

BOARD OF SUPERVISORS

MADISON COUNTY, MISSISSIPPI

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

October 2, 2025

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.
County Engineer

Re: Final Plat
Millbridge 1A of Caroline

The Engineering Department recommends approval of the final plat of Millbridge 1A of Caroline. The development is 38 lots on approximately 16.74 acres. The letter of credit for the final wearing service has been received by the Chancery Clerk's office.

CASEY BRANNON
District One

TREY BAXTER
District Two

GERALD STEEN
District Three

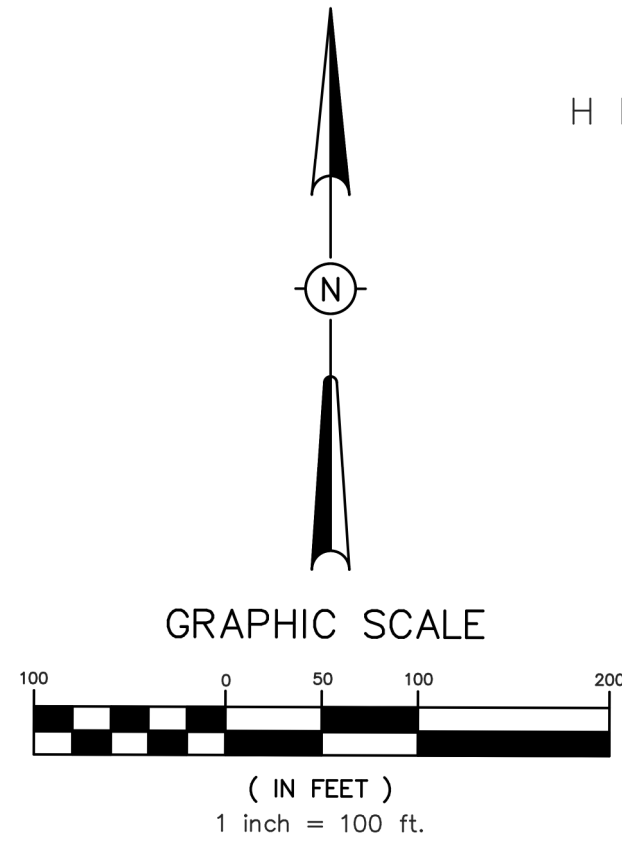
KARL M. BANKS
District Four

PAUL GRIFFIN
District Five

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

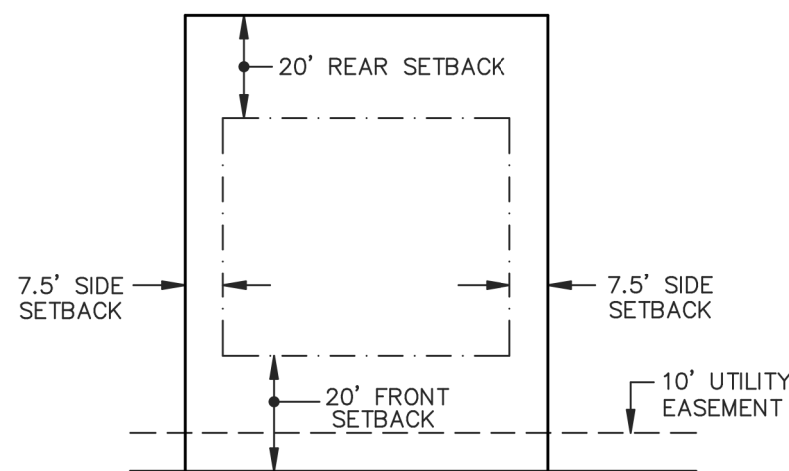
MILLBRIDGE 1A OF CAROLINE

SITUATED IN THE
SE 1/4 OF THE NW 1/4
AND IN THE
NE 1/4 OF THE SW 1/4 OF SECTION 1,
TOWNSHIP 8 NORTH - RANGE 1 EAST
MADISON COUNTY, MISSISSIPPI



