

# New Castle Subdivision, Part IV

SITUATED IN THE SW 1/4 OF SECTION 28, T8N-R1E,  
MADISON COUNTY, MISSISSIPPI

## SURVEYOR'S CERTIFICATE STATE OF MISSISSIPPI COUNTY OF MADISON

I, Robert M. Case, a Professional Surveyor, do hereby certify that at the request of Peter De Beukelaer, Ken McCoy, Lauren McCoy, Bobby A. West, Barbara B. West, James S. McIntosh, Nicolas Yucatonis and Landon McCoy, I caused an actual field survey of the following described property to be performed and completed on April 10, 2015 and that it is true and correct to the best of my knowledge and belief.

Being situated in the SW 1/4 of Section 28, T8N-R1E, Madison County, Mississippi and being more particularly described as follows:

Commence at an iron bar marking the Southeast corner of aforesaid Section 28 and run thence S89°52'11"W, along the South boundary of said Section 28, 3931.30'; run thence North, 41.44' to an iron bar marking the Southeast corner of and the POINT OF BEGINNING for the herein described property; run thence S88°26'05"W, 90.44'; run thence S89°24'06"W, 96.82'; run thence N1°19'36"W, 145.35'; run thence N53°20'46"W, 80.00'; run thence S89°45'18"W, 314.19'; run thence S81°18'07"W, 277.33'; run thence N0°10'56"E, 270.00'; run thence N88°09'59"W, 147.45'; run thence N87°25'30"W, 263.72'; run thence N0°11'00"W, 210.27'; run thence N61°48'56"E, 286.58' to a point on a curve; run thence Northerly, clockwise, along the arc of said curve, 474.14'; to the Western right-of-way line of Dover Lane as shown and described on that Plat of Castle Ridge as recorded on Platside C-31 of the Chancery records of Madison County, Mississippi; said curve having the following characteristics: central angle of 47°36'52", radius of 570.54' and chord bearing and distance of N2°17'52"W, 460.61'; run thence Southeasterly, counterclockwise, along the arc of a curve in the said Western Right-of-Way line of Dover Lane, 64.37'; said curve having the following characteristics: central angle of 73°45'31", radius of 50.00' and chord bearing and distance of S6°7'21'39", 60.01'; run thence Southwesterly, counterclockwise, along the arc of a curve, 259.88'; said curve having the following characteristics: central angle of 29°09'55", radius of 510.54' and chord bearing and distance of S6°47'39"W, 257.09'; run thence S83°50'54"E, 104.42'; run thence N79°30'14"E, 106.62'; run thence N7°22'08"E, 200.51' to the Southwest corner of Lot 3 of aforesaid Castle Ridge; run thence N88°07'18"E, along the South boundaries of Lots 3 and 4 of said Castle Ridge, 341.56' to the Southeast corner of Lot 4; run thence S11°28'35"E, 147.83'; run thence N73°43'03"E, 330.63'; run thence S9°42'06"E, 154.91' to the beginning of a curve; run thence Southeasterly, clockwise, along the arc of said curve, 142.21'; said curve having the chord bearing and distance of S5°37'21"E, 129.27'; run thence S86°52'56"E, 254.04'; run thence S32°43'00"W, 248.00'; run thence S32°43'00"W, 248.00' to a point on a curve; run thence Southeasterly, counterclockwise, along the arc of said curve, 261.55' to the point of tangency; said curve having the following characteristics: central angle of 42°21'45", radius of 353.76' and chord bearing and distance of S6°8'46'34"E, 255.64'; run thence S89°57'26"E, 447.17' to the Southwest corner of Lot 29 of New Castle, Part II, as recorded on Platside C-105 of the aforesaid records; run thence S0°02'34"W, 60.00'; run thence N89°57'26"W, 447.17' to the beginning of a curve; run thence Northwesterly, clockwise, along the arc of said curve, 264.84'; said curve having the following characteristics: central angle of 36°40'28", radius of 413.76' and chord bearing and distance of N71°37'15"W, 260.35'; run thence S20°06'35"E, 52.07'; run thence S28°41'21"E, 74.06'; run thence S14°56'04"W, 253.01' to the POINT OF BEGINNING; containing 26.071 acres, more or less.

