'39"E-224.64" POINT OF BEGINNING FOUND CONCRETE MONUMENT NE CORNER LOT 581 BRIDGEWATER ELEVEN—A LOT 581 BRIDGEWATER ELEVEN-A 582 RAD=385.61' 55102 SF DEL=43'31'56" 15' DRAINAGE & UTILITY EASEMENT CB=S11'23'29"W CH=285.99 L=292.98 RAD=525.00 DEL=15'36'14" CB=N66'36'23"W CH=142.54"

### PRELIMINARY PLAT FOR

## BRIIDGEWATER ELEVEN (582)

SITUATED IN THE NORTHEAST QUARTER OF SECTION 21 TOWNSHIP 7 NORTH, RANGE 1 EAST MADISON COUNTY, MISSISSIPPI

Cedar Hill RD. GRAY MCDONALD MCDONALD LN. Lake & McDONALD Çavalier ALLISON /LN. SUGAR LN. LUCLUS RD. 16 R Roannia AARON CROSSING \$20 LN. 23 RD. 22 RIDGELAND 11,7/4 POP POWELL RD. 30 27 TEXA" RO. 2/ ELIZABETH Costas 33 32 Lake 31

DENOTES PROJECT LOCATION

#### Property Description:

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A parcel of land bying and situated in the Northeast 1/4 of Section 21, Township 7 North, Range 1 East, Madison County, Mississipps, being more particularly described as follows:

For a Point of Beginning commence at the northeast corner for a Point of Beginning commence at the northeast corner (Lot 581 of Bridgewater Eleven—A, a subdivision of which the map or plot is of record and on file in the Office of the Chancery Clerk of Madison County, and run thence 5 85 degrees 0.3 minutes 39 seconds E for a distance of 224.64 feet to an iron pin; thence run outherly, along the arc of a curve to the right having a radius of 385.61 feet, a delto angle of 43 degrees 31 minutes 56 seconds, a chord bearing of \$1.11 degrees 23 minutes 29 seconds W, a chord length of 285.99 feet, and an arc length of 292.98 feet to an iron pin or hen northerly distance of 292.98 feet to an iron pin on the northerly right-of-way of Hidden Ooks Drive (50' private right-of-way); thence run N 58 degrees 48 minutes 16 seconds W, along said thence run N 58 degrees 48 minutes 16 seconds W, olong soid northerly right—0-way, for a distance of 46.51 feet to a point; thence run northeresty, clong soid right-of-way and the arc of a curve to the left howing a radius of 52.50.0 feet, a delta angle of 15 degrees 36 minutes 14 seconds, a chord bearing of N 66 degrees 36 minutes 14 seconds, a chord bearing of N 66 degrees 36 minutes 23 seconds W, a chord length of 142.54 feet, and an arc length of 142.98 feet, for a distance of 142.98 feet to m ron pin at the southeast corner of soid Lot 581; thence mon 100 degrees 51 minutes 30 seconds; c) long the easterly line of soid Lot 581, for a distance of 219.04 feet to the Point of Beginning. This parcel contains 55102 square feet, more or less.

SUBJECT PROPERTY IS ZONE R-2 SETBACKS PER R-2 ZONING FRONT - 30 REAR - 25' SIDE - 10'

BEARINGS BASED UPON THE RECORDED SUBDIVISION PLAT OF BRIDGEWATER ELEVEN-A (MONUMENTS FOUND) (REFERENCE NOTED) FIP DENOTES FOUND IRON PIN DEL DENOTES DELTA ANGLE CB DENOTES CHORD BEARING

RAD DENOTES RADIUS LENGTH CH DENOTES CHORD DISTANCE

I DENOTES ARC LENGTH



PREPARED BY: BANKS ENGINEERING & SURVEYING, INC. CONSULTING ENGINEERS & LAND SURVEYORS 115-B LONE WOLF DRIVE, MADISON, MS. 39110