

# CLUBSIDE OF CAROLINE

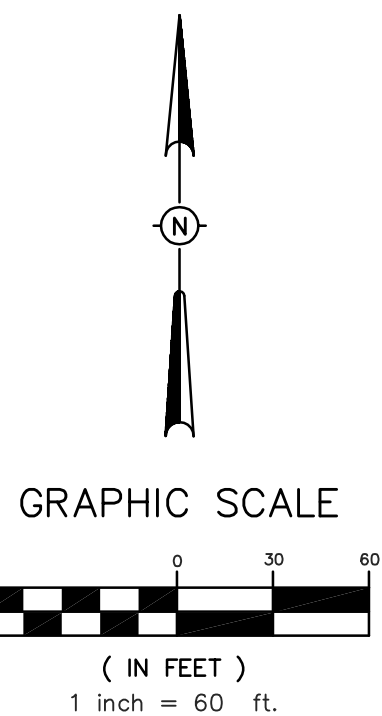
SITUATED IN  
THE NORTH 1/2 OF THE NORTHEAST 1/4 AND  
THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF  
SECTION 13, TOWNSHIP 8 NORTH - RANGE 1 EAST  
MADISON COUNTY, MISSISSIPPI

PLATTED & SURVEYED BY  
**H D LANG AND ASSOCIATES, INC.**  
ENGINEERS / LAND SURVEYORS  
4099 NORTH STATE STREET  
JACKSON, MISSISSIPPI  
1601 362-4886

**NOTES:**

- THIS PROPERTY LIES WITHIN THE LIMITS ESTABLISHED FOR ZONE "X" (NO SHADING) ACCORDING TO FIRM MAP NUMBER 28089C0395 F EFFECTIVE MARCH 17, 2010.
- DIMENSIONS ALONG CURVES ARE CHORD DISTANCES.
- SEWER SYSTEM OWNED AND OPERATED BY CANTON MUNICIPAL UTILITIES.
- WATER SYSTEM OWNED AND OPERATED BEAR CREEK WATER ASSOCIATION.
- SURVEY CLASSIFICATION "B".
- REFERENCE MERIDIAN: NORTH REFERENCED TO GPS (GRID)
- IRON PINS SET AT ALL LOT CORNERS.
- AREA = (PARCEL A-1) 2.138 ACRES (MORE OR LESS)  
(PARCEL A-3) 0.364 (MORE OR LESS)  
(TOTAL) 2.502 ACRES (MORE OR LESS)

S.I.P. = SET 1/2" IRON PIN  
S.C.M. = SET CONCRETE MONUMENT  
F.I.P. = FOUND 1/2" IRON PIN



**SURVEYOR'S CERTIFICATION**  
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 parcels of land being situated in Section 13, T8N-R1E, Madison County, Mississippi:

Parcel A-1: A certain parcel of land being situated in the North 1/2 of the Northeast 1/4 and in the Southwest 1/4 of the Northeast 1/4 of Section 13, T8N-R1E, Madison County, Mississippi, and being more particularly described as follows:

Commence at an existing 1/2" iron pin marking the Northwest corner of Section 12, T8N-R1E and run thence East for a distance of 4,153.66 feet to a point; run thence South for a distance of 6,393.15 feet to a set concrete monument marking the POINT OF BEGINNING of the parcel of land herein described; from said POINT OF BEGINNING, run thence South 08 degrees 34 minutes 25 seconds East for a distance of 155.65 feet to a set concrete monument on the North right-of-way line of Caroline Club Circle (as now laid out and improved); said point also being on the arc of a 9.55105 degree curve bearing to the right having a central angle of 21 degrees 39 minutes 06 seconds and a radius of 599.89 feet; run thence westerly along said North right-of-way line of Caroline Club Circle and along the arc of said curve an arc length of 55.70 feet to a set 1/2" iron pin marking the Point of Tangency of said curve; said curve having a chord bearing of North 86 degrees 26 minutes 13 seconds West and a chord distance of 55.68 feet; said Point of Tangency also being the Point of Reverse Curvature of a 5.93671 degree curve bearing to the left having a central angle of 21 degrees 24 minutes 34 seconds and a radius of 965.11 feet; run thence westerly along said North right-of-way line of Caroline Club Circle and along the arc of said curve an arc length of 360.63 feet to a set 1/2" iron pin marking the Point of Tangency of said curve; said curve having a chord bearing of South 85 degrees 29 minutes 43 seconds West and a chord distance of 359.37 feet; said Point of Tangency being the Point of Reverse Curvature of a 7.48250 degree curve bearing to the right having a central angle of 07 degrees 56 minutes 13 seconds and a radius of 765.73 feet; run thence westerly along said North right-of-way line of Caroline Club Circle and along the arc of said curve an arc length of 106.07 feet to a set concrete monument; said curve having a chord bearing of South 78 degrees 36 minutes 16 seconds West and a chord distance of 105.99 feet; leaving said North right-of-way line of Caroline Club Circle and the arc of said curve, run thence North 08 degrees 20 minutes 57 seconds East for a distance of 203.56 feet to a set concrete monument; run thence North 62 degrees 32 minutes 01 seconds East for a distance of 132.23 feet to a set 1/2" iron pin; run thence South 85 degrees 09 minutes 47 seconds East for a distance of 110.24 feet to a set 1/2" iron pin; run thence South 69 degrees 14 minutes 52 seconds East for a distance of 103.76 feet to a set 1/2" iron pin; run thence South 83 degrees 05 minutes 57 seconds East for a distance of 140.97 feet to the POINT OF BEGINNING, containing 2.138 acres, more or less.

