

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

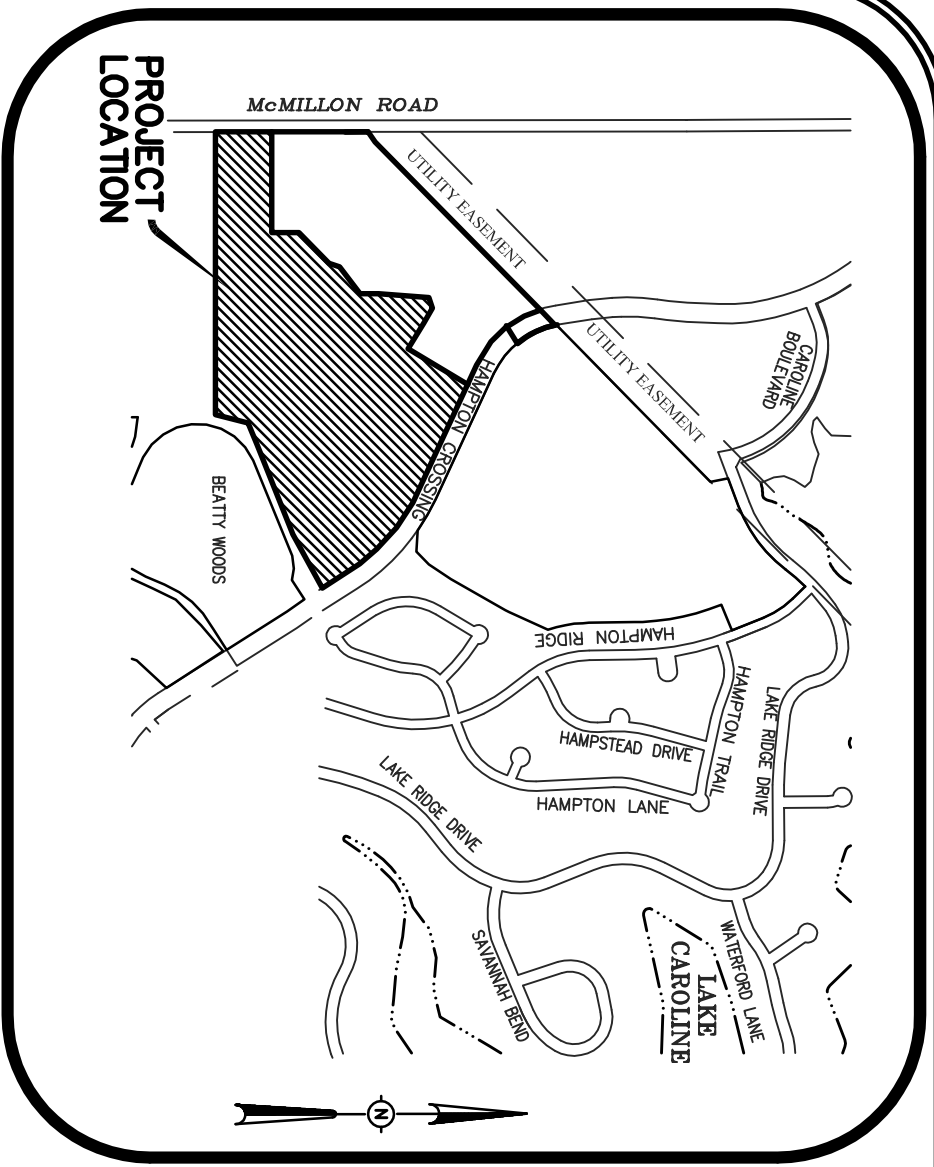
June 12, 2023

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 1B of Caroline

The Engineering Department recommends approval of the final plat of Bellemeade 1B of Caroline. The development is approximately 23.83 acres with 36 lots averaging 0.35 acres. The Letter of Credit has been received for the final lift of asphalt for this development.

