

A RESUBDIVISION OF LOT 74 AND 75, THE SHORES AT CAROLINE, PHASE 2B

SITUATED IN THE SOUTH 1/2 OF SECTION 2, T8N-R1E
MADISON COUNTY, MISSISSIPPI

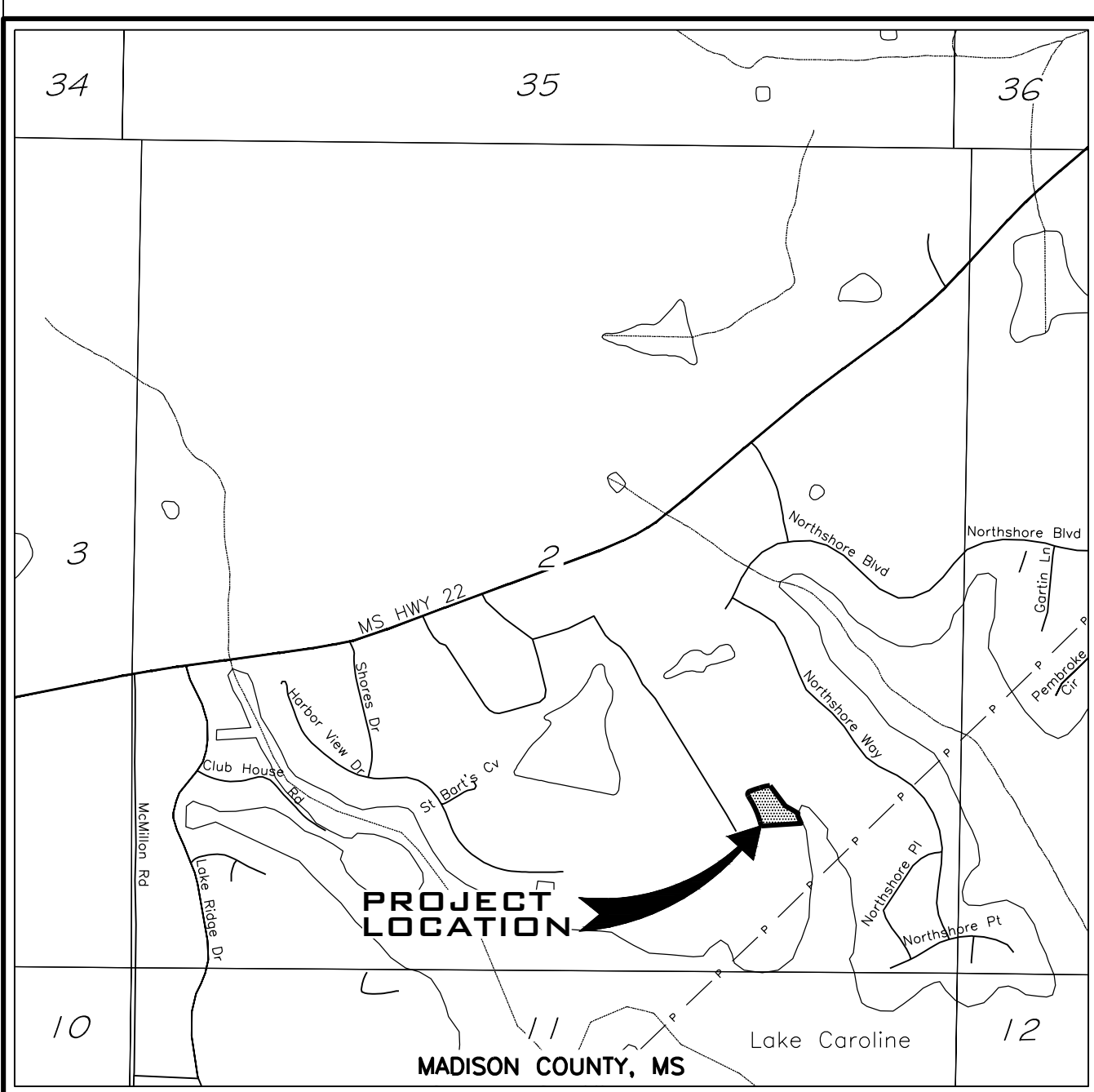
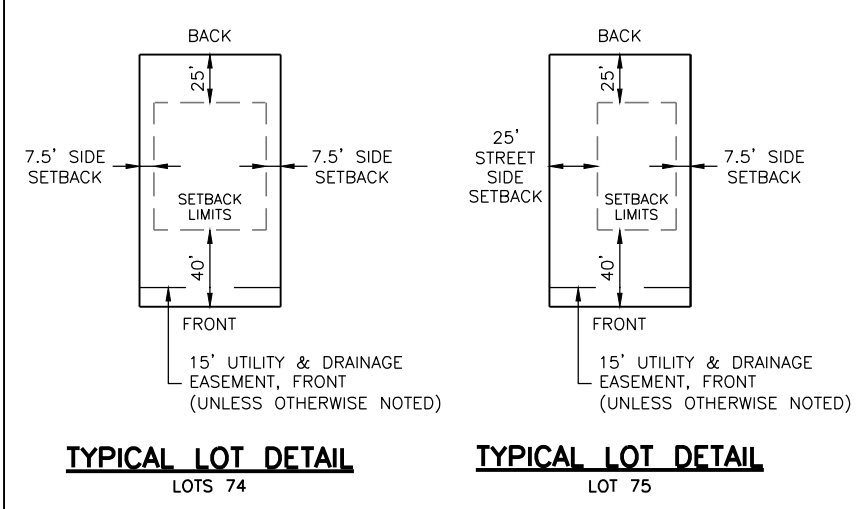
Class "B" Survey
Bearings Based on Solar
Observation Taken On
August 30, 2004

