

Department of Engineering
Tim Bryan, P.E., PTOE, County Engineer

3137 South Liberty Street, Canton, MS 39046
Office (601) 855-5582 FAX (601) 859-5857

MEMORANDUM

January 10, 2024

To: Casey Brannon, Supervisor, District I
Trey Baxter, Supervisor, District II
Gerald Steen, Supervisor, District III
Karl Banks, Supervisor, District IV
Paul Griffin, Supervisor, District V

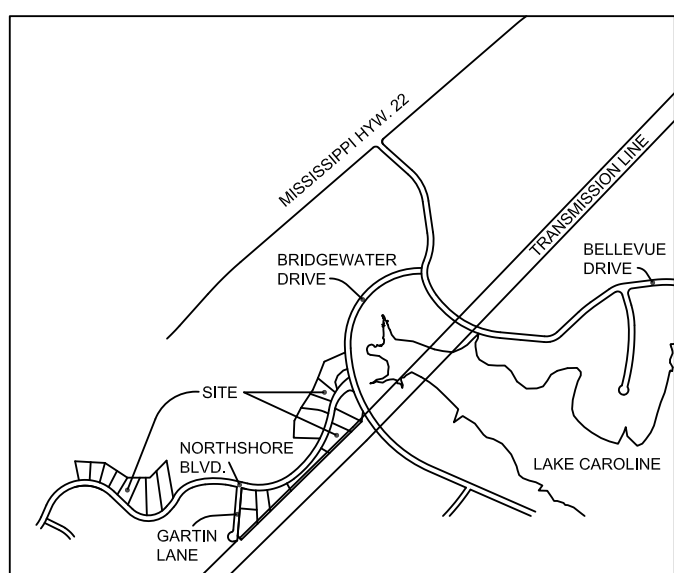
From: Tim Bryan, P.E., PTOE
County Engineer

Re: Preliminary Plat
Northshore of Caroline Part Six

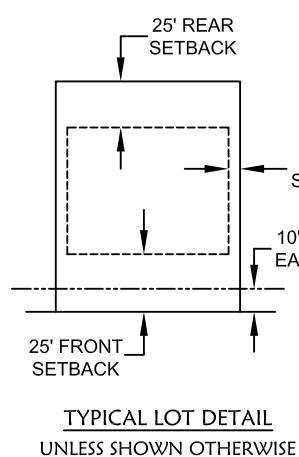
The Engineering Department recommends approval of the preliminary plat of Northshore of Caroline Part Six. The development is 19 lots on approximately 22.41 acres. There is no public infrastructure associated with this development.

PRELIMINARY PLAT NORTHSHORE OF LAKE CAROLINE PART SIX

SITUATED IN THE NW 1/4 AND THE SW 1/4
OF SECTION 1 AND IN THE NE 1/4 AND SE 1/4
OF SECTION 2, ALL IN T8N, R1E
MADISON COUNTY, MISSISSIPPI



VICINITY MAP
NOT TO SCALE



SCHEDULE OF EASEMENTS

THE FOLLOWING UTILITY AND DRAINAGE EASEMENTS ARE HEREBY RESERVED ON, OVER, AND ACROSS ALL LOTS, WHICH EASEMENTS ARE NOT DENOTED HEREON.

- 1. 5' WIDE EASEMENT ADJACENT TO EACH INTERIOR LOT LINE.

LEGEND	
	POWER LINE
	STORM DRAIN
	CURB
	EDGE OF PAVEMENT
	LOT LINE
	SETBACK
	EASEMENT
	PROPERTY LINE
	R/W RIGHT OF WAY

THIS IS A CLASS "A" SURVEY ACCORDING TO "STANDARDS OF PRACTICE FOR SURVEYING" IN THE STATE OF MISSISSIPPI ESTABLISHED BY THE AUTHORITY OF SECTION 73-13-15(F), MISSISSIPPI CODE OF 1972 AS AMENDED.

REFERENCE MERIDIAN - RECORDED PLAT OF NORTHSHORE OF LAKE CAROLINE PART ONE.

● INDICATES PROPERTY CORNERS.
○ INDICATES POINT ON PROPERTY LINES.

ONLY VISIBLE UTILITIES ARE SHOWN ON THIS PLAT.

ALL IMPROVEMENTS ARE NOT SHOWN.

