

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

January 31, 2023

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 II of Caroline
Final Plat

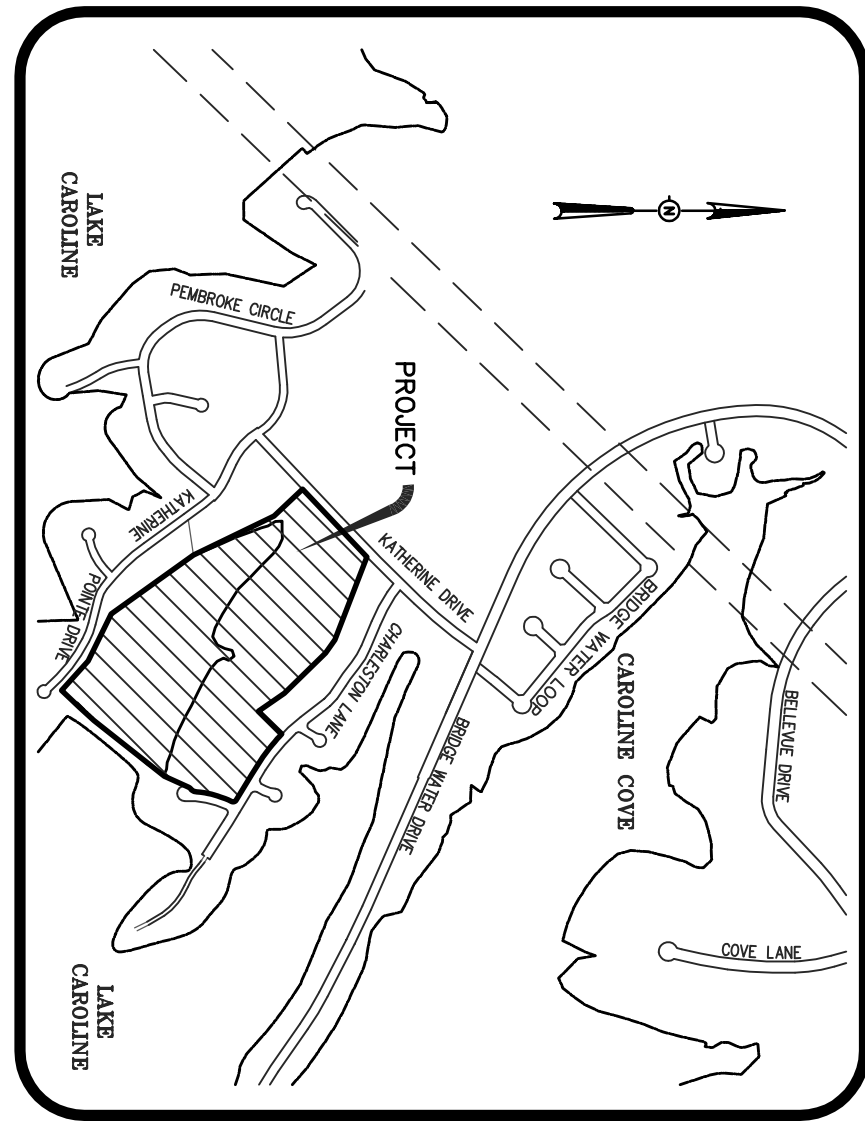
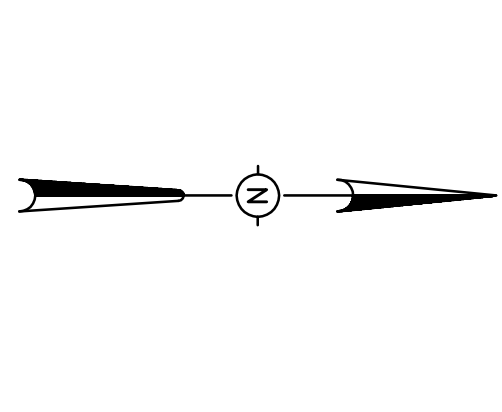
The Engineering Department recommends approval of the final plat of Katherine Lake II of Caroline. The development contains 34 lots on 33 acres. The letter of credit has been received for the final wearing surface.