Our Job No. M-1492 Final Plat-Lots 74-75
Date of Survey: September 22, 2022
Date of Plat: November 1, 2022
Scale: 1"=100'
POB - Point of Beginning
POC - Point of Commencement

Iron Pin (1/2"x1/8" Iron Rebar)
Iron Pin In Concrete
Easement Boundary
Building Setback Line
Minimum Finished Floor Elevation

Common Area

Scale 1" = 30'



SEWER TAP ELEVATION TABLE

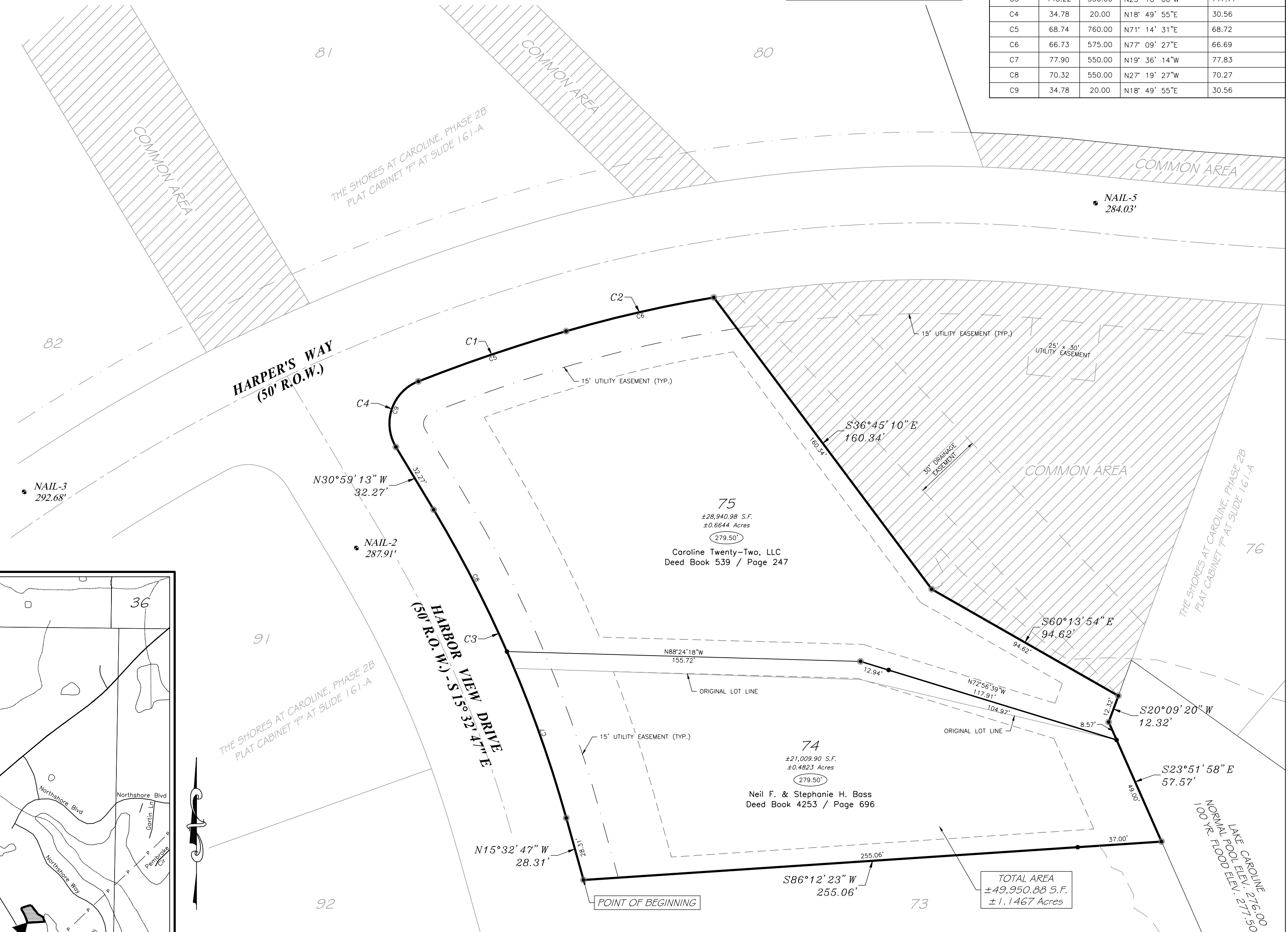
LOT NO.	SEWER TAP ELEV.
74	283.14
75	278.04

