

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

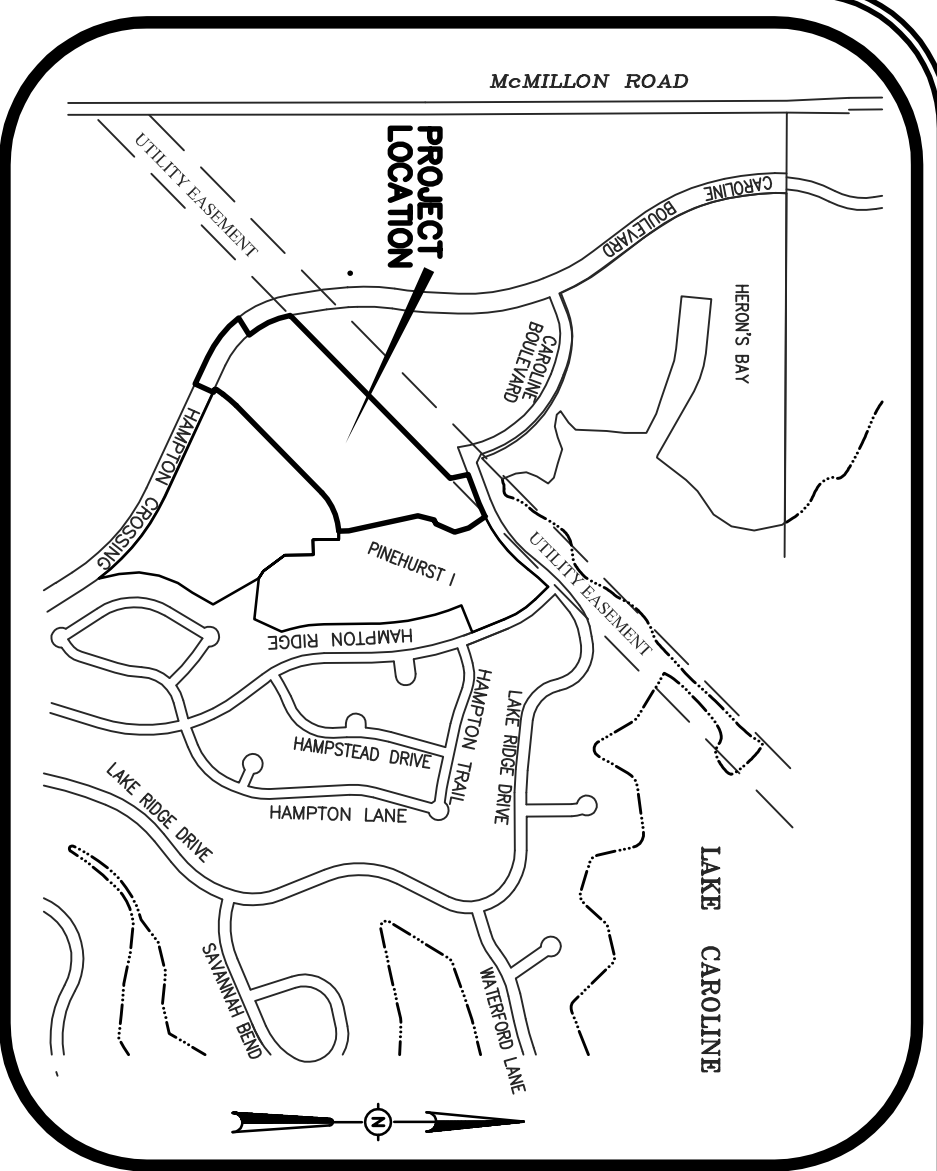
October 12, 2022

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

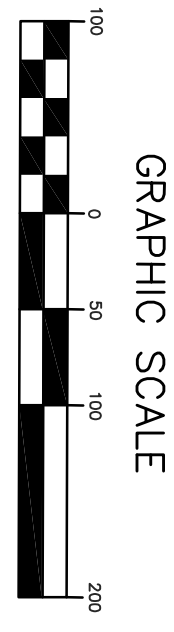
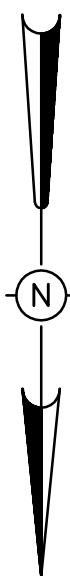
From: Tim Bryan, P.E.  
County Engineer

Re: Pinehurst 2A of Caroline  
Final Plat

The Engineering Department recommends approval of the final plat of Pinehurst 2A of Caroline. The development contains 38 lots on 16.27 acres. The letter of credit has been received for the final wearing surface.