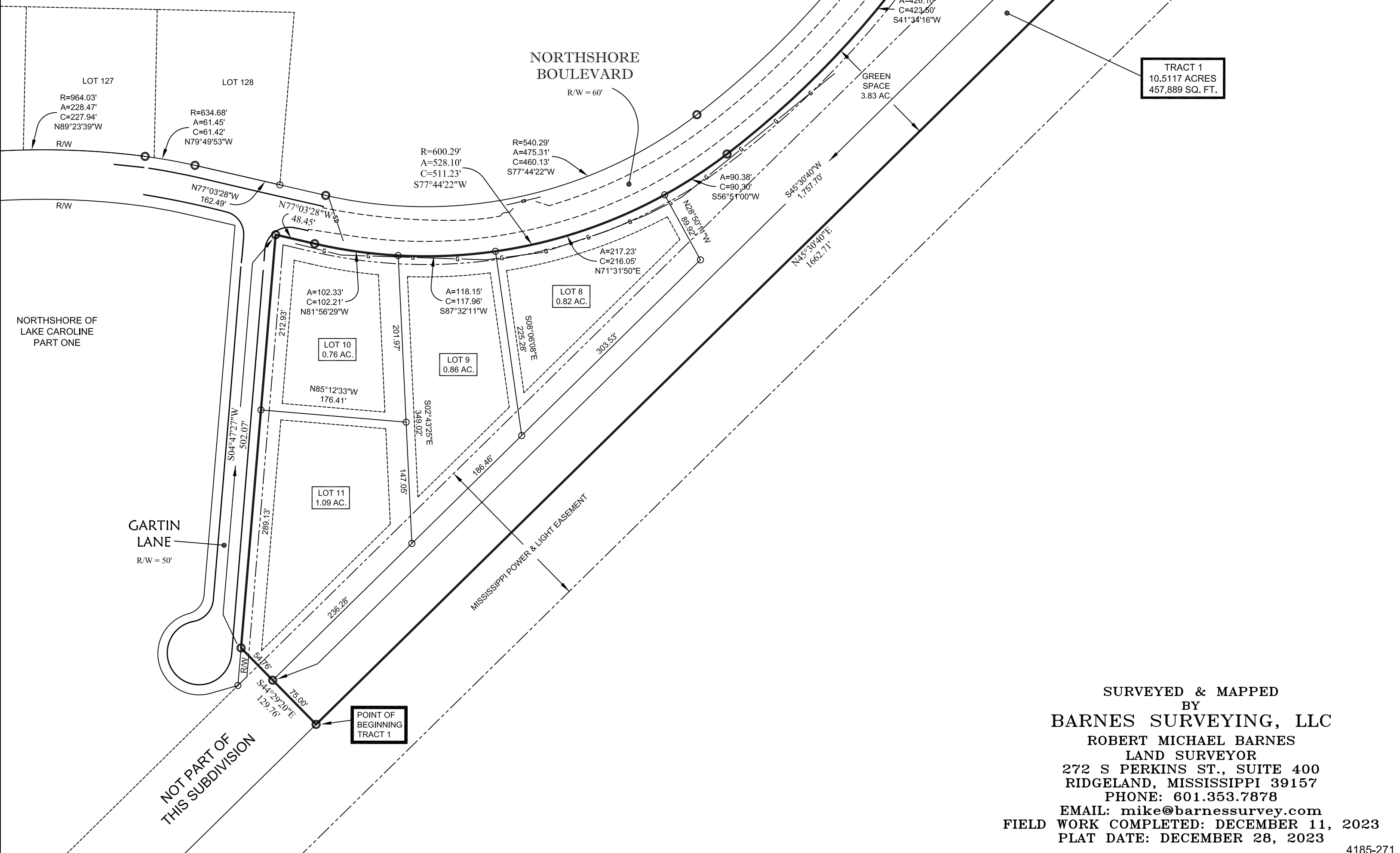
ALL PROPERTY CORNERS ARE MARKED WITH 5/8" IRON PINS UNLESS OTHERWISE NOTED.



GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.