NAIL-IN-CURB ELEVATION TABLE

NAIL NO.	ELEVATION
NAIL-2	287.91'
NAIL-3	292.68'
NAIL-5	284.03'

Curve Table

Curve #	Length	Radius	Chord Direction	Chord Length
C1	68.74	760.00	N71° 14' 31"E	68.72
C2	66.73	575.00	N77° 09' 27"E	66.69
C3	148.22	550.00	N23° 16' 00"W	147.77
C4	34.78	20.00	N18° 49' 55"E	30.56
C5	68.74	760.00	N71° 14' 31"E	68.72
C6	66.73	575.00	N77° 09' 27"E	66.69
C7	77.90	550.00	N19° 36' 14"W	77.83
C8	70.32	550.00	N27° 19' 27"W	70.27
C9	34.78	20.00	N18° 49' 55"E	30.56



- NOTES:**
- This is to certify that this property is located in Zone "X"-Other Areas, which is defined as "Areas determined to be outside the 0.2% annual chance floodplain", according to FIRM Map Number 28089C0395, map revised March 17, 2010.
 - Iron pins at lot corners as shown on this plat. Field work meets or exceeds the requirements for a Class "B" survey.
 - Lake front lots 74 and 75 shall have a minimum finished floor elevation of 279.50' (See Nail-in-Curb Elevation Table). This is set at a minimum in reference to the published 100-year stage of Lake Caroline (277.50').
 - Special consideration shall be given to the sewer service depths and proposed finished floor elevations for Lots 74-75. The approximate invert elevations of the services are published in the Sewer Tap Elevation Table.
 - All green space, common areas, and drainage easements shall be maintained by the Homeowner's Association or adjacent property owners.
 - The individual lot owners/builders are responsible for additional drainage improvements (i.e. catch basins, storm pipe, french drains etc.) needed to facilitate water flow on or across their lot.
 - A relief swale shall be constructed down each lot line and shall be a minimum depth of 18" below the finished floor elevation of the home. All surface drainage shall be directed to these swales and away from the home.

