

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**

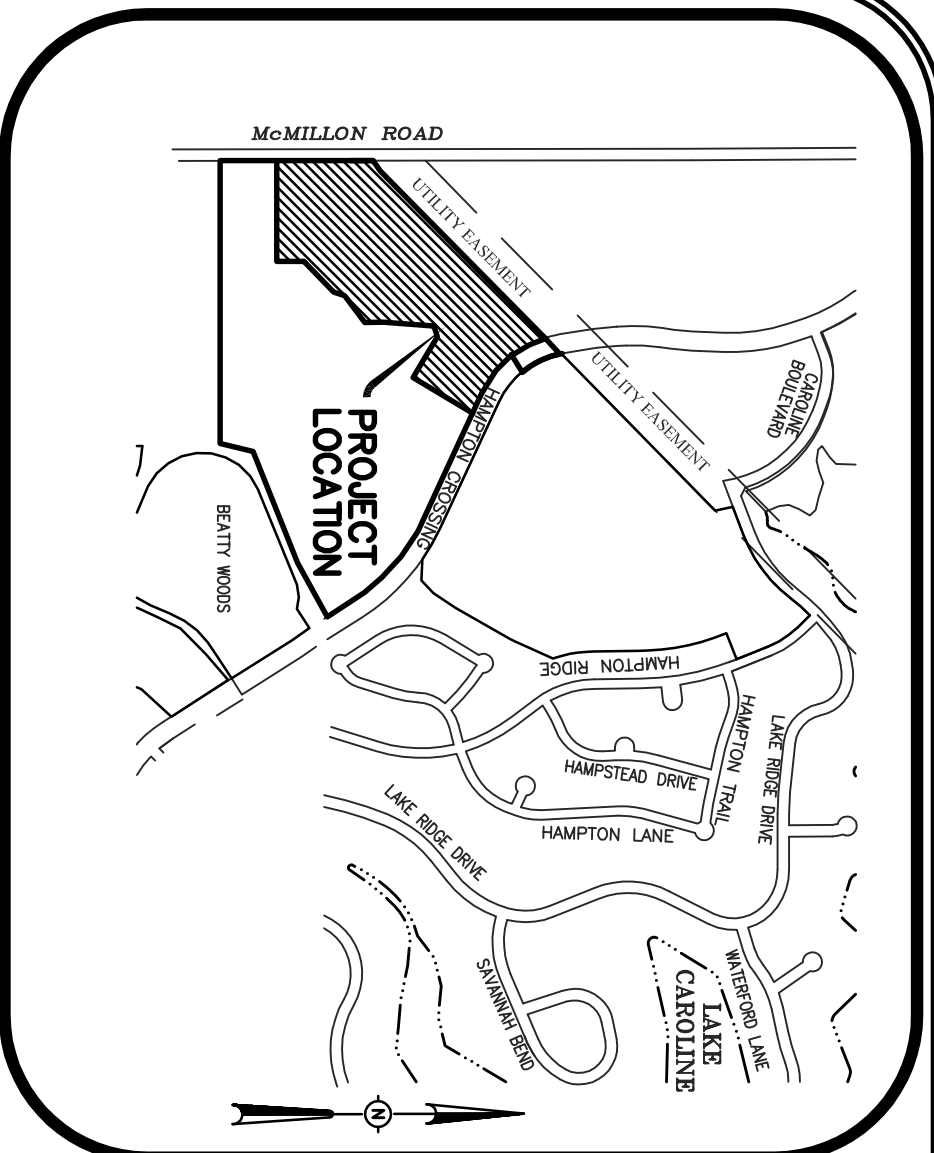
June 12, 2023

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, PE  
County Engineer

Re: Final Plat  
Bellemeade 1A of Caroline

The Engineering Department recommends approval of the final plat of Bellemeade 1A of Caroline. The development is approximately 19.76 acres with 31 lots averaging 0.3 acres. The Letter of Credit has been received for the final lift of asphalt for this development.