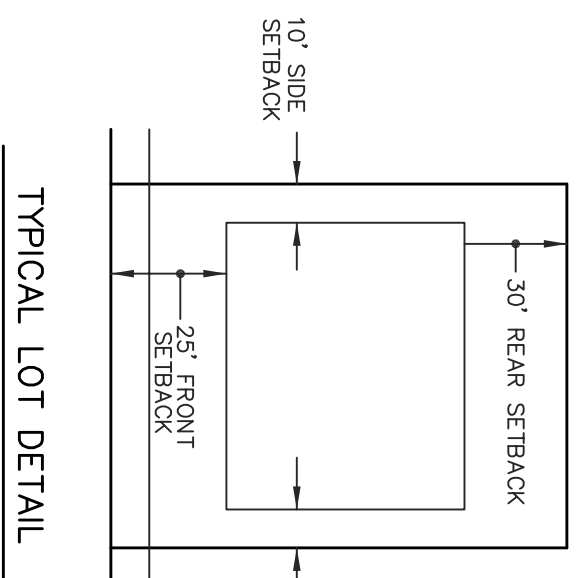
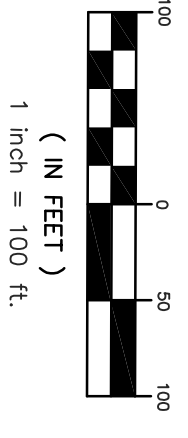


VICINITY MAP

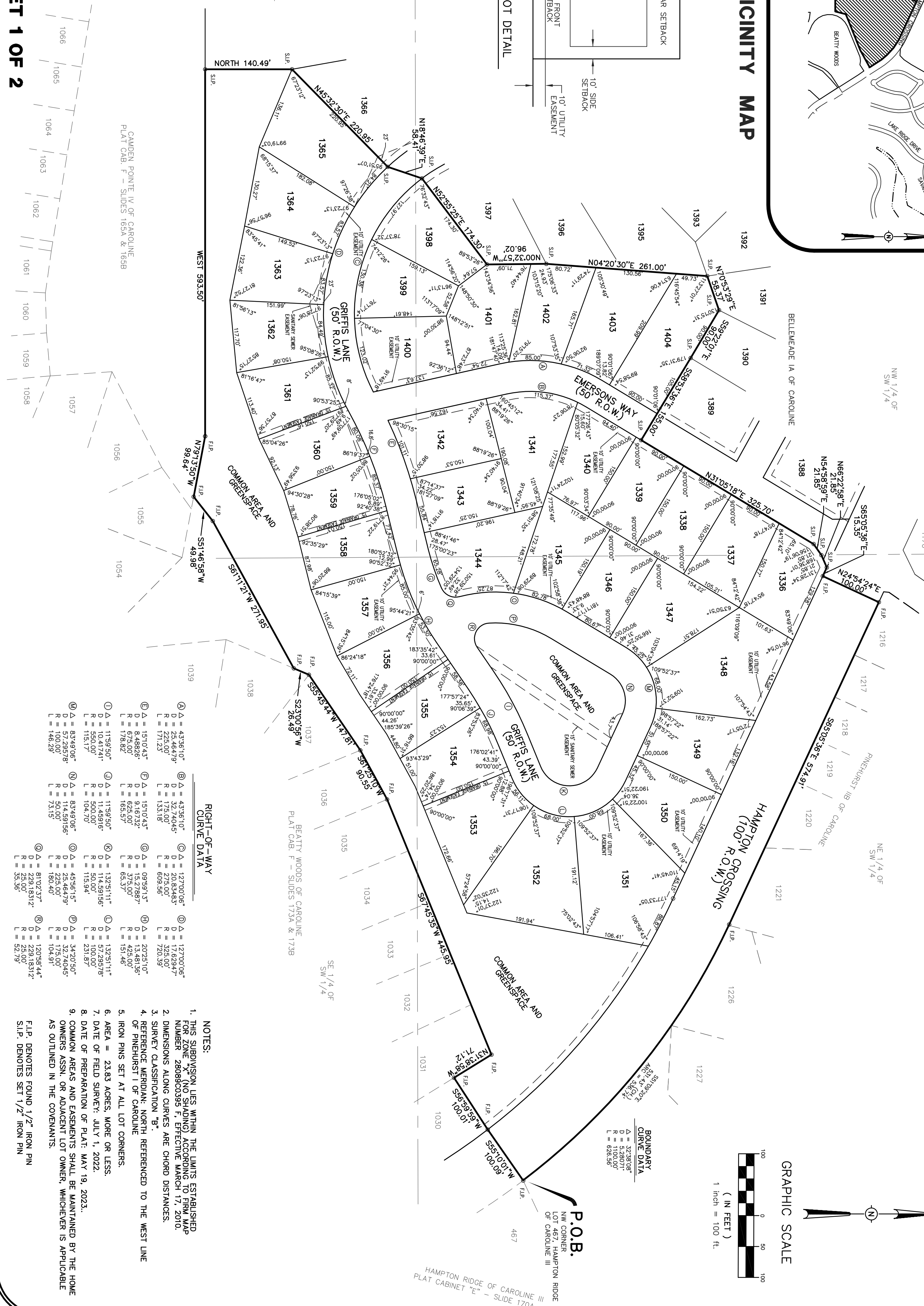
PLATTED & SURVEYED BY
H D LANG AND ASSOCIATES, INC.
 ENGINEERS / LAND SURVEYORS
 4099 NORTH STATE STREET
 JACKSON, MISSISSIPPI
 (601) 362-4886