Parcel A-3: A certain parcel of land being situated in the Northeast 1/4 of the Northeast 1/4 of Section 13, T8N-R1E, Madison County, Mississippi, and being more particularly described as follows:

Begin at an existing 1/2" iron pin marking the Northwest corner of Lot 14, The Links of Lake Caroline 1-A, 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 D at Slide 58 and run thence South 40 degrees 41 minutes 22 seconds East along the West line of said The Links of Lake Caroline 1-A for a distance of 51.19 feet to an existing 1/2" iron pin; run thence South 11 degrees 33 minutes 42 seconds East along said West line of The Links of Lake Caroline 1-A and along its southern extension thereof for a distance of 112.10 feet to a set concrete monument on the North right-of-way line of Caroline Club Circle (as now laid out and improved); said point also being on the arc of a 9.55105 degree curve bearing to the right having a central angle of 21 degrees 39 minutes 06 seconds and a radius of 599.89 feet; run thence westerly along said North right-of-way line of Caroline Club Circle and along the arc of said curve an arc length of 126.68 feet to a set concrete monument; said curve having a chord bearing of South 80 degrees 43 minutes 03 seconds West and a chord distance of 128.43 feet; leaving said North right-of-way line of Caroline Club Circle and the arc of said curve, run thence North 03 degrees 08 minutes 36 seconds West for a distance of 103.66 feet to a set concrete monument; run thence North 49 degrees 18 minutes 38 seconds East for a distance of 101.00 feet to the POINT OF BEGINNING, containing 0.364 acres, more or less.

Witness my signature this the \_\_\_\_\_ day of \_\_\_\_\_, 201\_\_\_\_\_

Donald McDonald, Professional Surveyor

**SURVEYOR'S CERTIFICATE OF COMPLIANCE**  
STATE OF MISSISSIPPI  
COUNTY OF MADISON

I, Donald 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 \_\_\_\_\_, 201\_\_\_\_\_

Donald McDonald, Professional Surveyor

**CERTIFICATE AND DEDICATION OF OWNER**  
STATE OF MISSISSIPPI  
COUNTY OF MADISON

I, Mark S. Jordan, President of Caroline LLC, a Mississippi Corporation, do hereby certify that the aforementioned is the owner of the land described in the foregoing certificate of Donald 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 of subdivision as the free act and deed of said corporation and has designated the same as Clubside of Caroline and dedicates the drainage easements as shown hereon for public use forever.

All utilities, utility easements, and other easements are as designated and defined hereon and in the Declaration of Lake Caroline, as recorded in Deed Book 696 at Page 609, reference to which is hereby made.

Witness my signature this the \_\_\_\_\_ day of \_\_\_\_\_, 201\_\_\_\_\_

Caroline LLC, A Mississippi Corporation

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 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 \_\_\_\_\_, 201\_\_\_\_\_

Caroline LLC, A Mississippi Corporation

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 Corporation, 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 Lake Caroline, Inc., after being authorized so to do, and Donald McDonald, 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 seal of office this the \_\_\_\_\_ day of \_\_\_\_\_, 201\_\_\_\_\_

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: \_\_\_\_\_  
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 \_\_\_\_\_, 201\_\_\_\_\_

Madison County Board of Supervisors

By: \_\_\_\_\_  
President

**CERTIFICATE OF COMPARISON**  
STATE OF MISSISSIPPI  
COUNTY OF MADISON

We, Cynthia Parker, Chancery Clerk and Donald McDonald, Professional Surveyor, do hereby certify that we have carefully compared this plat of Clubside of Caroline with the original thereof, as made by said Donald 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 \_\_\_\_\_, 201\_\_\_\_\_