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

KATHERINE LAKE II OF CAROLINE

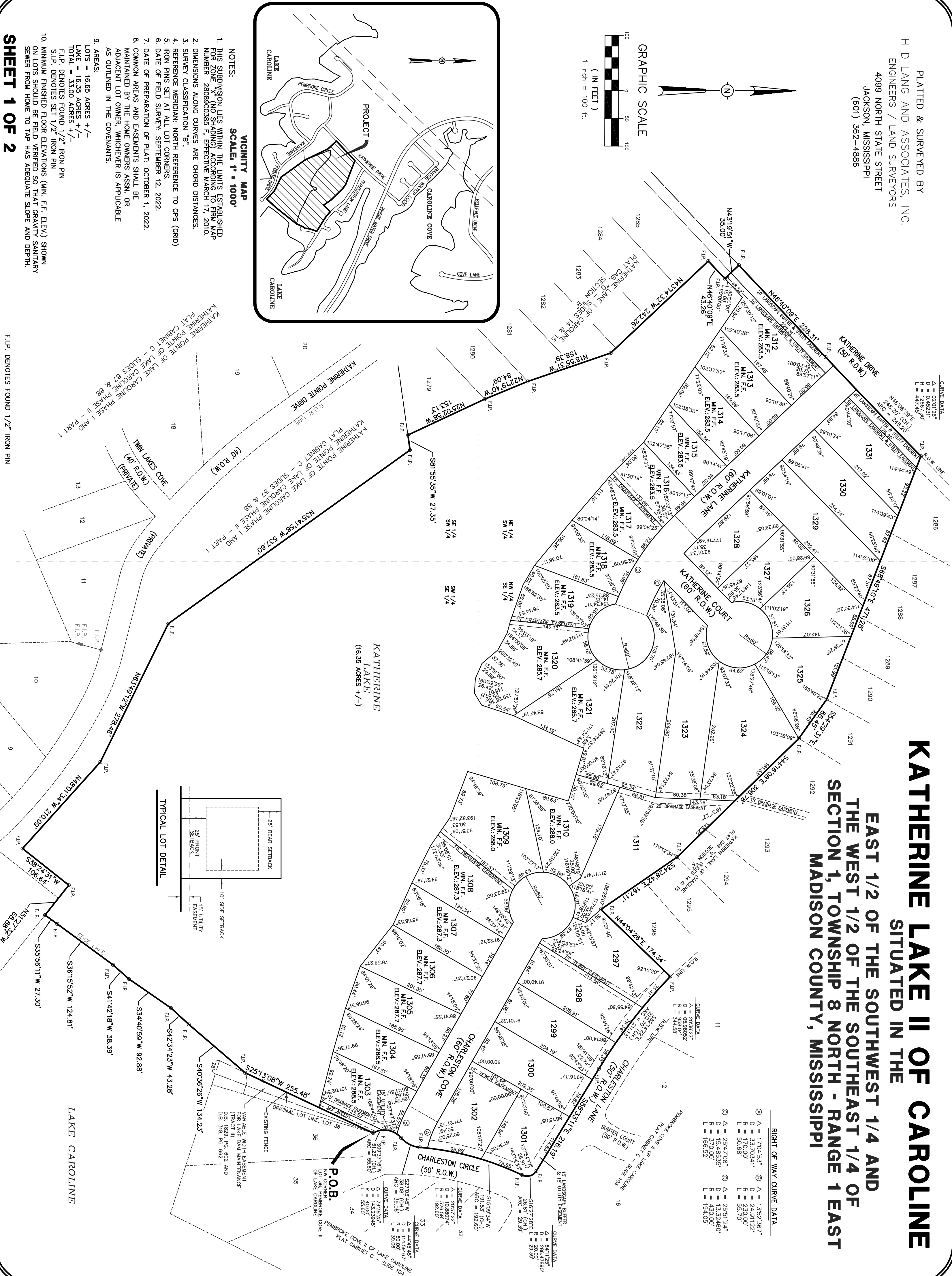
SITUATED IN THE

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



VICINITY MAP
 SCALE: 1" = 1000'

- NOTES:
1. THIS SUBDIVISION LIES WITHIN THE LIMITS ESTABLISHED FOR ZONE 2 (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: SEPTEMBER 12, 2022.
 7. DATE OF PREPARATION OF PLAT: OCTOBER 1, 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:
 - LOTS = 16.65 ACRES +/-
 - LAKE = 16.35 ACRES +/-
 - TOTAL = 33.00 ACRES +/-
 10. MINIMUM FINISHED FLOOR ELEVATIONS (MIN. F.F. ELEV.) SHOWN ON LOTS SHOULD BE FIELD VERIFIED SO THAT GRAVITY SANITARY SEWER FROM HOME TO TAP HAS ADEQUATE SLOPE AND DEPTH.