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

GRAPHIC SCALE
 (IN FEET)
 1 inch = 100 ft.



TYPICAL LOT DETAIL



**RIGHT-OF-WAY
 CURVE DATA**

① Δ = 43°36'10"	② Δ = 127°00'06"	③ Δ = 127°00'06"
D = 25,464.79'	D = 20,834.83'	D = 17,629.47'
L = 171.23'	L = 609.58'	L = 720.39'
④ Δ = 151°043"	⑤ Δ = 09°59'13"	⑥ Δ = 207°51'0"
D = 8,488.06'	D = 9,167.37'	D = 13,481.36'
L = 178.82'	L = 165.57'	L = 151.48'
⑦ Δ = 11°59'50"	⑧ Δ = 132°51'11"	⑨ Δ = 132°51'11"
D = 10,417.41'	D = 114,591.66'	D = 57,295.78'
L = 550.00'	L = 100.00'	L = 100.00'
L = 115.17'	L = 115.34'	L = 231.87'
⑩ Δ = 83°49'06"	⑪ Δ = 45°56'15"	⑫ Δ = 34°20'50"
D = 57,295.78'	D = 225.00'	D = 32,740.45'
L = 100.00'	L = 50.00'	L = 175.00'
L = 146.29'	L = 73.15'	L = 104.91'
⑬ Δ = 81°02'37"	⑭ Δ = 120°58'44"	⑮ Δ = 229°18'31.2"
D = 229,183.12'	D = 25.00'	D = 25.00'
L = 35.36'	L = 52.79'	L = 52.79'

NOTES:

1. THIS SUBDIVISION LIES WITHIN THE LIMITS ESTABLISHED FOR ZONE RECLASSIFICATION ACCORDING TO FINAL MAP NUMBER 2808800395 T, 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 = 23.83 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

HAMPTON RIDGE OF CAROLINE III
 PLAT CABINET "E" - SLIDE 170A

BELLEMEADE IB OF CAROLINE

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

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H D LANG AND ASSOCIATES, INC.
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4099 NORTH STATE STREET
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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 plotted the following described land being situated in the Southwest $\frac{1}{4}$ of Section 11, 78N-1E, Madison County, Mississippi:

Begin at an existing $\frac{1}{2}$ " iron pin marking the Northwest corner of Lot 467, Hampton Ridge of Caroline III, 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 E at Slide 170-A; said point also being the Northeast corner of Beatty Woods 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 173-A and 173-B; from said POINT OF BEGINNING, run thence along the North line of said Beatty Woods of Caroline the following bearings and distances: South 53 degrees 10 minutes 01 seconds West for a distance of 100.09 feet to an existing $\frac{1}{2}$ " iron pin; South 56 degrees 59 minutes 59 seconds West for a distance of 100.01 feet to an existing $\frac{1}{2}$ " iron pin; North 31 degrees 38 minutes 58 seconds West for a distance of 71.12 feet to an existing $\frac{1}{2}$ " iron pin; South 67 degrees 45 minutes 35 seconds West for a distance of 445.95 feet to an existing $\frac{1}{2}$ " iron pin; South 61 degrees 25 minutes 10 seconds West for a distance of 90.55 feet to an existing $\frac{1}{2}$ " iron pin; South 55 degrees 45 minutes 44 seconds West for a distance of 147.81 feet to an existing $\frac{1}{2}$ " iron pin; South 23 degrees 00 minutes 56 seconds West for a distance of 26.49 feet to an existing $\frac{1}{2}$ " iron pin; South 61 degrees 11 minutes 21 seconds West for a distance of 271.95 feet to an existing $\frac{1}{2}$ " iron pin; South 51 degrees 46 minutes 58 seconds West for a distance of 49.98 feet to an existing $\frac{1}{2}$ " 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 165-A and 165-B; leaving said North line of Beatty Woods of Caroline, run thence North 79 degrees 13 minutes 50 seconds West along said North line of Camden Pointe IV of Caroline for a distance of 99.64 feet to an existing $\frac{1}{2}$ " iron pin; run thence West along said North line of Camden Pointe IV of Caroline for a distance of 593.50 feet to a set $\frac{1}{2}$ " iron pin; leaving said North line of Camden Pointe IV of Caroline, run thence North for a distance of 140.49 feet to a set $\frac{1}{2}$ " iron pin; run thence North 45 degrees 32 minutes 30 seconds East for a distance of 220.95 feet to a set $\frac{1}{2}$ " iron pin; run thence North 18 degrees 46 minutes 39 seconds East for a distance of 58.41 feet to a set $\frac{1}{2}$ " iron pin; run thence North 52 degrees 55 minutes 25 seconds East for a distance of 174.30 feet to a set $\frac{1}{2}$ " iron pin; run thence North 00 degrees 32 minutes 57 seconds West for a distance of 96.02 feet to a set $\frac{1}{2}$ " iron pin; run thence North 04 degrees 20 minutes 30 seconds East for a distance of 261.00 feet to a set $\frac{1}{2}$ " iron pin; run thence North 70 degrees 53 minutes 29 seconds East for a distance of 58.37 feet to a set $\frac{1}{2}$ " iron pin; run thence South 59 degrees 22 minutes 01 seconds East for a distance of 90.00 feet to a set $\frac{1}{2}$ " iron pin; run thence South 58 degrees 53 minutes 36 seconds East for a distance of 155.00 feet to a set $\frac{1}{2}$ " iron pin; run thence North 31 degrees 05 minutes 18 seconds East for a distance 325.70 feet to a set $\frac{1}{2}$ " iron pin; run thence North 54 degrees 58 minutes 59 seconds East for a distance of 21.85 feet to a set $\frac{1}{2}$ " iron pin; run thence North 65 degrees 22 minutes 58 seconds East for a distance of 21.85 feet to a set $\frac{1}{2}$ " iron pin; run thence South 65 degrees 05 minutes 36 seconds East for a distance of 13.35 feet to an existing $\frac{1}{2}$ " iron pin; run thence North 24 degrees 54 minutes 24 seconds East for a distance of 100.00 feet to an existing $\frac{1}{2}$ " iron pin; run thence South 65 degrees 05 minutes 36 seconds East for a distance of 574.91 feet to an existing $\frac{1}{2}$ " iron pin marking the Point of Curvature of a 5.28071 degree curve bearing to the right having a central angle of 32 degrees 38 minute 08 seconds and a radius of 1,100.00 feet; run thence southeasterly along the arc of said curve an arc length of 536.74 feet to the POINT OF BEGINNING; said curve having a chord bearing of South 51 degrees 09 minutes 20 seconds East and a chord distance of 531.43 feet; said parcel of land contains 23.83 acres, more or less.

Witness my signature this _____ day of _____ 20____

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 Bellemead IB 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, enlarge, extend, improve, repair, replace, and operate water, sewer, gas, electric, telephone, and other utility lines, and all other lines, conduits, cables, and apparatuses, 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 other items that may be used in connection with or attached to or used in said natural gas distribution system, or TV cable, or other communication cable system, and apparatuses 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 is duly sworn and admitted to the office of Notary Public for the County of Madison, Mississippi, and 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 Bellemead IB of Caroline with the original thereof, as made 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 Bellemead IB 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.