

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

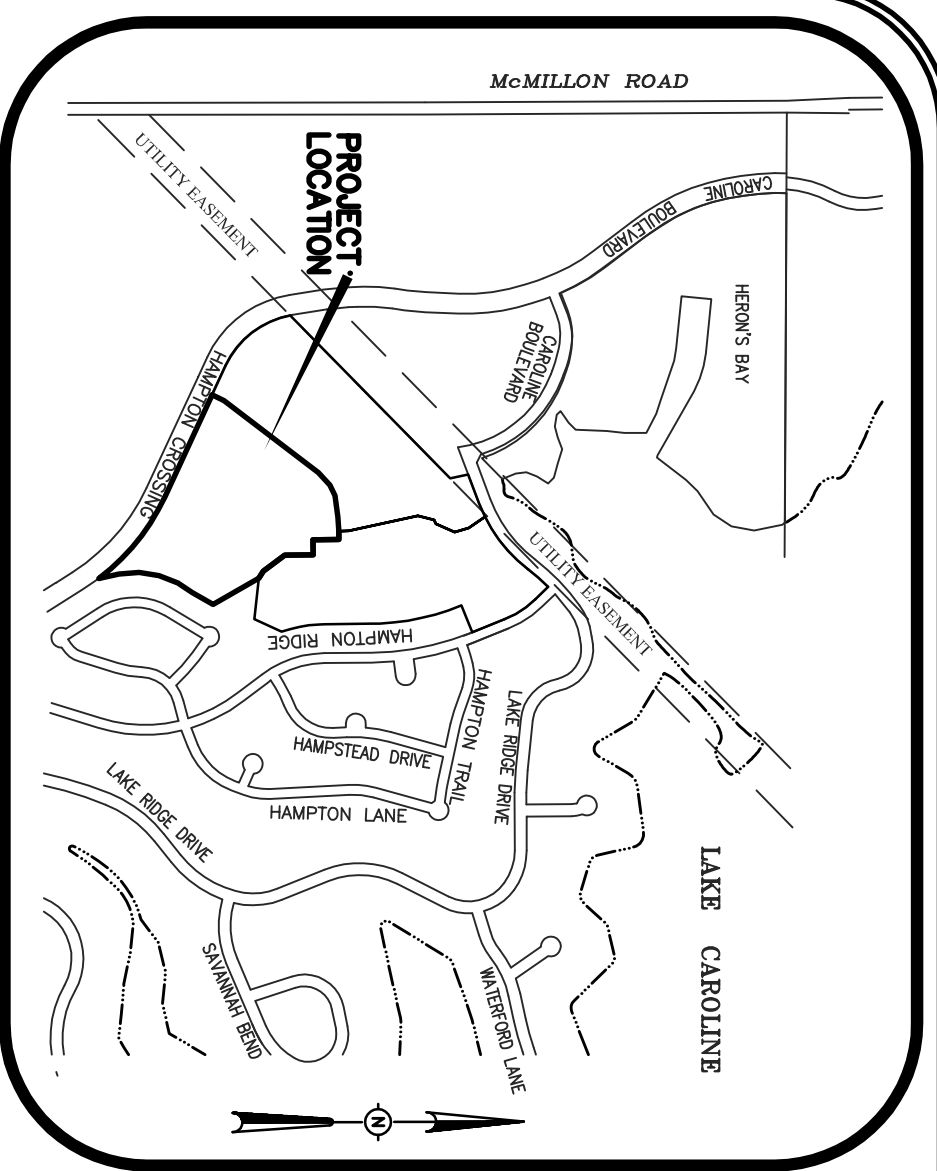
October 12, 2022

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

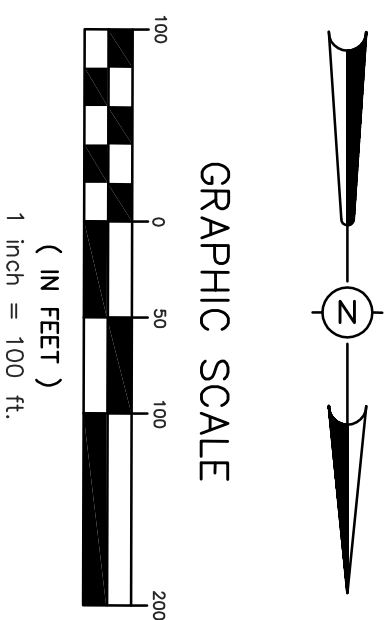
From: Tim Bryan, P.E.
County Engineer

Re: Pinehurst 2B of Caroline
Final Plat

