





# ARLINGTON AT COLONY PARK, PHASE 1

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G85

SITUATED IN SECTION 13, T7N-R1E,  
CITY OF MADISON, MADISON COUNTY, MISSISSIPPI

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

I, Ronald C. McMaster, Jr., Professional Engineer and Surveyor, do hereby certify that the monuments and markers shown hereon are in place on the ground and the plot 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 8<sup>th</sup> day of May, 2023.

*Ronald C. McMaster, Jr.*  
Ronald C. McMaster, Jr., Professional Engineer and Surveyor

### CERTIFICATE OF COMPARISON STATE OF MISSISSIPPI COUNTY OF MADISON

We, Ronny Lott, Chancery Clerk and Ronald C. McMaster, Jr., Professional Engineer and Surveyor, do hereby certify that we have carefully compared this plat of ARLINGTON AT COLONY PARK, PHASE 1, with the original thereof, as made by Ronald C. McMaster, Jr., Professional Engineer and 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 9<sup>th</sup> day of May, 2023.

*Ronald C. McMaster, Jr.*  
Ronald C. McMaster, Jr., P.E., P.S.

*Ronny Lott*  
Ronny Lott, Chancery Clerk

By: *Darlene S. Austin*, D.C.



### ACKNOWLEDGMENT STATE OF MISSISSIPPI COUNTY OF MADISON

Personally appeared before me, the undersigned officer in and for the jurisdiction aforesaid, the within named Steven Mark Frascogna, Manager of Lake Castle Development, LLC, a Mississippi Limited Liability Company, who acknowledged to me that he signed and delivered this plat and the certificates thereon, as his own act and deed, and Ronald C. McMaster, Jr., Professional Engineer and 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 9<sup>th</sup> day of May, 2023.

By: *Ronny Lott*, Chancery Clerk  
*Darlene S. Austin*, D.C.



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

I, Ronny Lott, Chancery Clerk in and for said County and State, do hereby certify that the final plat was filed for record in my office on this the 9<sup>th</sup> day of May, 2023, and was duly recorded in Plat Cabinet 6 at Slide 84, 85 of the records of maps and plats of land in Madison County, Mississippi.

Given under my hand and seal of office this the 9<sup>th</sup> day of May, 2023.

By: *Ronny Lott*, Chancery Clerk  
*Darlene S. Austin*, D.C.



### CITY ENGINEER'S APPROVAL 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 Mayor and Board of Alderman and thus recommend final approval.

*Bill E. Brown*  
By: City Engineer



### CITY OF MADISON APPROVAL STATE OF MISSISSIPPI COUNTY OF MADISON

This subdivision is hereby approved and accepted and all improvements contained therein to be dedicated to the City of Madison on this the 2nd day of May, 2023.

By: *Mary Hawkins Butler*, Mayor Pro Tempore

By: *Susan Crandall*, City Clerk



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

I, Steven Mark Frascogna, Manager of Lake Castle Development, LLC, a Mississippi Limited Liability Company, do hereby certify that the aforementioned is the owner of the land described in the foregoing certificate of Ronald C. McMaster, Jr., Professional Engineer and Surveyor, and that as Manager of said Lake Castle Development, LLC and owner, have caused the same to be subdivided and plotted as shown hereon, and hereby adopt this plat of said subdivision as the free act and deed of said limited liability company and owner and have designated the same as ARLINGTON AT COLONY PARK, PHASE 1.

All utilities, utility easements, and other easements are as designated and defined hereon.

All utilities, utility easements, streets, and street rights-of-way shall be dedicated for public use.

Witness my signature this the 5 day of May, 2023.