M-MASTER & ASSOCIATES, INC.
CIVIL ENGINEERS & LAND SURVEYORS

212 WATERFORD SQUARE
SUITE 300
MADISON, MS 39110
601.605.1090

***A RESUBDIVISION OF LOT 74 AND 75,
THE SHORES AT CAROLINE, PHASE 2B***

SITUATED IN THE SOUTH 1/2 OF SECTION 2, T8N-R1E
MADISON COUNTY, MISSISSIPPI

SURVEYOR'S CERTIFICATE
STATE OF MISSISSIPPI
COUNTY OF MADISON

I, Ronald C. McMaster, Jr., Professional Engineer and Surveyor in the State of Mississippi, do hereby certify that at the request of Caroline Twenty-Two, LLC and, Neil F. and Stephanie H. Bass, the Owners, I have subdivided and platted the following described land;

A parcel or tract of land, containing 1.1467 acres (49,950.88 Sq. Ft.), more or less, lying and being situated in Section 2, T8N-R1E, Madison County, Mississippi, being a part of the Caroline Twenty-Two, LLC property as described in Deed Book 539 at Page 247 and the Neil Faust Bass and Stephanie Harper Bass property as described in Deed Book 4253 at Page 696 of the Records of the Office of the Chancery Clerk of said Madison County, at Canton, Mississippi, and being more particularly described as follows:

BEGINNING at an iron pin lying at the SW corner of Lot 74 of The Shores At Caroline, Phase 2B as shown on map or plat of same in Plat Cabinet "F" at Slide 161-A of the Records of said Madison County, Mississippi; run thence

Along the Westerly boundary of Lot 74 and the Westerly and Northerly boundary of Lot 75 of The Shores At Caroline, Phase 2B to points at each of the following calls:

North 15 degrees 32 minutes 47 seconds West for a distance of 28.31 feet to an iron pin; thence

148.22 feet along the arc of a 550.00 foot radius curve to the left, said arc having a 147.77 foot chord which bears North 23 degrees 16 minutes 00 seconds West to an iron pin; thence

North 30 degrees 59 minutes 13 seconds West for a distance of 32.27 feet to an iron pin; thence

34.78 feet along the arc of a 20.00 foot radius curve to the right, said arc having a 30.56 foot chord which bears North 18 degrees 49 minutes 55 seconds East to an iron pin; thence

68.74 feet along the arc of a 760.00 foot radius curve to the right, said arc having a 68.72 foot chord which bears North 71 degrees 14 minutes 31 seconds East to an iron pin; thence

66.73 feet along the arc of a 575.00 foot radius curve to the right, said arc having a 66.69 foot chord which bears North 77 degrees 09 minutes 27 seconds East to an iron pin lying at the NE corner of Lot 75 of The Shores At Caroline, Phase 2B; thence

Along the Easterly boundary of Lots 75 and 74 of The Shores At Caroline, Phase 2B, to points at each of the following calls:

South 36 degrees 45 minutes 10 seconds East for a distance of 160.34 feet to an iron pin; thence

South 60 degrees 13 minutes 54 seconds East for a distance of 94.62 feet to an iron pin; thence

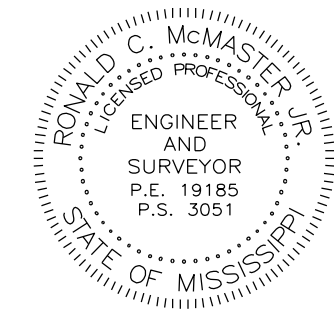
South 20 degrees 09 minutes 20 seconds West for a distance of 12.32 feet to an iron pin; thence

South 23 degrees 51 minutes 58 seconds East for a distance of 57.57 feet to an iron pin lying at the SE corner of Lot 74 of The Shores At Caroline, Phase 2B; thence

South 86 degrees 12 minutes 23 seconds West along the Southerly boundary of Lot 74 of The Shores At Caroline, Phase 2B, for a distance of 255.06 feet to the **POINT OF BEGINNING** of the above described parcel or tract of land.

Witness my signature, this the _____ day of _____, 2022.