RIGHT OF WAY CURVE DATA

⊙ Δ = 17°04'53"	⊙ Δ = 13°52'36.7"
⊙ Δ = 33°10'34.1"	⊙ Δ = 24°9'12.2"
⊙ R = 170.00'	⊙ R = 230.00'
⊙ L = 50.68'	⊙ L = 55.70'
⊙ Δ = 25°47'08.8"	⊙ Δ = 25°51'24.4"
⊙ Δ = 15°48'55.5"	⊙ Δ = 13°52'46.0"
⊙ R = 170.00'	⊙ R = 150.00'
⊙ L = 169.52'	⊙ L = 154.03'

CURVE DATA

Δ = 02°01'25"
Δ = 44°43'25"
R = 12697.30'
L = 447.45'

CURVE DATA

Δ = 02°01'25"
Δ = 44°43'25"
R = 12697.30'
L = 447.45'

CURVE DATA

Δ = 02°01'25"
Δ = 44°43'25"
R = 12697.30'
L = 447.45'

KATHERINE LAKE II 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
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 East 1/2 of the Southwest 1/4 and in the West 1/2 of the Southeast 1/4 of Section 1, 18N-1E, Madison County, Mississippi:

Begin at an existing 1/2" iron pin marking the Northwest corner of Lot 36, Pembroke Cove II of Lake Caroline, a subdivision according to the map or plat thereof, on file and as now recorded in the office of the Chancery Clerk of Madison County of Canton, Mississippi, as now recorded in Plat Cabinet C at Slide 104; from said POINT OF BEGINNING, run thence South 23 degrees 13 minutes 08 seconds West for a distance of 253.46 feet to an existing 1/2" iron pin on the West edge of Lake Caroline; run thence along said West edge of Lake Caroline the following bearings and distances: South 40 degrees 36 minutes 26 seconds West for a distance of 134.23 feet to an existing 1/2" iron pin; South 42 degrees 34 minutes 23 seconds West for a distance of 43.28 feet to an existing 1/2" iron pin; South 34 degrees 40 minutes 59 seconds West for a distance of 92.88 feet to an existing 1/2" iron pin; South 41 degrees 42 minutes 18 seconds West for a distance of 38.39 feet to an existing 1/2" iron pin; South 36 degrees 15 minutes 52 seconds West for a distance of 124.81 feet to an existing 1/2" iron pin; South 35 degrees 56 minutes 11 seconds West for a distance of 27.30 feet to an existing 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 I, 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; leaving said West edge of Lake Caroline, run thence along said North line and along the East line of said Katherine Pointe of Lake Caroline, Phase I and Katherine Pointe of Lake Caroline, Phase II - Part 1 the following bearings and distances: North 51 degrees 27 minutes 32 seconds West for a distance of 68.88 feet to an existing 1/2" iron pin; South 38 degrees 24 minutes 31 seconds West for a distance of 106.64 feet to an existing 1/2" iron pin; North 48 degrees 01 minutes 34 seconds West for a distance of 210.09 feet to an existing 1/2" iron pin; North 63 degrees 49 minutes 12 seconds West for a distance of 278.46 feet to an existing 1/2" iron pin; North 35 degrees 41 minutes 36 seconds West for a distance of 537.80 feet to an existing 1/2" iron pin; South 81 degrees 55 minutes 35 seconds West for a distance of 27.35 feet to an existing 1/2" iron pin marking the Southeast corner of Lot 1279 Katherine Lake I of Caroline, 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 G at Slides 14 and 15; run thence along the East line of Section B of said Katherine Lake I of Caroline the following bearings and distances: North 25 degrees 02 minutes 58 seconds West for a distance of 153.13 feet to an existing 1/2" iron pin; North 22 degrees 19 minutes 40 seconds West for a distance of 84.09 feet to an existing 1/2" iron pin; North 18 degrees 55 minutes 31 seconds West for a distance of 158.39 feet to an existing 1/2" iron pin; North 43 degrees 14 minutes 32 seconds West for a distance of 242.26 feet to an existing 1/2" iron pin; North 46 degrees 40 minutes 09 seconds East for a distance of 43.28 feet to an existing 1/2" iron pin; North 43 degrees 19 minutes 51 seconds West for a distance of 35.00 feet to an existing 1/2" iron pin on the East right-of-way line of Katherine Drive; leaving said East line of Section B, Katherine Pointe I of Caroline, run thence North 46 degrees 40 minutes 09 seconds East along said East right-of-way line of Katherine Drive for a distance of 228.31 feet to an existing 1/2" iron pin marking the Point of Curvature of a 0.45231 degree curve bearing to the right having a central angle of 02 degrees 01 minutes 26 seconds and a radius of 12667.30 feet; run thence along said East right-of-way line of Katherine Drive and along the arc of said curve an arc length of 248.20 feet to an existing 1/2" iron pin marking the Southwest corner of Section A of the aforesaid Katherine Lake I of Caroline; said curve having a chord bearing of North 46 degrees 06 minutes 29 seconds East and a chord distance of 248.20 feet; leaving said East right-of-way line of Katherine Drive and the arc of said curve, run thence along the South line of said Section A, Katherine Lake I of Caroline the following bearings and distances: South 68 degrees 49 minutes 10 seconds East for a distance of 471.28 feet to an existing 1/2" iron pin; South 54 degrees 29 minutes 31 seconds East for a distance of 86.45 feet to an existing 1/2" iron pin; South 44 degrees 16 minutes 09 seconds East for a distance of 306.78 feet to an existing 1/2" iron pin; South 34 degrees 28 minutes 42 seconds East for a distance of 167.11 feet to an existing 1/2" iron pin; leaving said South line of Section A, run thence North 44 degrees 04 minutes 26 seconds East along the East line of said Section A for a distance of 174.34 feet to an existing 1/2" iron pin on the South right-of-way line of Charleston Lane; said point also being on the arc of a 0.0598052 degree curve bearing to the left having a central angle of 20 degrees 36 minutes 27 seconds and a radius of 956.04 feet; run thence southeasterly along said South right-of-way line of Charleston Lane and along the arc of said curve an arc length of 211.13 feet to an existing 1/2" iron pin; said curve having a chord bearing of South 52 degrees 14 minutes 22 seconds East and a chord distance of 210.70 feet; run thence South 58 degrees 33 minutes 11 seconds East along said South right-of-way line of Charleston Lane for a distance of 216.19 feet to an existing 1/2" iron pin marking the Point of Curvature of a 286.47890 degree curve bearing to the right having a central angle of 84 degrees 11 minutes 25 seconds and a radius of 20.00 feet; run thence southeasterly along said South right-of-way line of Charleston Lane and along the arc of said curve an arc length of 29.39 feet to an existing 1/2" iron pin; said curve having a chord bearing of South 16 degrees 27 minutes 28 seconds East and a chord distance of 26.81 feet; said point being on the West right-of-way line of Charleston Circle and also being the Point of Reverse Curvature of a 10.88074 degree curve bearing to the left having a central angle of 20 degrees 57 minutes 22 seconds and a radius of 526.58 feet; leaving said South right-of-way line of Charleston Lane, run thence southeasterly along said West right-of-way line of Charleston Circle and along the arc of said curve an arc length of 192.60 feet to an existing 1/2" iron pin; said curve having