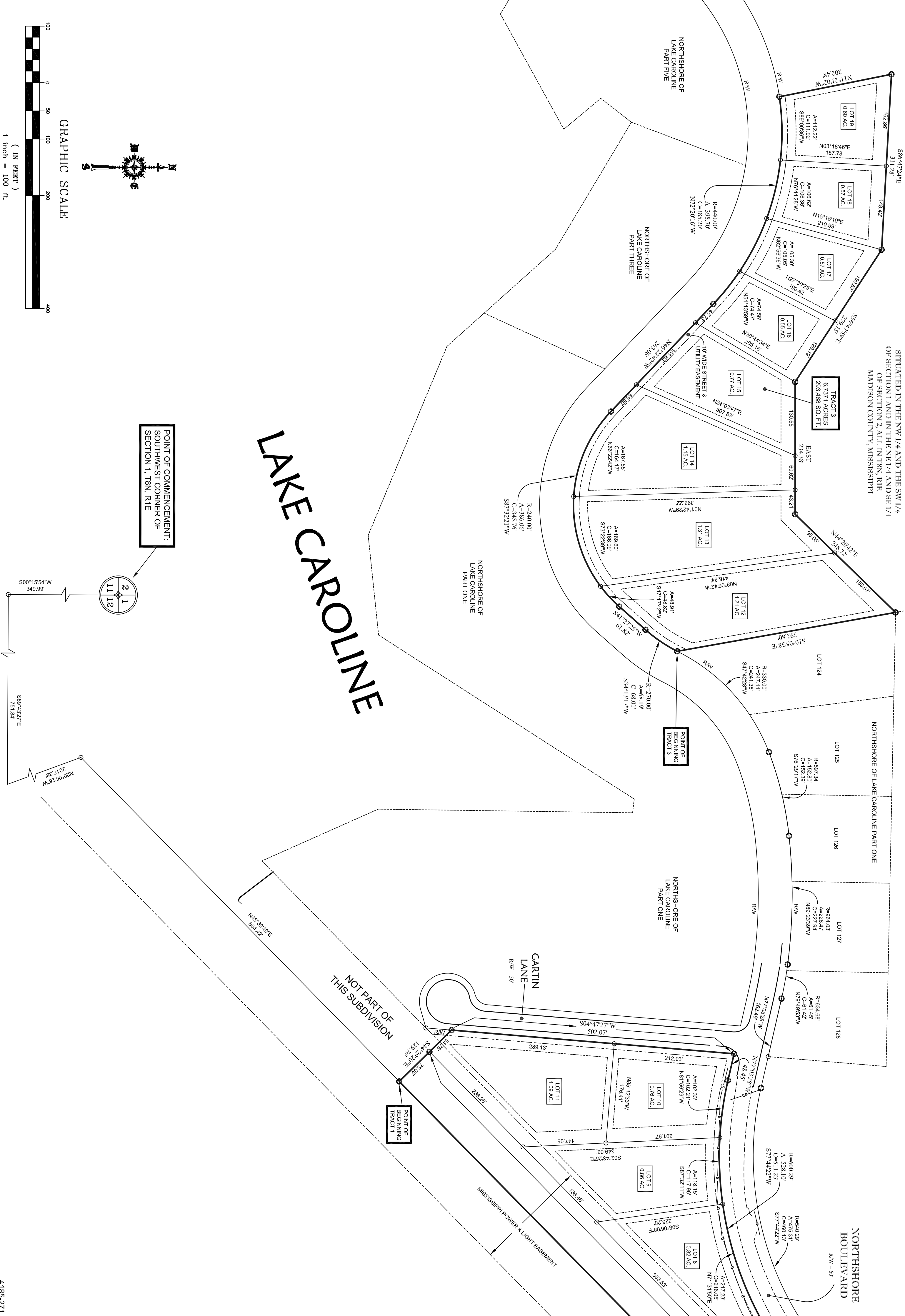


SURVEYED & MAPPED
BY
BARNES SURVEYING, LLC
ROBERT MICHAEL BARNES
LAND SURVEYOR
272 S PERKINS ST., SUITE 400
RIDGELAND, MISSISSIPPI 39157
PHONE: 601.353.7878
EMAIL: mike@barnessurvey.com
FIELD WORK COMPLETED: DECEMBER 11, 2023
PLAT DATE: DECEMBER 28, 2023