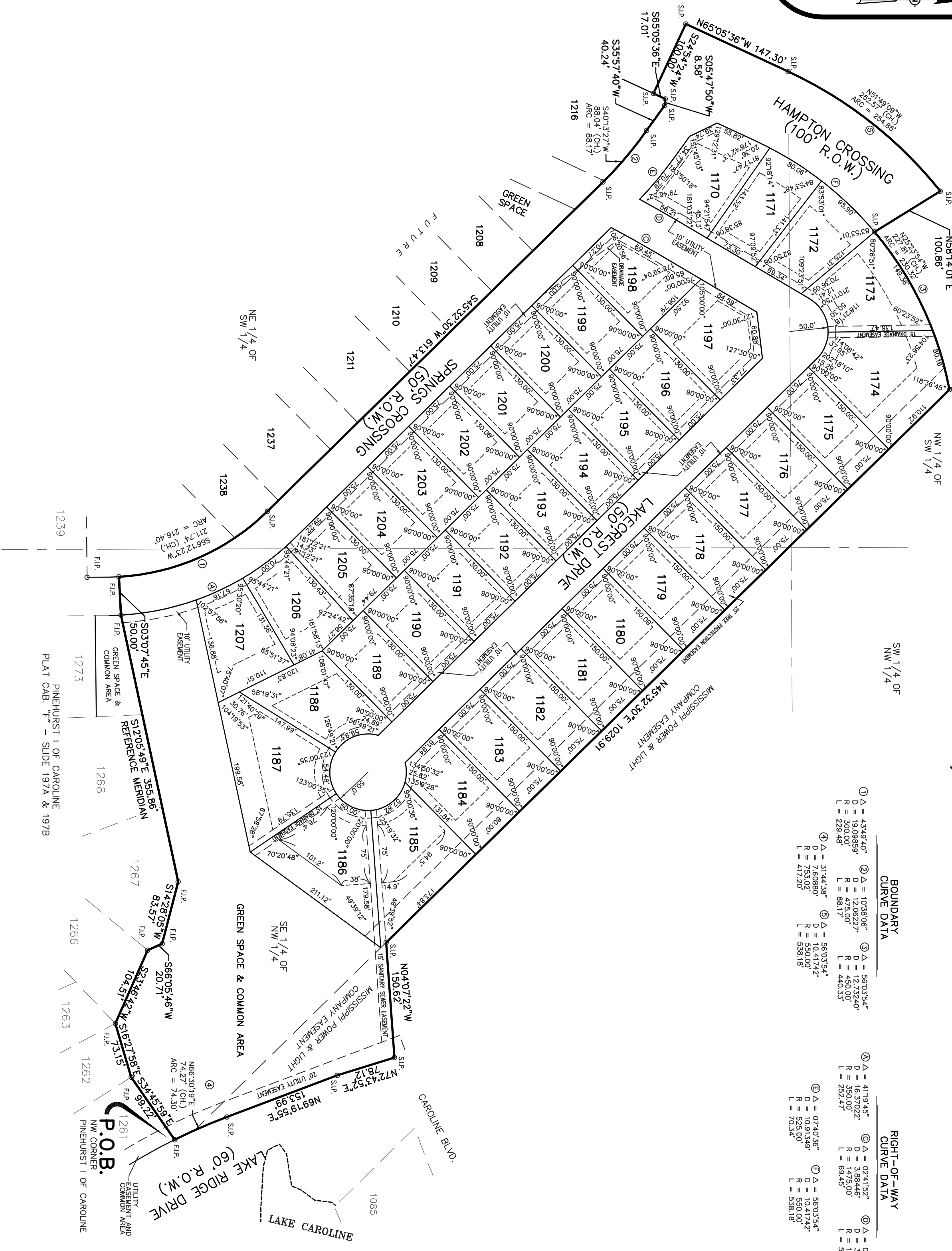


VICINITY MAP

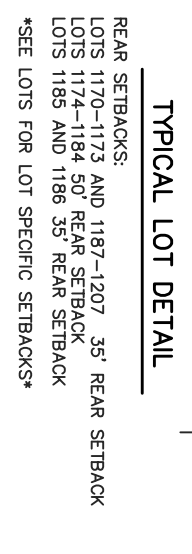


# PINEHURST IIA OF CAROLINE

SITUATED IN THE  
SE 1/4 OF THE NW 1/4 & THE  
NORTH 1/2 OF THE SW 1/4 OF  
SECTION 11, TOWNSHIP 8 NORTH - RANGE 1 EAST  
MADISON COUNTY, MISSISSIPPI