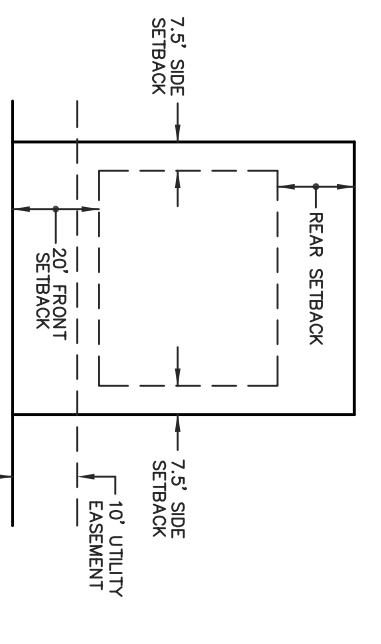
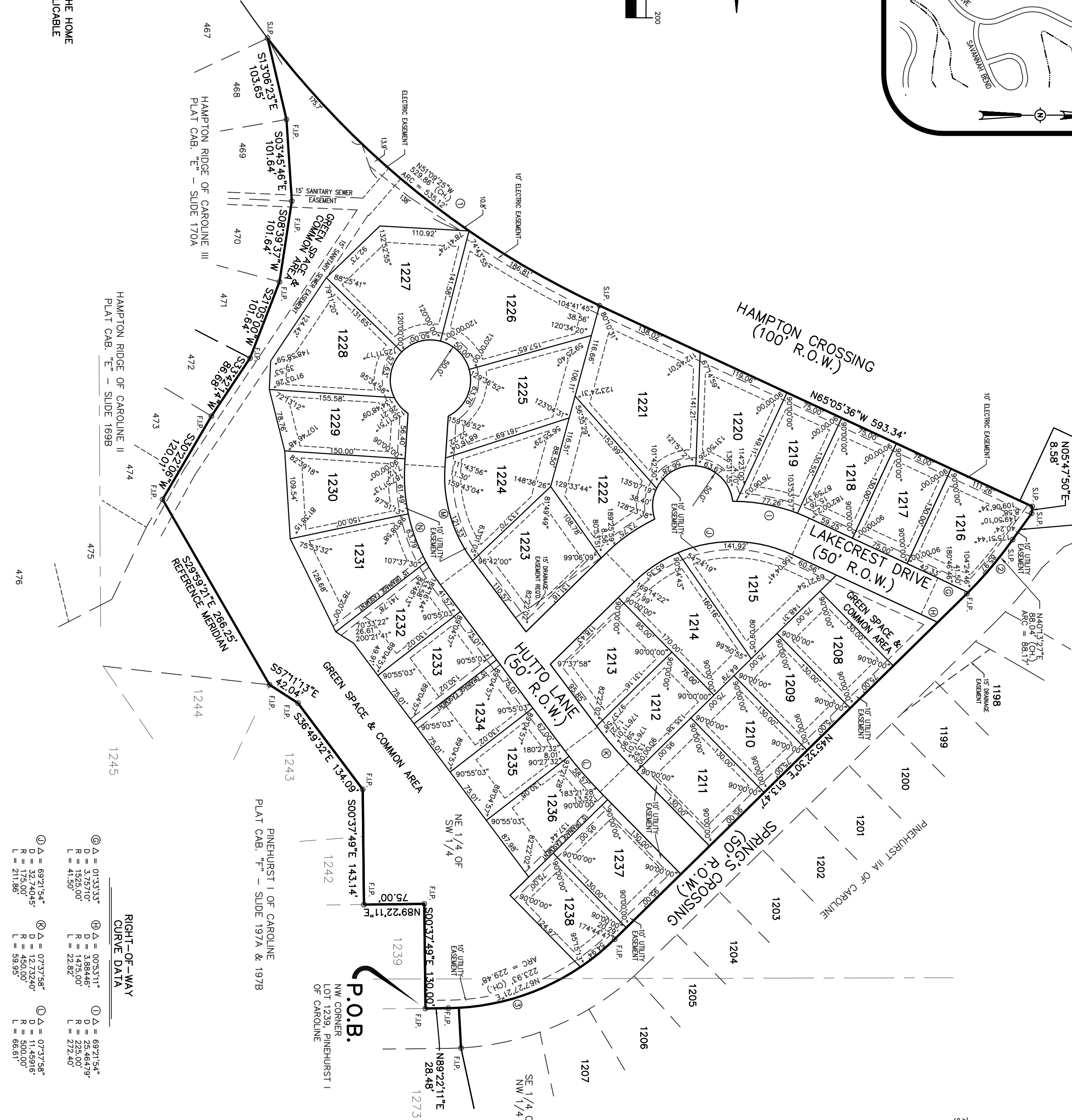
The Engineering Department recommends approval of the final plat of Pinehurst 2B of Caroline. The development contains 31 lots on 13.98 acres. The letter of credit has been received for the final wearing surface.