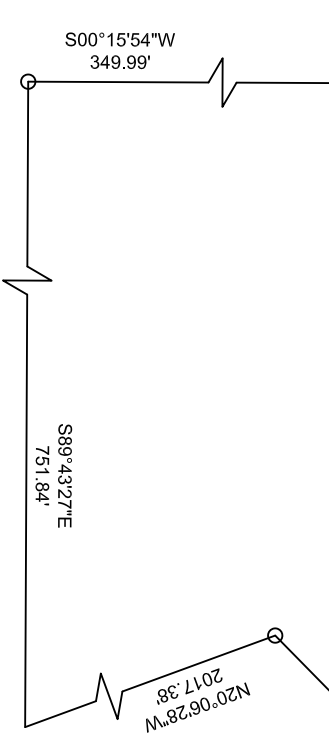
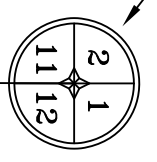
PRELIMINARY PLAT NORTHSHORE OF LAKE CAROLINE PART SIX

SITUATED IN THE NW 1/4 AND THE SW 1/4
OF SECTION 1 AND IN THE NE 1/4 AND SE 1/4
OF SECTION 2, ALL IN T8N, R1E
MADISON COUNTY, MISSISSIPPI

LAKE CAROLINE



POINT OF COMMENCEMENT:
SOUTHWEST CORNER OF
SECTION 1, T8N, R1E



PRELIMINARY PLAT
NORTHSHORE OF
LAKE CAROLINE PART SIX

SITUATED IN THE NW 1/4 AND THE SW 1/4
OF SECTION 1 AND IN THE NE 1/4 AND SE 1/4
OF SECTION 2, ALL IN T8N, R1E
MADISON COUNTY, MISSISSIPPI

STATE OF MISSISSIPPI

SURVEYOR'S CERTIFICATE

COUNTY OF MADISON

I, Robert M. Barnes, Professional Land Surveyor, do hereby certify that at the request of the Owner, Robert C. N. Stockett III, Trustee of the Samuel H. Stockett Property Trust, being shown and named under the Owner's Certificate hereon, have subdivided and platted the following described land being situated in the Northwest 1/4 and in the Southwest 1/4 of Section 1, and in the Southwest 1/4 and in the Southwest 1/4 of Section 2, all in Township 8 North, Range 1 East, Madison County, Mississippi, and being more particularly described by metes and bounds as follows, to-wit:

TRACT 1

A parcel of land situated in the Northwest 1/4 and the Southwest 1/4 of Section 1, Township 8 North, Range 1 East, Madison County, Mississippi, and being more particularly described by metes and bounds as follows, to-wit:
Commence at the southwest corner of the said Section 1 and run thence South 00° 15' 54" West for a distance of 349.99 feet; thence South 89° 43' 27" East for a distance of 751.84 feet; thence North 20° 06' 28" West for a distance of 2,017.38 feet to the center of a power transmission easement; thence North 45° 30' 40" East for a distance of 804.42 feet along the said center of a power transmission easement to the **POINT OF BEGINNING**; for the parcel herein described, thence continue North 45° 30' 40" East for a distance of 1,662.71 feet along the said center of a power transmission easement; thence leave said center of a power transmission easement and run North 07° 12' 58" East for a distance of 227.54 feet to the western right of way line of Bridgewater Drive; thence run 221.98 feet along the arc of a 1,472.42 foot radius curve to the right along the said western right of way line; said arc having a 221.77 foot chord which bears North 25° 02' 50" West; thence leave said western right of way line and run 71.93 feet along the arc of a 50.41 foot radius curve to the left along a right of way line also being the southern right of way line of Northshore Boulevard; said arc having a 63.98 foot chord which bears North 80° 19' 37" West; thence run 253.28 feet along the arc of a 206.61 foot radius curve to the left along the said southern right of way line of Northshore Boulevard; said arc having a 245.63 foot chord which bears South 33° 35' 39" West; thence run 844.13 feet along the arc of a 1,113.20 foot radius curve to the right along the said southern right of way line; said arc having an 824.05 foot chord which bears S 1b 30° 48' 47" West; thence run 528.10 feet along the arc of a 600.29 foot radius curve to the right along the said southern right of way line; said arc having a 511.23 foot chord which bears South 77° 44' 22" West; thence run North 77° 03' 29" West for a distance of 48.45 feet to the eastern right of way line of Garlin Lane; thence leave said southern right of way line of Northshore Boulevard and run South 04° 47' 27" West for a distance of 502.07 feet along the said eastern right of way line of Garlin Lane; thence South 44° 29' 20" East for a distance of 129.76 feet to the **POINT OF BEGINNING**, containing 10,511.7 acres (457,489 square feet), more or less.