Donald McDonald, PLS Cynthia Parker, Chancery Clerk

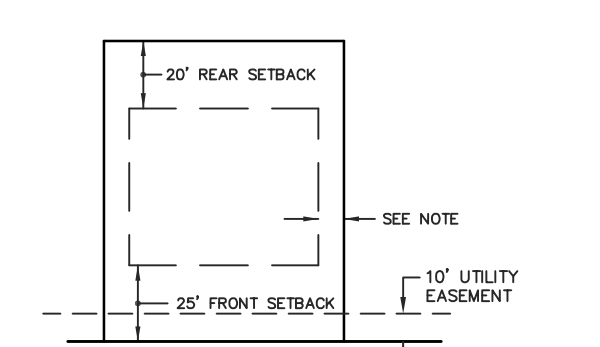
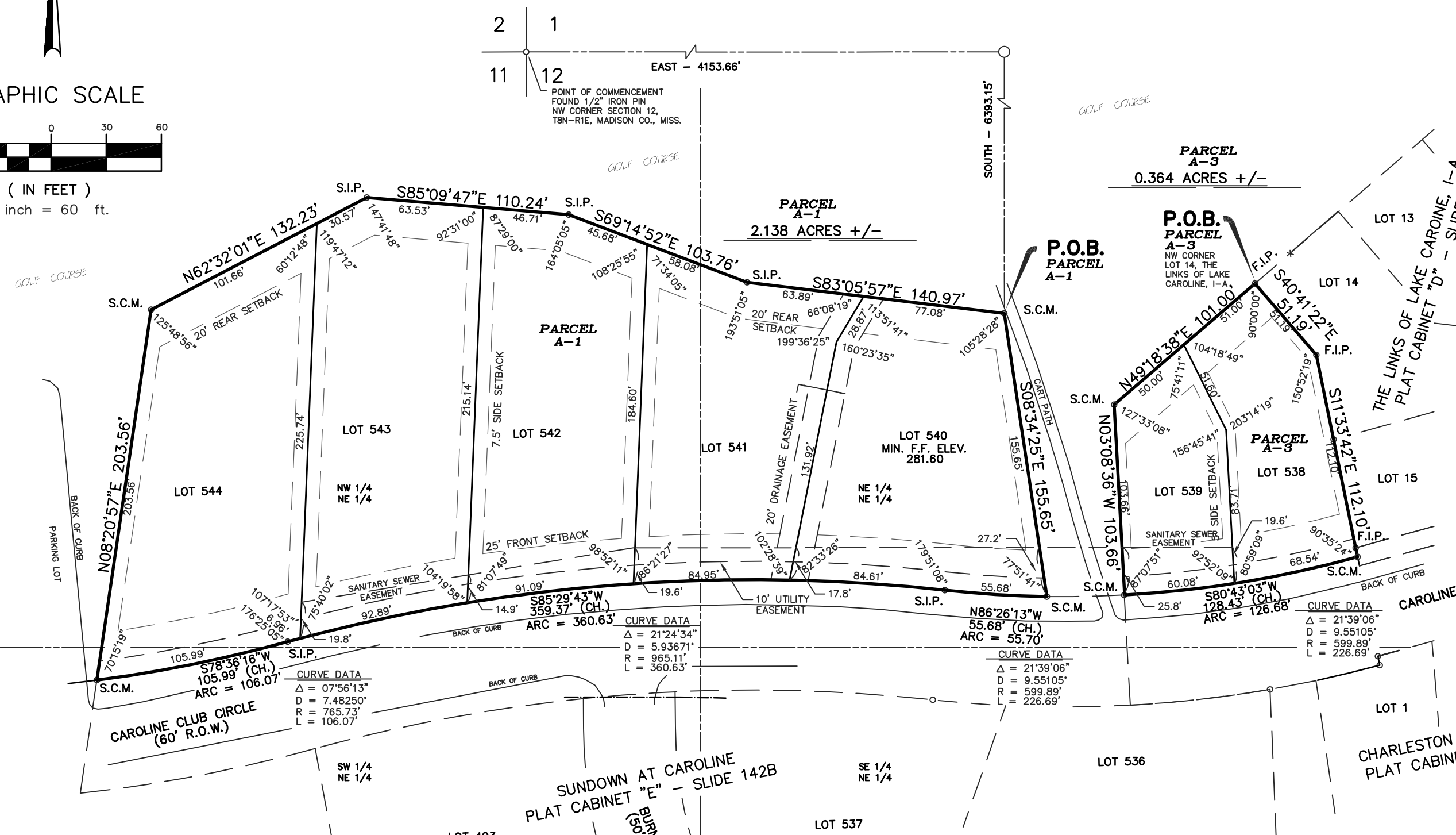
By: \_\_\_\_\_ D.C.

**FILING AND RECORDATION**  
STATE OF MISSISSIPPI  
COUNTY OF MADISON

I, Cynthia Parker, Clerk of the Chancery Court in and for said County and State, do hereby certify that the final plat of Clubside of Caroline was filed for record in my office on this the \_\_\_\_\_ day of \_\_\_\_\_, 201\_\_\_\_\_, and was duly recorded in Plat Cabinet \_\_\_\_\_ at Slide \_\_\_\_\_ 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 \_\_\_\_\_, 201\_\_\_\_\_

Cynthia Parker, Chancery Clerk By: \_\_\_\_\_ D.C.



**LOT SQUARE FOOTAGE TABLE**

538	= 8,340
539	= 6,901
540	= 17,503
541	= 16,209
542	= 18,215
543	= 20,289
544	= 20,916