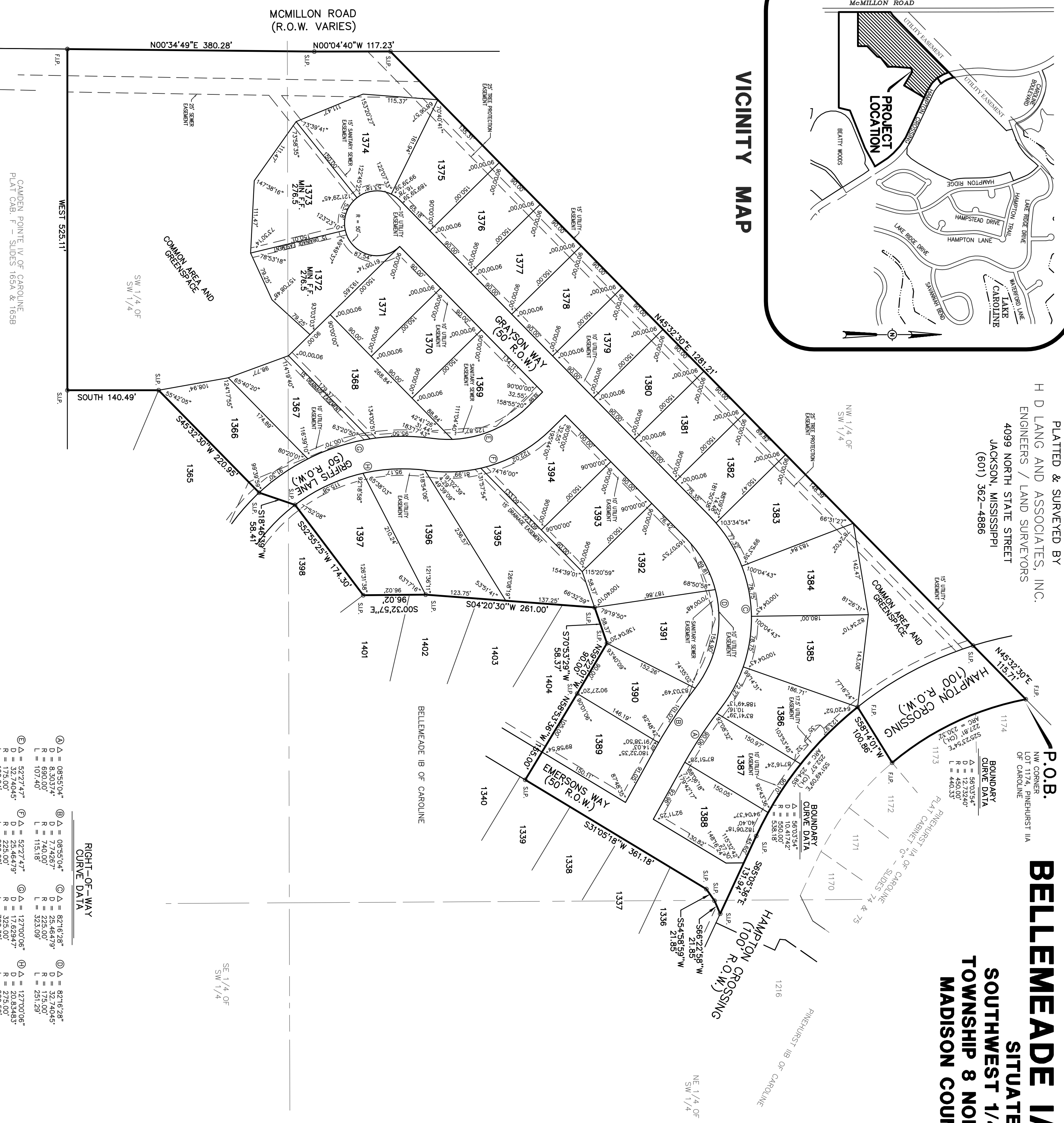


**VICINITY MAP**

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

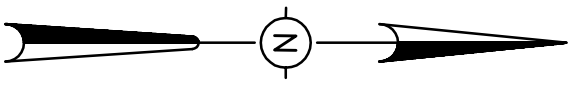
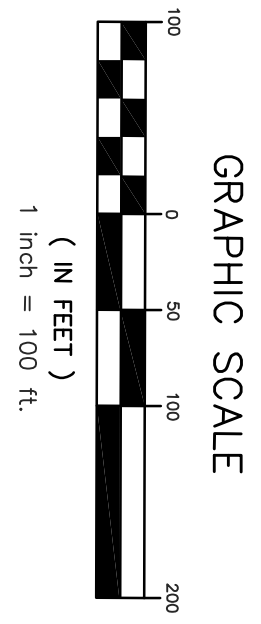
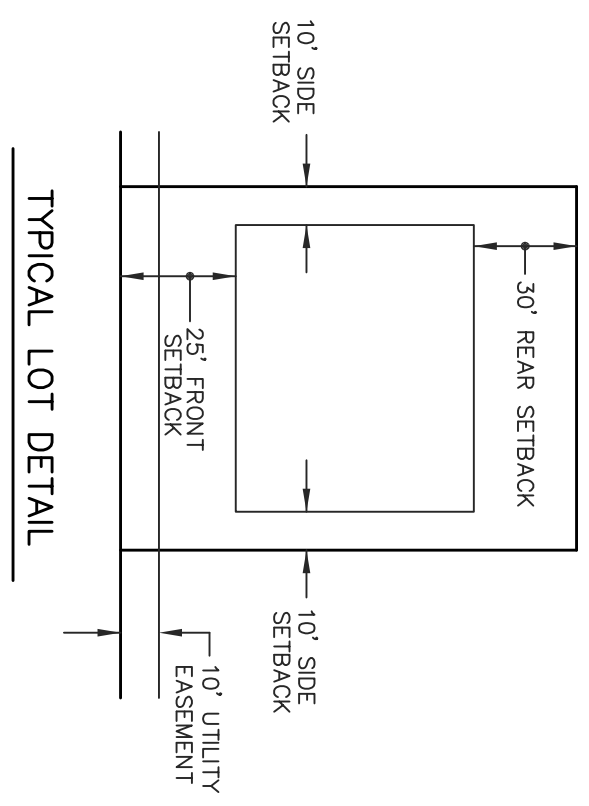
**P.O.B.**  
 NW CORNER  
 LOT 1174, PINEHURST IIA  
 OF CAROLINE

**BELLEMEADE IA OF CAROLINE**  
 SITUATED IN THE  
 SOUTHWEST 1/4 OF SECTION 11,  
 TOWNSHIP 8 NORTH - RANGE 1 EAST  
 MADISON COUNTY, MISSISSIPPI



RIGHT-OF-WAY CURVE DATA		BOUNDARY CURVE DATA	
Ⓐ Δ = 08°55'04"	D = 8.30374'	Ⓐ Δ = 56°03'54"	D = 450.00'
Ⓑ Δ = 69°00'00"	L = 107.40'	Ⓑ Δ = 55°17'55"	L = 440.33'
Ⓒ Δ = 52°27'47"	D = 32.74045'	Ⓒ Δ = 56°03'54"	D = 450.00'
Ⓓ Δ = 32.74045'	L = 160.29'	Ⓓ Δ = 55°17'55"	L = 440.33'
Ⓔ Δ = 08°55'04"	D = 8.30374'	Ⓔ Δ = 56°03'54"	D = 450.00'
Ⓚ Δ = 77°42'57"	R = 740.00'	Ⓚ Δ = 55°17'55"	L = 440.33'