TRACT 2

A parcel of land situated in the Northwest 1/4 of Section 1, Township 8 North, Range 1 East, Madison County, Mississippi, and being more particularly described by metes and bounds as follows, to-wit:
Commence at the southeast corner of the said Section 1 and run thence South 00° 15' 54" West for a distance of 349.99 feet; thence South 89° 43' 27" East for a distance of 751.84 feet; thence North 20° 06' 28" West for a distance of 2,017.38 feet to the center of a power transmission easement; thence North 45° 30' 40" East for a distance of 804.42 feet along the said center of a power transmission easement; thence continue North 45° 30' 40" East for a distance of 1,662.71 feet along the said center of a power transmission easement; thence leave said center of a power transmission easement and run North 07° 12' 58" East for a distance of 227.54 feet to the western right of way line of Bridgewater Drive; thence run 221.98 feet along the arc of a 1,472.42 foot radius curve to the right along the said western right of way line; said arc having a 221.77 foot chord which bears North 25° 02' 50" West; thence leave said western right of way line and run 71.93 feet along the arc of a 50.41 foot radius curve to the left along a right of way line also being the southern right of way line of Northshore Boulevard; said arc having a 63.98 foot chord which bears North 80° 19' 37" West; thence run 253.28 feet along the arc of a 206.61 foot radius curve to the left along the said southern right of way line of Northshore Boulevard; said arc having a 245.63 foot chord which bears South 33° 35' 39" West; thence run 844.13 feet along the arc of a 1,113.20 foot radius curve to the right along the said southern right of way line; said arc having an 824.05 foot chord which bears S 1b 30° 48' 47" West; thence run 528.10 feet along the arc of a 600.29 foot radius curve to the right along the said southern right of way line; said arc having a 511.23 foot chord which bears South 77° 44' 22" West; thence run North 77° 03' 29" West for a distance of 48.45 feet to the eastern right of way line of Garlin Lane; thence leave said southern right of way line of Northshore Boulevard and run South 04° 47' 27" West for a distance of 502.07 feet along the said eastern right of way line of Garlin Lane; thence South 44° 29' 20" East for a distance of 129.76 feet to the **POINT OF BEGINNING**, containing 10,511.7 acres (457,489 square feet), more or less.

TRACT 3

A parcel of land situated in the Northeast 1/4 and in the Southeast 1/4 of Section 2, Township 8 North, Range 1 East, Madison County, Mississippi, and being more particularly described by metes and bounds as follows, to-wit:
Commence at the southwest corner of the said Section 1 and run thence South 00° 15' 54" West for a distance of 349.99 feet; thence South 89° 43' 27" East for a distance of 751.84 feet; thence North 20° 06' 28" West for a distance of 2,017.38 feet to the center of a power transmission easement; thence North 45° 30' 40" East for a distance of 804.42 feet along the said center of a power transmission easement; thence continue North 45° 30' 40" East for a distance of 1,662.71 feet along the said center of a power transmission easement; thence leave said center of a power transmission easement and run North 07° 12' 58" East for a distance of 227.54 feet to the western right of way line of Bridgewater Drive; thence run 221.98 feet along the arc of a 1,472.42 foot radius curve to the right along the said western right of way line; said arc having a 221.77 foot chord which bears North 25° 02' 50" West; thence leave said western right of way line and run 71.93 feet along the arc of a 50.41 foot radius curve to the left along a right of way line also being the southern right of way line of Northshore Boulevard; said arc having a 63.98 foot chord which bears North 80° 19' 37" West; thence run 253.28 feet along the arc of a 206.61 foot radius curve to the left along the said southern right of way line of Northshore Boulevard; said arc having a 245.63 foot chord which bears South 33° 35' 39" West; thence run 844.13 feet along the arc of a 1,113.20 foot radius curve to the right along the said southern right of way line; said arc having an 824.05 foot chord which bears S 1b 30° 48' 47" West; thence run 528.10 feet along the arc of a 600.29 foot radius curve to the right along the said southern right of way line; said arc having a 511.23 foot chord which bears South 77° 44' 22" West; thence run North 77° 03' 29" West for a distance of 48.45 feet to the eastern right of way line of Garlin Lane; thence leave said southern right of way line of Northshore Boulevard and run South 04° 47' 27" West for a distance of 502.07 feet along the said eastern right of way line of Garlin Lane; thence South 44° 29' 20" East for a distance of 129.76 feet to the **POINT OF BEGINNING**, containing 6,737.1 acres (293,468 square feet), more or less.