BOUNDARY CURVE DATA		RIGHT-OF-WAY CURVE DATA	
① Δ = 43°49'40"	D = 1038.06'	③ Δ = 56°03'54"	R = 1250.24'
D = 1930.659'	L = 329.48'	④ Δ = 12°06'27"	R = 1475.00'
② Δ = 10°38'06"	L = 881.17'	⑤ Δ = 10°31'54"	R = 1525.00'
③ Δ = 56°03'54"	L = 440.33'	⑥ Δ = 07°40'38"	R = 525.00'
④ Δ = 12°06'27"	L = 558.18'	⑦ Δ = 52°41'32"	R = 1041.742'
⑤ Δ = 56°03'54"	L = 558.18'	⑧ Δ = 10°41'42"	R = 1525.00'
⑥ Δ = 07°40'38"	L = 70.34'	⑨ Δ = 10°41'42"	R = 1525.00'
⑦ Δ = 52°41'32"	L = 69.45'	⑩ Δ = 10°41'42"	R = 1525.00'
⑧ Δ = 10°41'42"	L = 69.45'		
⑨ Δ = 10°41'42"	L = 69.45'		
⑩ Δ = 10°41'42"	L = 69.45'		



TYPICAL LOT DETAIL

REAR SETBACKS:  
LOTS 1170-1173 AND 1187-1207 35' REAR SETBACK  
LOTS 1174-1184 50' REAR SETBACK  
LOTS 1185 AND 1188 35' REAR SETBACK  
\*SEE LOTS FOR LOT SPECIFIC SETBACKS\*

- NOTES:
1. THIS SUBDIVISION LIES WITHIN THE LIMITS ESTABLISHED FOR ZONE X (NO SHADING) ACCORDING TO FIRM MAP NUMBER 28089C0395 F, EFFECTIVE MARCH 17, 2010.
  2. DIMENSIONS ALONG CURVES ARE CHORD DISTANCES.
  3. SURVEY CLASSIFICATION "B".
  4. REFERENCE MERIDIAN: NORTH REFERENCED TO THE WEST LINE OF PINEHURST I OF CAROLINE
  5. IRON PINS SET AT ALL LOT CORNERS.
  6. AREA = 16.27 ACRES, MORE OR LESS.
  7. DATE OF FIELD SURVEY: JULY 1, 2021.
  8. DATE OF PREPARATION OF PLAT: JUNE 21, 2022.
  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

PLATTED & SURVEYED BY  
H D LANG AND ASSOCIATES, INC.  
ENGINEERS / LAND SURVEYORS  
4099 NORTH STATE STREET  
JACKSON, MISSISSIPPI  
(601) 362-4886

# PINEHURST IIA OF CAROLINE

SITUATED IN THE

SE 1/4 OF THE NW 1/4 & THE  
NORTH 1/2 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.  
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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 Southeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  and in the North  $\frac{1}{2}$  of the Southwest  $\frac{1}{4}$  of Section 11, 18N-11E, Madison County, Mississippi:

Begin at an existing  $\frac{1}{2}$ " iron pin marking the Northwest corner of Pinehurst I 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 197A and 197B and run thence along the West line of said Pinehurst I of Caroline the following bearings and distances: South 34 degrees 45 minutes 59 seconds East for a distance of 99.22 feet to an existing  $\frac{1}{2}$ " iron pin; South 16 degrees 27 minutes 58 seconds East for a distance of 73.15 feet to an existing  $\frac{1}{2}$ " iron pin; South 23 degrees 46 minutes 42 seconds West for a distance of 104.51 feet to an existing  $\frac{1}{2}$ " iron pin; South 66 degrees 05 minutes 46 seconds West for a distance of 20.71 feet to an existing  $\frac{1}{2}$ " iron pin; South 14 degrees 28 minutes 05 seconds West for a distance of 83.57 feet to an existing  $\frac{1}{2}$ " iron pin; run thence South 12 degrees 05 minutes 49 seconds East for a distance of 355.86 feet to an existing  $\frac{1}{2}$ " iron pin; run thence South 03 degrees 07 minutes 45 seconds East for a distance of 50.00 feet to an existing  $\frac{1}{2}$ " iron pin on the arc of a 19,09859 degree curve bearing to the left having a central angle of 43 degrees 49 minutes 40 seconds and a radius of 300.00 feet; leaving said West line of Pinehurst I of Caroline, run thence southwesterly along the arc of said curve on arc length of 216.40 feet to a set  $\frac{1}{2}$ " iron pin marking the Point of Tangency of said curve, said curve having a chord bearing of South 66 degrees 12 minutes 53 seconds West and a chord distance of 211.74 feet; run thence South 45 degrees 32 minutes 50 seconds West for a distance of 613.47 feet to a set  $\frac{1}{2}$ " iron pin marking the Point of Curvature of a 12,06227 degree curve bearing to the left having a central angle of 10 degrees 36 minutes 06 seconds and a radius of 475.00 feet; run thence southwesterly along the arc of said curve on arc length of 88.17 feet to a set  $\frac{1}{2}$ " iron pin marking the Point of Tangency of said curve, said curve having a chord bearing of South 40 degrees 13 minutes 27 seconds West and a chord distance of 88.04 feet; run thence South 35 degrees 57 minutes 40 seconds West for a distance of 40.24 feet to a set  $\frac{1}{2}$ " iron pin; run thence South 05 degrees 47 minutes 50 seconds West for a distance of 8.58 feet to a set  $\frac{1}{2}$ " iron pin; run thence South 65 degrees 05 minutes 36 seconds East for a distance of 17.01 feet to a set  $\frac{1}{2}$ " iron pin; run thence South 24 degrees 54 minutes 24 seconds West for a distance of 100.00 feet to a set  $\frac{1}{2}$ " iron pin; run thence North 65 degrees 05 minutes 36 seconds West for a distance of 147.30 feet to a set  $\frac{1}{2}$ " iron pin marking the Point of Curvature of a 10,41742 degree curve bearing to the right having a central angle of 56 degrees 03 minutes 54 seconds and a radius of 550.00 feet; run thence northwesterly along the arc of said curve on arc length of 254.85 feet to a set  $\frac{1}{2}$ " iron pin; said curve having a chord bearing of North 51 degrees 49 minutes 09 seconds West and a chord distance of 252.57 feet; leaving the arc of said curve, run thence North 58 degrees 14 minutes 01 seconds East for a distance of 100.86 feet to a set  $\frac{1}{2}$ " iron pin on the arc of a 12,73240 degree curve bearing to the right having a central angle of 56 degrees 03 minutes 54 seconds and a radius of 450.00 feet; run thence northwesterly along the arc of said curve on arc length of 230.32 feet a set  $\frac{1}{2}$ " iron pin; said curve having a chord bearing of North 25 degrees 23 minutes 54 seconds West and a chord distance of 227.81 feet; leaving the arc of said curve, run thence North 45 degrees 32 minutes 50 seconds East for a distance of 1,029.91 feet to a set  $\frac{1}{2}$ " iron pin; run thence North 04 degrees 07 minutes 22 seconds West for a distance of 150.62 feet to a set  $\frac{1}{2}$ " iron pin on the South right-of-way line of Lake Ridge Drive, run thence along said South right-of-way line of Lake Ridge Drive the following bearings and distances: North 72 degrees 43 minutes 52 seconds East for a distance of 76.12 feet to a set  $\frac{1}{2}$ " iron pin; North 69 degrees 19 minutes 35 seconds East for a distance of 133,599 feet to a set  $\frac{1}{2}$ " iron pin marking the Point of Curvature of a 7,60880 degree curve bearing to the left having a central angle of 31 degrees 44 minutes 35 seconds and a radius of 753,02 feet; run thence northwesterly along the arc of said curve on arc length of 74.30 feet to the POINT OF BEGINNING; said curve having a chord bearing of North 66 degrees 30 minutes 19 seconds East and a chord distance of 74.27 feet; said parcel of land contains 16.27 acres, more or less.

Witness my signature this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_ at \_\_\_\_\_

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, 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 the said Caroline, LLC, has passed the same to the undersigned and that the subdivision as depicted on the plat is a true and correct representation of the subdivision as the free act and deed of said Limited Liability Company and has designated the same as Pinehurst IIA 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, 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 appurtenances 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 drives, and common areas as shown on said plat.

Witness my signature this the \_\_\_\_\_ day of \_\_\_\_\_

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 the owner of the property herein described and that he is the owner who acknowledged to me that 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 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: \_\_\_\_\_ Board President  
Attest: \_\_\_\_\_  
Rommy Lott, Chancery Clerk

## CERTIFICATE OF COMPARISON STATE OF MISSISSIPPI COUNTY OF MADISON

We, Rommy Lott, Chancery Clerk and Donald L. McDonald, Professional Surveyor, do hereby certify that we have carefully compared this plat of Pinehurst IIA 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 Lott, Chancery Clerk  
By: \_\_\_\_\_ D.C.

## PLING AND RECORDATION STATE OF MISSISSIPPI COUNTY OF MADISON

I, Rommy Lott, Clerk of the Chancery Court in and for said County and State, do hereby certify that the final plat of Pinehurst IIA 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\_\_\_\_  
Rommy Lott, Chancery Clerk \_\_\_\_\_ By: \_\_\_\_\_ D.C.