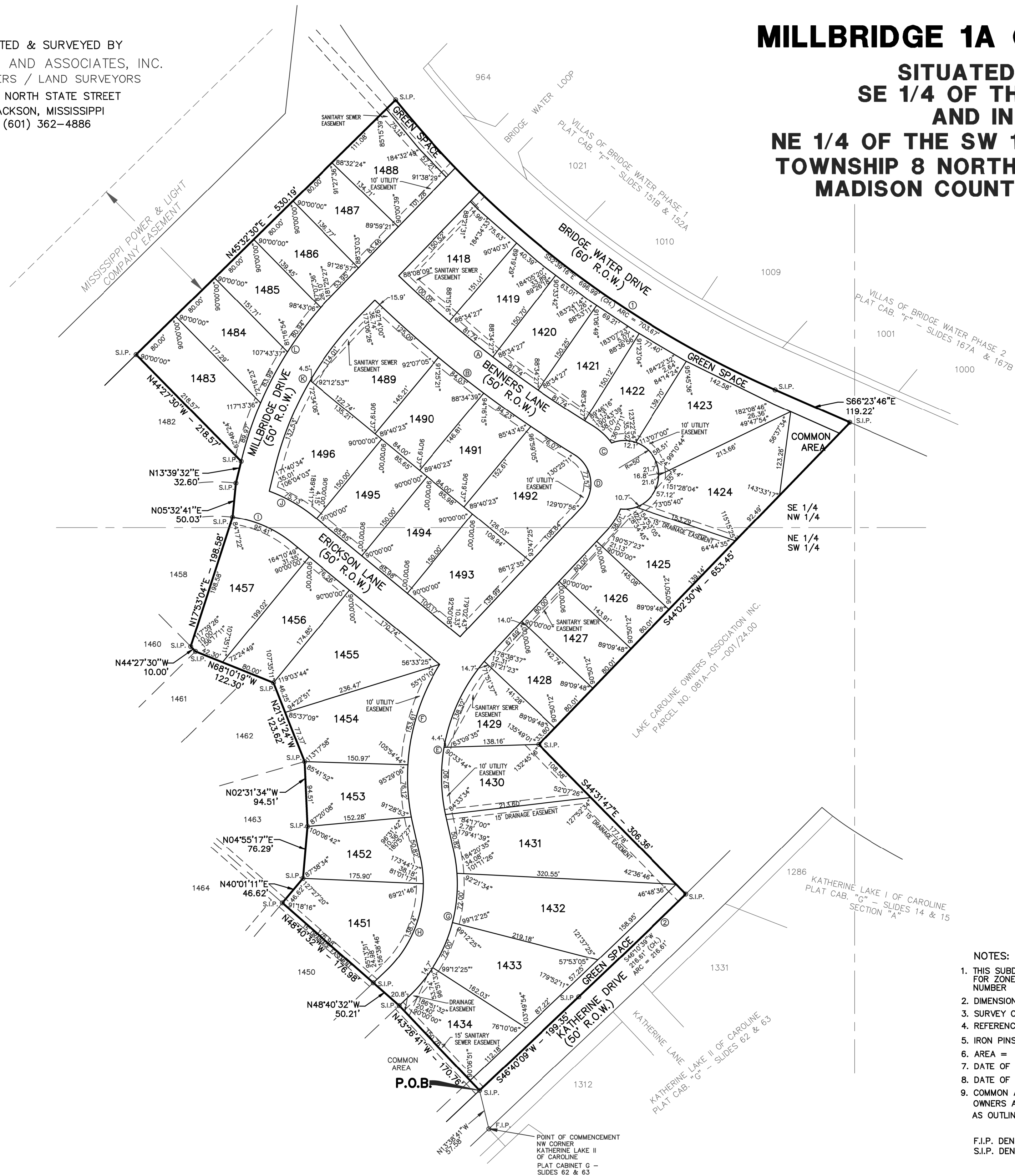
BOUNDARY CURVE DATA	
① Δ = 65°06'45"	② Δ = 02°43'15"
D = 3.89127"	D = 0.45410"
R = 1472.42'	R = 12617.30'
L = 1673.29'	L = 599.14'