WITNESS MY SIGNATURE this the _____ day of _____, 20____.

Robert M. Barnes
a Mississippi Registered Professional Land Surveyor
Mississippi P.L.S. No. 2583

PERSONALLY came and appeared before me, the undersigned authority in and for the jurisdiction aforesaid, the within named Robert M. Barnes, a Mississippi Registered Professional 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 OFFICIAL SEAL, this the _____ day of _____, 20____.

STATE OF MISSISSIPPI

ACKNOWLEDGMENT

COUNTY OF MADISON

My Commission Expires: _____

NOTARY PUBLIC

APPROVAL OF THE BOARD OF SUPERVISORS

COUNTY OF MADISON

I hereby certify that this is a true copy and that this Plat was approved by the Board of Supervisors in session on the _____ day of _____, 20____.

Gerald Steen
President, Board of Supervisors
Madison County, Mississippi

ATTEST:

Romy Lot
Chancery Clerk
Madison County, Mississippi

COUNTY ENGINEER'S APPROVAL

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 and the County of Madison and thus recommend final approval.

Tim Bryan, P.E.
County Engineer

PERSONALLY appeared before me on this the _____ day of _____, 2022, the undersigned authority in and for the jurisdiction aforesaid, the within named Robert C. N. Stockett, III, who acknowledged that he is the Trustee of the Samuel H. Stockett Property Trust, and that for and on behalf of said Trust in his capacity as Trustee, he executed this plat and certificate after being authorized so to do on the day and year herein mentioned.
GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the _____ day of _____, 20____.

STATE OF MISSISSIPPI

CERTIFICATE OF COMPARISON

COUNTY OF MADISON

We, Romy Lot, Chancery Clerk in and for said County and State, and Robert M. Barnes, a Mississippi Registered Professional Land Surveyor, do hereby certify that we have carefully compared this plat of Northshore of Lake Caroline Part Six with the original thereof, and find it to be a true and correct copy of the said plat.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, on this the _____ day of _____, 20____.

Romy Lot, Chancery Clerk

Robert M. Barnes, a Mississippi Registered
Professional Land Surveyor

STATE OF MISSISSIPPI

FILING AND RECORDATION

COUNTY OF MADISON

I, Romy Lot, Clerk of the Chancery Court in and for the said County and State, do hereby certify that this plat of Northshore of Lake Caroline Part Six was filed for record in my office on the _____ day of _____, 20____, and was duly recorded in Plat Cabinet _____ at Slides _____ of the records of maps and plats of land of Madison County, Mississippi.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, on this the _____ day of _____, 20____.

Romy Lot, Chancery Clerk

Deputy Clerk

STATE OF MISSISSIPPI

OWNER'S CERTIFICATE

COUNTY OF MADISON

I, Robert C. N. Stockett, III, Trustee of the Samuel H. Stockett Property Trust, acknowledge and certify that said Trust is the owner of the lands described in the foregoing Surveyor's certificate of Robert M. Barnes, a Mississippi Registered Professional Land Surveyor, and that in his capacity as Trustee, has caused the Trust to subdivide and plat said lands as shown hereon and has designated the same as Northshore of Lake Caroline Part Six. Said Trust has dedicated the utility easements and utilities as shown hereon for public use forever.

Witness our signatures, this the _____ day of _____, 20____.

Samuel H. Stockett Property Trust

By: _____
Robert C. N. Stockett III, Trustee

STATE OF MISSISSIPPI

OWNER'S ACKNOWLEDGMENT

COUNTY OF MADISON

Personally appeared before me on this the _____ day of _____, 2022, the undersigned authority in and for the jurisdiction aforesaid, the within named Robert C. N. Stockett, III, who acknowledged that he is the Trustee of the Samuel H. Stockett Property Trust, and that for and on behalf of said Trust in his capacity as Trustee, he executed this plat and certificate after being authorized so to do on the day and year herein mentioned.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the _____ day of _____, 20____.

NOTARY PUBLIC

My Commission Expires: _____