VICINITY MAP



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



TYPICAL LOT DETAIL

NOTE: 15' MINIMUM DISTANCE BETWEEN BUILDINGS.
 REAR SETBACKS:
 LOTS 1215, 1222-1224, 1226 - 25' REAR SETBACK
 LOTS 1216, 1217, 1221, 1225, 1233, 1234 - 45' REAR SETBACK
 LOTS 1218-1219, 1220, 1223, 1232, 1235 - 35' REAR SETBACK

BOUNDARY CURVE DATA

① Δ = 32.38'08"	② Δ = 10.98'06"	③ Δ = 43.48'40"
D = 5.20871'	D = 12.06227'	D = 19.08659'
R = 100.00'	R = 63.11'	R = 229.48'
L = 93.93'	L = 83.11'	L = 229.48'

RIGHT-OF-WAY CURVE DATA

① Δ = 0.133133"	② Δ = 0.0737158"	③ Δ = 0.737158"
D = 3.75710'	D = 3.88446'	D = 25.46479'
R = 1525.00'	R = 1475.00'	R = 225.00'
L = 41.50'	L = 22.82'	L = 272.40'
④ Δ = 69.2154"	⑤ Δ = 0.737158"	⑥ Δ = 0.737158"
D = 32.74045'	D = 12.73246'	D = 11.45916'
R = 175.00'	R = 450.00'	R = 500.00'
L = 211.86'	L = 59.95'	L = 66.61'
⑦ Δ = 40.733151"	⑧ Δ = 40.733152"	
D = 32.74045'	D = 25.46479'	
R = 175.00'	R = 225.00'	
L = 123.90'	L = 159.30'	

SHEET 1 OF 2

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

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 = 13.98 ACRES, MORE OR LESS.
 7. DATE OF PREPARATION OF PLAT: 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

PINEHURST IIB OF CAROLINE

SITUATED IN THE
SE 1/4 OF THE NW 1/4 & 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
4089 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 Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ and in the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 11, 18N-1E, Madison County, Mississippi:

Begin at an existing $\frac{1}{2}$ " iron pin marking the Northwest corner of Lot 1239, 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 00 degrees 37 minutes 49 seconds East for a distance of 130.00 feet to an existing $\frac{1}{2}$ " iron pin; North 89 degrees 22 minutes 11 seconds East for a distance of 75.00 feet to an existing $\frac{1}{2}$ " iron pin; South 00 degrees 37 minutes 49 seconds East for a distance of 143.14 feet to an existing $\frac{1}{2}$ " iron pin; South 36 degrees 49 minutes 32 seconds East for a distance of 134.09 feet to an existing $\frac{1}{2}$ " iron pin; South 27 degrees 11 minutes 13 seconds East for a distance of 42.04 feet to an existing $\frac{1}{2}$ " iron pin; South 29 degrees 59 minutes 21 seconds East for a distance of 286.25 feet to an existing $\frac{1}{2}$ " iron pin on the West line 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 169B; leaving said West line of Pinehurst I of Caroline, run thence along said West line of Hampton Ridge of Caroline II and along the West line of Hampton Ridge of Caroline III, 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 170A the following bearings and distances: South 30 degrees 22 minutes 06 seconds West for a distance of 120.01 feet to an existing $\frac{1}{2}$ " iron pin; South 33 degrees 42 minutes 14 seconds West for a distance of 86.68 feet to an existing $\frac{1}{2}$ " iron pin; South 21 degrees 05 minutes 00 seconds West for a distance of 101.64 feet to an existing $\frac{1}{2}$ " pin; South 08 degrees 39 minutes 37 seconds West for a distance of 101.64 feet to an existing $\frac{1}{2}$ " iron pin; South 03 degrees 45 minutes 46 seconds East for a distance of 101.64 feet to an existing $\frac{1}{2}$ " iron pin; South 13 degrees 06 minutes 23 seconds East for a distance of 103.65 feet to a set $\frac{1}{2}$ " iron pin on the East right-of-way line of Hampton Crossing; said point also being on the arc of a 5.20871 degree curve bearing to the left having a central angle of 32 degrees 38 minutes 08 seconds and a radius of 1,100.00 feet; run thence northwesterly along said East right-of-way line of Hampton Crossing and along the arc of said curve an arc length of 535.12 feet to a set $\frac{1}{2}$ " iron pin marking the Point of Tangency of said curve and a chord bearing of North 51 degrees 09 minutes 25 seconds West; and a chord distance of 529.86 feet; run thence North 65 degrees 05 minutes 36 seconds West for a distance of 593.34 feet to a set $\frac{1}{2}$ " iron pin; run thence North 05 degrees 47 minutes 50 seconds East for a distance of 8.58 feet to a set $\frac{1}{2}$ " iron pin; run thence North 35 degrees 57 minutes 40 seconds East for a distance of 40.24 feet to a set $\frac{1}{2}$ " iron pin marking the Point of Curvature of a 12.06227 degree curve bearing to the right having a central angle of 10 degrees 38 minutes 06 seconds and a radius of 475.00 feet; run thence northeasterly along the arc of said curve an arc length of 88.17 feet to an existing $\frac{1}{2}$ " iron pin marking the Point of Tangency of said curve having a chord bearing of North 40 degrees 13 minutes 27 seconds East and a chord distance of 88.04 feet; run thence North 45 degrees 32 minutes 50 seconds East for a distance of 613.47 feet to the Point of Curvature of a 19.09859 degree curve bearing to the right having a central angle of 43 degrees 49 minutes 40 seconds and a radius of 300.00 feet; run thence northeasterly along the arc of said curve an arc length of 229.48 feet to an existing $\frac{1}{2}$ " iron pin marking the Point of Tangency of said curve; said curve having a chord bearing of North 67 degrees 27 minutes 21 seconds East and a chord distance of 223.93 feet; run thence North 89 degrees 22 minutes 11 seconds East for a distance of 28.48 feet to the POINT OF BEGINNING, containing 13.98 acres, more or less.

Witness my signature this _____ day of _____ 20____ 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 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 as President of said Caroline, 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 Pinehurst IIB 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 acknowledged act 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, tops, 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 system, in, on, or under all of the easements, rights-of-way, streets, avenues and boulevards shown on this plat, together with or attached to 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 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 the Plat of Pinehurst IIB of Caroline with the original thereof, prepared 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.

FLING 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 IIB 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.