Ⓛ Δ = 107°40'	L = 115.18'	Ⓛ Δ = 56°03'54"	D = 450.00'
Ⓜ Δ = 52°27'47"	D = 25.46479'	Ⓜ Δ = 55°17'55"	L = 440.33'
Ⓝ Δ = 25.46479'	L = 260.02'	Ⓝ Δ = 56°03'54"	D = 450.00'
Ⓞ Δ = 127°00'06"	D = 172.82947'	Ⓞ Δ = 55°17'55"	L = 440.33'
Ⓟ Δ = 172.82947'	L = 720.38'	Ⓟ Δ = 56°03'54"	D = 450.00'
Ⓠ Δ = 82°16'28"	D = 32.74045'	Ⓠ Δ = 55°17'55"	L = 440.33'
Ⓡ Δ = 77°42'57"	R = 175.00'	Ⓡ Δ = 56°03'54"	D = 450.00'
Ⓢ Δ = 32.74045'	L = 251.29'	Ⓢ Δ = 55°17'55"	L = 440.33'
Ⓣ Δ = 20.834835'	D = 20.834835'	Ⓣ Δ = 56°03'54"	D = 450.00'
Ⓤ Δ = 609.959'	L = 609.959'	Ⓤ Δ = 55°17'55"	L = 440.33'

- 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 = 19.76 ACRES, MORE OR LESS.
  7. DATE OF FIELD SURVEY: JULY 1, 2022.
  8. DATE OF PREPARATION OF PLAT: MAY 19, 2023.
  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.