Witness my Signature on this the \_\_\_\_\_ day of \_\_\_\_\_, 2015.

Robert M. Case  
Professional Surveyor  
MS Registration No. 1496

## CERTIFICATE OF ACKNOWLEDGEMENT STATE OF MISSISSIPPI COUNTY OF MADISON

Personally appeared before me, the undersigned authority in and for the aforesaid jurisdiction, the within named Robert M. Case, Professional Surveyor, who acknowledged to me that he executed the foregoing instrument as Surveyor, for the purposes therein contained.

Given under my hand and seal on this the \_\_\_\_\_ day of \_\_\_\_\_, 2015.

By: \_\_\_\_\_ D.C.  
Ronny Lott  
Chancery Clerk

## OWNER'S CERTIFICATE STATE OF MISSISSIPPI COUNTY OF MADISON

We, Ken McCoy and Lauren McCoy, owners of Lot F, Bobby A. West and Barbara B. West, owners of Lot E, James S. McIntosh owner of Lot G, Nicolas Yucatonis and Landon McCoy, owners of Lot B and Peter De Beukelaer owner of the remaining property, all, as owners of the property shown and described hereon, do hereby adopt this plat as our plan of subdivision and do hereby dedicate the street right of way, utilities and their easements to the public forever.

Witness our signatures on this the \_\_\_\_\_ day of \_\_\_\_\_, 2015.

_____	_____
Peter De Beukelaer	Ken McCoy
_____	_____
Lauren McCoy	Bobby A. West
_____	_____
Barbara B. West	James S. McIntosh
_____	_____
Nicolas Yucatonis	Landon McCoy

## CERTIFICATE OF ACKNOWLEDGEMENT STATE OF MISSISSIPPI COUNTY OF MADISON

Personally appeared before me, the undersigned authority in and for said county and state, on this the \_\_\_\_\_ day of \_\_\_\_\_, 2015, within my jurisdiction, the within named Peter De Beukelaer, Ken McCoy, Lauren McCoy, Bobby A. West, Barbara B. West, James S. McIntosh, Nicolas Yucatonis and Landon McCoy, who each, after being duly sworn, stated that they executed and delivered this plat.

My Commission Expires: \_\_\_\_\_

## CERTIFICATE OF 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 this final plat of New Castle, Part IV was filed for record in my office on this the \_\_\_\_\_ day of \_\_\_\_\_, 2015 and was duly recorded on Platside \_\_\_\_\_.

By: \_\_\_\_\_  
Ronny Lott  
Chancery Clerk

## 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 in session on the \_\_\_\_\_ day of \_\_\_\_\_, 2015.

\_\_\_\_\_  
President, Board of Supervisors  
Madison County, Mississippi

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

I, Robert M. Case, a 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 completed to the accuracy designated in the subdivision regulations for Madison County, Mississippi.

Witness my signature on this the \_\_\_\_\_ day of \_\_\_\_\_, 2015.

Robert M. Case  
Professional Surveyor

## COUNTY ENGINEER'S CERTIFICATE STATE OF MISSISSIPPI COUNTY OF MADISON

I, Rudy M. Warnock, P.E., County Engineer for Madison County, Mississippi, have examined this plat and find that it conforms to all conditions set forth on the Preliminary Plat as approved the Board of Supervisors and therefore recommend final approval.

Rudy M. Warnock, P.E.  
County Engineer

## CERTIFICATE OF COMPARISON STATE OF MISSISSIPPI COUNTY OF MADISON

We, Ronny Lott, Clerk of the Chancery Court in and for said county and state and Robert M. Case, Professional Surveyor, do hereby certify that we have carefully compared this plat of NEW CASTLE, PART IV with the original thereof as made by Robert M. Case, 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 on this the \_\_\_\_\_ day of \_\_\_\_\_, 2015.