RIGHT-OF-WAY CURVE DATA		
Ⓐ Δ = 12°30'17"	Ⓑ Δ = 12°30'29"	Ⓒ Δ = 101°44'09"
D = 3.48850"	D = 3.38544"	D = 57.29578"
R = 1642.42'	R = 1692.42'	R = 100.00'
L = 358.45'	L = 369.47'	L = 177.56'
Ⓓ Δ = 101°44'09"	Ⓔ Δ = 55°52'52"	Ⓕ Δ = 55°52'52"
D = 114.59156"	D = 22.03684"	D = 18.48251"
R = 50.00'	R = 260.00'	R = 310.00'
L = 88.78'	L = 253.58'	L = 302.35'
Ⓖ Δ = 59°13'53"	Ⓗ Δ = 59°13'53"	Ⓖ Δ = 83°52'22"
D = 25.46479"	D = 32.74045"	D = 32.74045"
R = 225.00'	R = 175.00'	R = 175.00'
L = 232.60'	L = 180.91'	L = 256.18'
Ⓙ Δ = 83°52'22"	Ⓚ Δ = 30°26'01"	Ⓛ Δ = 30°26'01"
D = 25.46479"	D = 12.06227"	D = 10.91348"
R = 225.00'	R = 475.00'	R = 525.00'
L = 329.37'	L = 252.31'	L = 278.86'



TYPICAL LOT DETAIL

NOTE: 15' MINIMUM DISTANCE BETWEEN BUILDINGS.
REFERENCE COVENANTS FOR LOT SPECIFIC SETBACKS



NOTES:

- THIS SUBDIVISION LIES WITHIN THE LIMITS ESTABLISHED FOR ZONE "X" (NO SHADING) ACCORDING TO FIRM MAP NUMBER 28089C0385 F, EFFECTIVE MARCH 17, 2010.
- DIMENSIONS ALONG CURVES ARE CHORD DISTANCES.
- SURVEY CLASSIFICATION "B".
- REFERENCE MERIDIAN: NORTH REFERENCED TO GPS (GRID)
- IRON PINS SET AT ALL LOT CORNERS.
- AREA = 16.74 ACRES, MORE OR LESS.
- DATE OF FIELD SURVEY: SEPTEMBER 7, 2023.
- DATE OF PREPARATION OF PLAT: SEPTEMBER 2, 2025.
- COMMON AREAS AND EASEMENTS SHALL BE MAINTAINED BY THE HOME OWNERS ASSN. OR ADJACENT LOT OWNER, WHICHEVER IS APPLICABLE AS OUTLINED IN THE COVENANTS.

F.I.P. DENOTES FOUND 1/2" IRON PIN
S.I.P. DENOTES SET 1/2" IRON PIN

MILLBRIDGE 1A OF CAROLINE
SITUATED IN THE
SE 1/4 OF THE NW 1/4
AND IN THE
NE 1/4 OF THE SW 1/4 OF SECTION 1,
TOWNSHIP 8 NORTH - RANGE 1 EAST
MADISON COUNTY, MISSISSIPPI

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1601 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 Southeast ¼ of the Northwest ¼ and in the Northeast ¼ of the Southwest ¼ of Section 1, T8N-R1E, Madison County, Mississippi:

Commence at an existing ½" Iron pin on the eastern right-of-way line of Katherine Drive marking the Northwest corner of Katherine Lake II 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 62 and 63 and run thence North 13 degrees 38 minutes 41 seconds West for a distance of 57.58 feet to a set ½" Iron pin on the western right-of-way line of said Katherine Drive marking the POINT OF BEGINNING of the parcel of land herein described; from said POINT OF BEGINNING and leaving said western right-of-way line of Katherine Drive, run thence North 43 degrees 26 minutes 41 seconds West for a distance of 170.76 feet to a set ½" Iron pin; run thence North 48 degrees 40 minutes 32 seconds West for a distance of 50.21 feet to a set ½" Iron pin; continue thence North 48 degrees 40 minutes 32 seconds West for a distance of 176.95 feet to a set ½" Iron pin; run thence North 40 degrees 01 minutes 11 seconds East for a distance of 46.62 feet to a set ½" Iron pin; run thence North 04 degrees 55 minutes 17 seconds East for a distance of 76.29 feet to a set ½" Iron pin; run thence North 02 degrees 31 minutes 34 seconds West for a distance of 94.51 feet to a set ½" Iron pin; run thence North 21 degrees 31 minutes 24 seconds West for a distance of 123.62 feet to a set ½" Iron pin; run thence North 68 degrees 10 minutes 19 seconds West for a distance of 122.30 feet to a set ½" Iron pin; run thence North 44 degrees 27 minutes 30 seconds West for a distance of 10.00 feet to a set ½" Iron pin; run thence North 17 degrees 53 minutes 04 seconds East for a distance of 198.58 feet to a set ½" Iron pin; run thence North 05 degrees 32 minutes 41 seconds East for a distance of 50.03 feet to a set ½" Iron pin; run thence North 13 degrees 39 minutes 32 seconds East for a distance of 32.60 feet to a set ½" Iron pin; run thence North 44 degrees 27 minutes 30 seconds West for a distance of 218.57 feet to a set ½" Iron pin on the eastern line of an existing Mississippi Power and Light Company easement; run thence North 45 degrees 32 minutes 30 seconds East along said eastern line of an existing Mississippi Power and Light Company easement for a distance of 530.19 feet to a set ½" Iron pin on the South right-of-way line of Bridge Water Drive; said set ½" Iron pin also being on the arc of a 3.89127 degree curve bearing to the left having a central angle of 65 degrees 06 minutes 45 seconds and a radius of 1,472.42 feet; leaving said eastern line of an existing Mississippi Power and Light Company easement, run thence southeasterly along said South right-of-way line of Bridge Water Drive and along the arc of said curve an arc length of 703.67 feet to a set ½" Iron pin marking the Point of Tangency of said curve; said curve having a chord bearing of South 52 degrees 39 minutes 18 seconds East and a chord distance of 696.99 feet; run thence South 66 degrees 23 minutes 46 seconds East along said South right-of-way line of Bridge Water Drive for a distance of 119.22 feet to a set ½" Iron pin; leaving said South right-of-way line of Bridge Water Drive, run thence South 44 degrees 02 minutes 30 seconds West for a distance of 653.45 feet to a set ½" Iron pin; run thence South 44 degrees 31 minutes 47 seconds East for a distance of 306.36 feet to a set ½" Iron pin on the aforesaid western right-of-way line of Katherine Drive; said set ½" Iron pin also being on the arc of a 0.45410 degree curve bearing to the right having a central angle of 02 degrees 43 minutes 15 seconds and a radius of 12,617.30 feet; run thence southwesterly along said western right-of-way line of Katherine Drive and along the arc of said curve an arc length of 216.61 feet to a set ½" Iron pin marking the Point of Tangency of said curve; said curve having a chord bearing of South 46 degrees 10 minutes 39 seconds West and a chord distance of 216.61 feet; run thence South 46 degrees 40 minutes 09 seconds West along said western right-of-way line of Katherine Drive for a distance of 199.35 feet to the POINT OF BEGINNING, containing, 16.74 acres, more or less.

Witness my signature this the _____ 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, Jon Mark Jordan, Manager of Millbridge, 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 Manager of said Millbridge, 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 Millbridge 1A 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_____.

Millbridge, LLC, A Mississippi Limited Liability Company

By: Jon Mark Jordan, 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 acknowledgement 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 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 _____, _____.

Millbridge, LLC, a Mississippi Limited Liability Company

By: Jon Mark Jordan, Manager

ACKNOWLEDGEMENT
STATE OF MISSISSIPPI
COUNTY OF HINDS

Personally appeared before me, the undersigned officer in and for the jurisdiction aforesaid, the within named Jon Mark Jordan, who acknowledged to me that he is Manager of Millbridge, 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 Millbridge, 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: Gerald Steen, Board President

Attest: Ronny Lott, Chancery Clerk

CERTIFICATE OF COMPARISON
STATE OF MISSISSIPPI
COUNTY OF MADISON

We, Ronny Lott, Chancery Clerk and Donald L. McDonald, Professional Surveyor, do hereby certify that we have carefully compared this plat of Millbridge 1A 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, PLS

Ronny Lott, Chancery Clerk

By: _____, D.C.

FILING AND RECORDATION
STATE OF MISSISSIPPI
COUNTY OF MADISON

I, Ronny Lott, Clerk of the Chancery Court in and for said County and State, do hereby certify that the final plat of Millbridge 1A 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_____.

Ronny Lott, Chancery Clerk

By: _____, D.C.