CAMDEN POINTE IV OF CAROLINE  
 PLAT CAB. F - SLIDES 165A & 165B

# BELLEMEADE IA OF CAROLINE

SITUATED IN THE  
SOUTHWEST 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  
4099 NORTH STATE STREET  
JACKSON, MISSISSIPPI  
601 362-4886

## 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 Southwest 1/4 of Section 11, T8N-R1E, Madison County, Mississippi:

Begin at an existing 1/2" iron pin marking the Northwest corner of Lot 1174, Pinehurst IA 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 G at Slides 74 and 75; said point also being on the arc of a 12.73240 degree curve bearing to the left having a central angle of 56 degrees 03 minutes 54 seconds and a radius of 450.00 feet; from said POINT OF BEGINNING, run thence along the southwestern line of said Pinehurst IA of Caroline the following bearings and distances: southeasterly along the arc of said curve on arc length of 230.32 feet to an existing 1/2" iron pin; said curve having a chord bearing of South 25 degrees 23 minutes 54 seconds East and a chord distance of 227.81 feet; leaving the arc of said curve, run thence South 58 degrees 14 minutes 01 seconds West for a distance of 100.86 feet to an existing 1/2" iron pin on the arc of a 10.41742 degree curve bearing to the left having a central angle of 56 degrees 03 minutes 54 seconds and a radius of 550.00 feet; southeasterly along the arc of said curve on arc length of 254.85 feet to a set 1/2" iron pin marking the Point of Tangency of said curve; said curve having a chord bearing of South 51 degrees 49 minutes 09 seconds East and a chord distance of 252.57 feet; South 65 degrees 05 minutes 36 seconds East for a distance of 131.94 feet to a set 1/2" iron pin; leaving said southwestern line of Pinehurst IA of Caroline, run thence South 66 degrees 22 minutes 58 seconds West for a distance of 21.85 feet to a set 1/2" iron pin; run thence South 54 degrees 58 minutes 59 seconds West for a distance of 21.85 feet to a set 1/2" iron pin; run thence South 31 degrees 05 minutes 18 seconds West for a distance of 361.18 feet to a set 1/2" iron pin; run thence North 58 degrees 53 minutes 36 seconds West for a distance of 153.00 feet to a set 1/2" iron pin; run thence North 59 degrees 22 minutes 01 seconds West for a distance of 90.00 feet to a set 1/2" iron pin; run thence South 70 degrees 53 minutes 29 seconds West for a distance of 58.37 feet to a set 1/2" iron pin; run thence South 04 degrees 20 minutes 30 seconds West for a distance of 261.00 feet to a set 1/2" iron pin; run thence South 00 degrees 32 minutes 57 seconds East for a distance of 96.02 feet to a set 1/2" iron pin; run thence South 52 degrees 55 minutes 25 seconds West for a distance of 174.30 feet to a set 1/2" iron pin; run thence South 18 degrees 46 minutes 39 seconds West for a distance of 58.41 feet to a set 1/2" iron pin; run thence South 45 degrees 32 minutes 30 seconds West for a distance of 220.95 feet to a set 1/2" iron pin; run thence South for a distance of 140.49 feet to a set 1/2" iron pin on the North line of Camden Pointe IV 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 F at Slides 165A and 165B; run thence West along said North line of Camden Pointe IV of Caroline for a distance of 525.11 feet to an existing 1/2" iron pin on the East right-of-way line of McMillion Road; run thence North 00 degrees 34 minutes 49 seconds East along said East right-of-way line of McMillion Road for a distance of 380.28 feet to a set 1/2" iron pin; run thence North 00 degrees 04 minutes 40 seconds West along said East right-of-way line of McMillion Road for a distance of 117.23 feet to a set 1/2" iron pin; leaving said East right-of-way line of McMillion Road, run thence North 45 degrees 32 minutes 30 seconds East for a distance of 1281.21 feet to a set 1/2" iron pin; run thence North 45 degrees 32 minutes 30 seconds East for a distance of 115.71 feet to the POINT OF BEGINNING, containing 19.76 acres, more or less.

Witness my signature this the \_\_\_\_\_ day 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 Bellemeade IA 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 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, and any and all other items that may be used in connection 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 this plat of Bellemeade IA of Caroline with the original thereof, as filed by 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 Bellemeade IA 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.