a chord bearing of South 15 degrees 09 minutes 34 seconds West and a chord distance of 191.33 feet; said point being the Point of Reverse Curvature of a 114.59167 degree curve bearing to the right having a central angle of 44 degrees 45 minutes 49 seconds and a radius of 50.00 feet; run thence southeasterly along said West right-of-way line of Charleston Circle and along the arc of said curve an arc length of 33.08 feet to an existing 1/2" iron pin, said curve having a chord bearing of South 27 degrees 03 minutes 53 seconds West and a radius of 143.23946 feet; said point being the Point of Reverse Curvature of a 143.23946 degree curve bearing to the right having a central angle of 79 degrees 38 minutes 25 seconds and a radius of 40.00 feet; run thence southeasterly along said West right-of-way line of Charleston Circle and along the arc of said curve an arc length of 55.60 feet to the POINT OF BEGINNING; said curve having a chord bearing of South 09 degrees 37 minutes 16 seconds West and a chord distance of 51.23 feet; said parcel of land contains 33.00 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, 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 herein, and hereby accept this plat and the same as shown hereon and as described in the same as Katherine Lake II of Caroline and I dedicate 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 acknowledged act 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 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 said natural gas distribution or TV cable system, and all other items shown on this plat and all appurtenances, 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 _____

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 report 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 Lett, Chancery Clerk

CERTIFICATE OF COMPARISON STATE OF MISSISSIPPI COUNTY OF MADISON

We, Rommy Lett, Chancery Clerk, and Donald L. McDonald, Professional Surveyor, do hereby certify that we have carefully compared this plat of Katherine Lake II 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 _____ Rommy Lett, Chancery Clerk

By: _____ D.C.

PLING AND RECORDATION STATE OF MISSISSIPPI COUNTY OF MADISON

I, Rommy Lett, Clerk of the Chancery Court in and for said County and State, do hereby certify that the final plat of Katherine Lake II 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 Lett, Chancery Clerk _____ By: _____ D.C.