By: \_\_\_\_\_ D.C.  
Ronny Lott  
Chancery Clerk

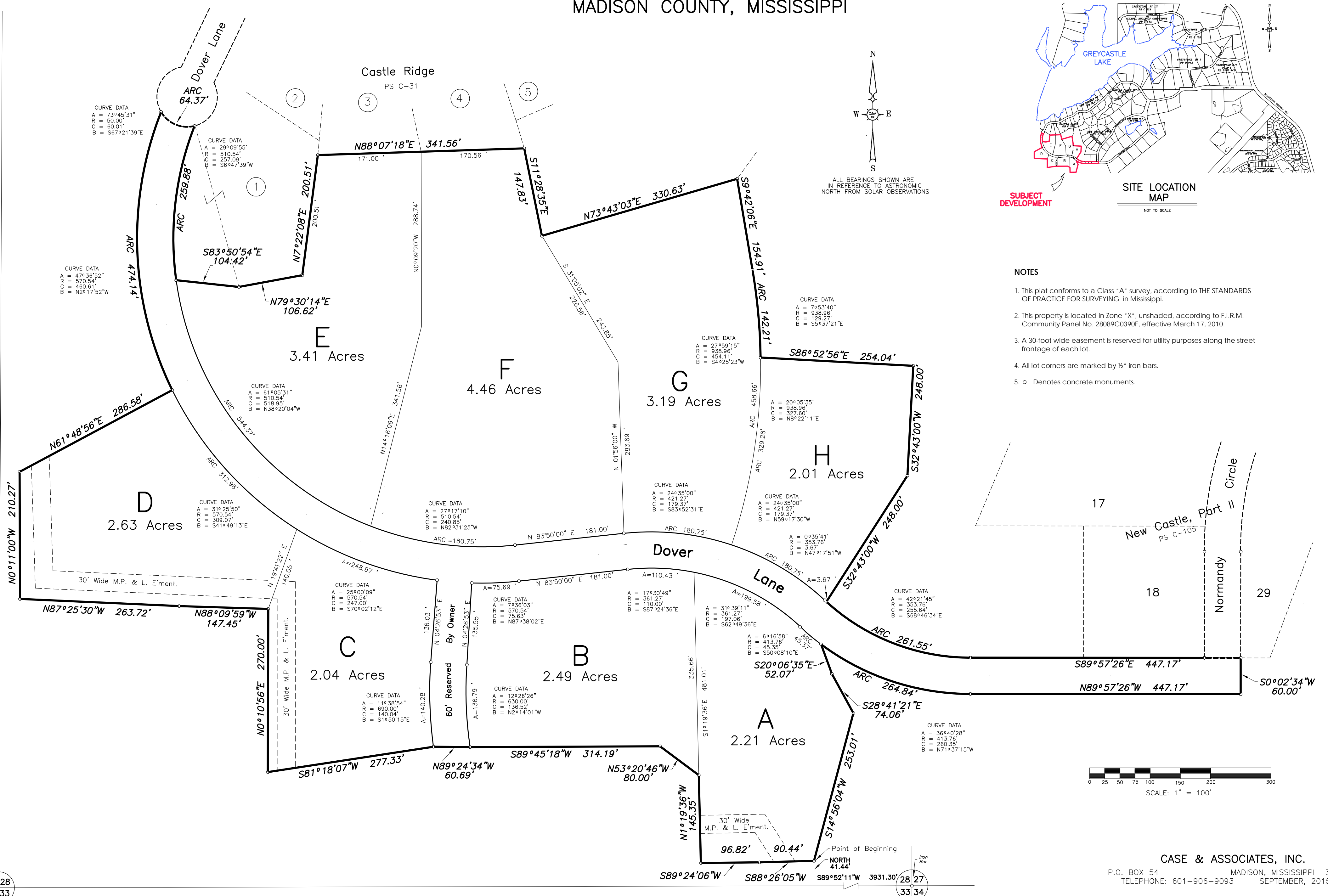
Robert M. Case  
Professional Surveyor  
MS Registration No. 1496

CASE & ASSOCIATES, INC.  
P.O. BOX 54 MADISON, MISSISSIPPI 39110  
TELEPHONE: 601-906-9093 SEPTEMBER, 2015

SHEET 2 OF 2

# New Castle Subdivision, Part IV

SITUATED IN THE SW 1/4 OF SECTION 28, T8N-R1E,  
MADISON COUNTY, MISSISSIPPI



CASE & ASSOCIATES, INC.  
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SHEET 1 OF 2