Ronald C. McMaster, Jr.,
Professional Engineer and Surveyor
Mississippi P.S. No. 3051



ACKNOWLEDGMENT
STATE OF MISSISSIPPI
COUNTY OF MADISON

Personally appeared before me, the undersigned officer in and for the jurisdiction aforesaid, the within named Blake Cress, Member of Caroline Twenty-Two, LLC, a Mississippi Limited Liability Company and, Neil F. and Stephanie H. Bass, who acknowledged to me that they signed and delivered this plat and the certificates thereon, as their act and deed, after being authorized so to do, and Ronald C. McMaster, Jr., Professional Engineer and Land 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 _____, 2022.

Ronny Lott, Chancery Clerk

FILING AND RECORDATION
STATE OF MISSISSIPPI
COUNTY OF MADISON

I, Ronny Lott, Chancery Clerk in and for said County and State, do hereby certify that the final plat of A RESUBDIVISION OF LOTS 74 AND 75, THE SHORES AT CAROLINE, PHASE 2B, was filed for record in my office on this the _____ day of _____, 2022, and was duly recorded in Plat Cabinet _____ at Slide _____ 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 _____, 2022.

Ronny Lott, Chancery Clerk

CERTIFICATE AND DEDICATION OF OWNER
STATE OF MISSISSIPPI
COUNTY OF MADISON

I, Blake Cress, Member of Caroline Twenty-Two, LLC, a Mississippi Limited Liability Company, do hereby certify that the aforesaid is the owner of LOT 75 described in the foregoing certificate of Ronald C. McMaster, Jr., Professional Engineer and Surveyor, and that as owner, have caused the same to be resubdivided and platted as shown hereon, and hereby adopt this plat of said subdivision as the free act and deed and have designated the same as A RESUBDIVISION OF LOT 74 AND 75, THE SHORES AT CAROLINE, PHASE 2B.

All utilities, utility easements, and other easements are as designated and defined hereon.
All utilities, utility easements, and streets shall be dedicated for public use.

Witness my signature this the _____ day of _____, 2022.

CAROLINE TWENTY-TWO, LLC
A Mississippi Limited Liability Company

By: _____
Blake Cress, Member

CERTIFICATE AND DEDICATION OF OWNER
STATE OF MISSISSIPPI
COUNTY OF MADISON

We, Neil F. Bass and Stephanie H. Bass, do hereby certify that we are the owners of LOT 74 described in the foregoing certificate of Ronald C. McMaster, Jr., Professional Engineer and Surveyor, and that as owners, have caused the same to be resubdivided and platted as shown hereon, and hereby adopt this plat of said subdivision as the free act and deed and have designated the same as A RESUBDIVISION OF LOT 74 AND 75, THE SHORES AT CAROLINE, PHASE 2B.

All utilities, utility easements, and other easements are as designated and defined hereon.
All utilities, utility easements, and streets shall be dedicated for public use.

Witness my signature this the _____ day of _____, 2022.

Owners of LOT 74, THE SHORES AT CAROLINE, PHASE 2B

By: _____
Neil F. Bass Stephanie H. Bass

CERTIFICATE OF COMPARISON
STATE OF MISSISSIPPI
COUNTY OF MADISON

We, Ronny Lott, Chancery Clerk and Ronald C. McMaster, Jr., Professional Engineer and Surveyor, do hereby certify that we have carefully compared this plat of A RESUBDIVISION OF LOT 74 AND 75, THE SHORES AT CAROLINE, PHASE 2B with the original thereof, as made by Ronald C. McMaster, Jr., Professional Engineer and 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 _____, 2022.

Ronald C. McMaster, Jr., P.E., P.S. Ronny Lott, Chancery Clerk

By: _____ D.C.

SURVEYOR'S CERTIFICATE OF COMPLIANCE
STATE OF MISSISSIPPI
COUNTY OF MADISON

I, Ronald C. McMaster, Jr., Professional Engineer and 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 _____, 2022.

Ronald C. McMaster, Jr.,
Professional Engineer and Surveyor

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 _____, 2022.

Madison County Board of Supervisors Attest:

By: _____
Paul Griffin, President Ronny Lott, Chancery Clerk

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: _____
Timothy Bryan, P.E.
Madison County Engineer



M/MASTER & ASSOCIATES, INC.
CIVIL ENGINEERS & LAND SURVEYORS

212 WATERFORD SQUARE
SUITE 300
MADISON, MS 39110
601.695.1090