Lake Castle Development, LLC  
A Mississippi Limited Liability Company

By: *Steven Mark Frascogna*, Manager

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

I, Ronald C. McMaster, Jr., Professional Engineer and Surveyor, do hereby certify that at the request of Lake Castle Development, LLC, the owner, have subdivided and plotted the following described land, as follows, to-wit:

A parcel or tract of land, containing 13.1244 acres (571,697.51 Sq. Ft.), more or less, lying and being situated in the West 1/2 of Section 13, T7N-R1E, Madison County, Mississippi, being a part of Tract 2 of the Highland Colony Land Company, LLC property as described in Deed Book 497 at Page 631 of the Records of the Office of the Chancery Clerk of said Madison County, at Canton, Mississippi, and being more particularly described as follows:

**COMMENCING** at the SW corner of said Section 13, T7N-R1E, Madison County, Mississippi; run thence

East for a distance of 36.79 feet; thence

North for a distance of 3,777.13 feet to an iron pin lying on the Easterly Right-Of-Way of Quail Run, as it existed in October, 2021, said point also lying on the Westerly boundary of the above referenced Highland Colony Land Company, LLC property, and **POINT OF BEGINNING** of the herein described property; thence

Along the Easterly Right-Of-Way of said Quail Run and the Westerly boundary of said Highland Colony Land Company, LLC property to points at each of the following calls;

North 00 degrees 15 minutes 22 seconds West for a distance of 194.77 feet to an iron pin; thence

177.91 feet along the arc of a 281.32 foot radius curve to the left, said arc having a 174.96 foot chord which bears North 18 degrees 22 minutes 22 seconds West to an iron pin lying at the SE corner of Lot 23 of Quail Run Amended, as shown on map or plot of same in Plat Cabinet "B" at Slide 122 of the Records of said Madison County, Mississippi; thence

Leaving the Easterly Right-Of-Way of said Quail Run, run North 00 degrees 15 minutes 41 seconds West along the Westerly boundary of said Highland Colony Land Company, LLC property and the Easterly boundary of Lot 23 and Lot 28 of Quail Run Amended and the extension thereof, for a distance of 1,140.70 feet to an iron pin lying at the NW corner of said Highland Colony Land Company, LLC property, said point also lying on the Southerly Right-Of-Way of Lake Castle Road, as it existed in October, 2021; thence

Along the Northerly boundary of said Highland Colony Land Company, LLC property and the Southerly Right-Of-Way of said Lake Castle Road to points at each of the following calls;

South 87 degrees 27 minutes 26 seconds East for a distance of 249.64 feet to an iron pin; thence

South 86 degrees 49 minutes 14 seconds East for a distance of 119.48 feet to an iron pin; thence

Leaving the Northerly boundary of said Highland Colony Land Company, LLC property and the Southerly Right-Of-Way of said Lake Castle Road, run to points at each of the following calls;

South 02 degrees 13 minutes 14 seconds East for a distance of 359.49 feet to an iron pin; thence

794.52 feet along the arc of a 2507.80 foot radius curve to the left, said arc having a 791.20 foot chord which bears South 10 degrees 21 minutes 43 seconds East to an iron pin; thence

South 70 degrees 33 minutes 38 seconds West for a distance of 20.07 feet to an iron pin; thence

South 84 degrees 08 minutes 18 seconds West for a distance of 181.84 feet to an iron pin; thence

South 05 degrees 51 minutes 42 seconds East for a distance of 142.94 feet to an iron pin; thence

South 02 degrees 46 minutes 42 seconds West for a distance of 50.41 feet to an iron pin; thence

South 04 degrees 33 minutes 47 seconds East for a distance of 126.45 feet to an iron pin; thence

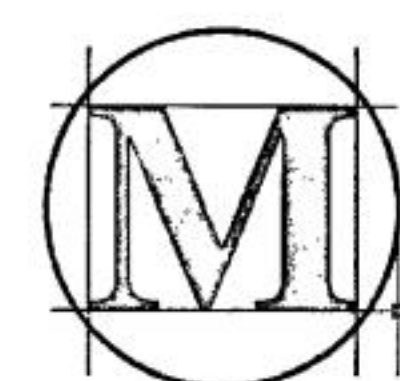
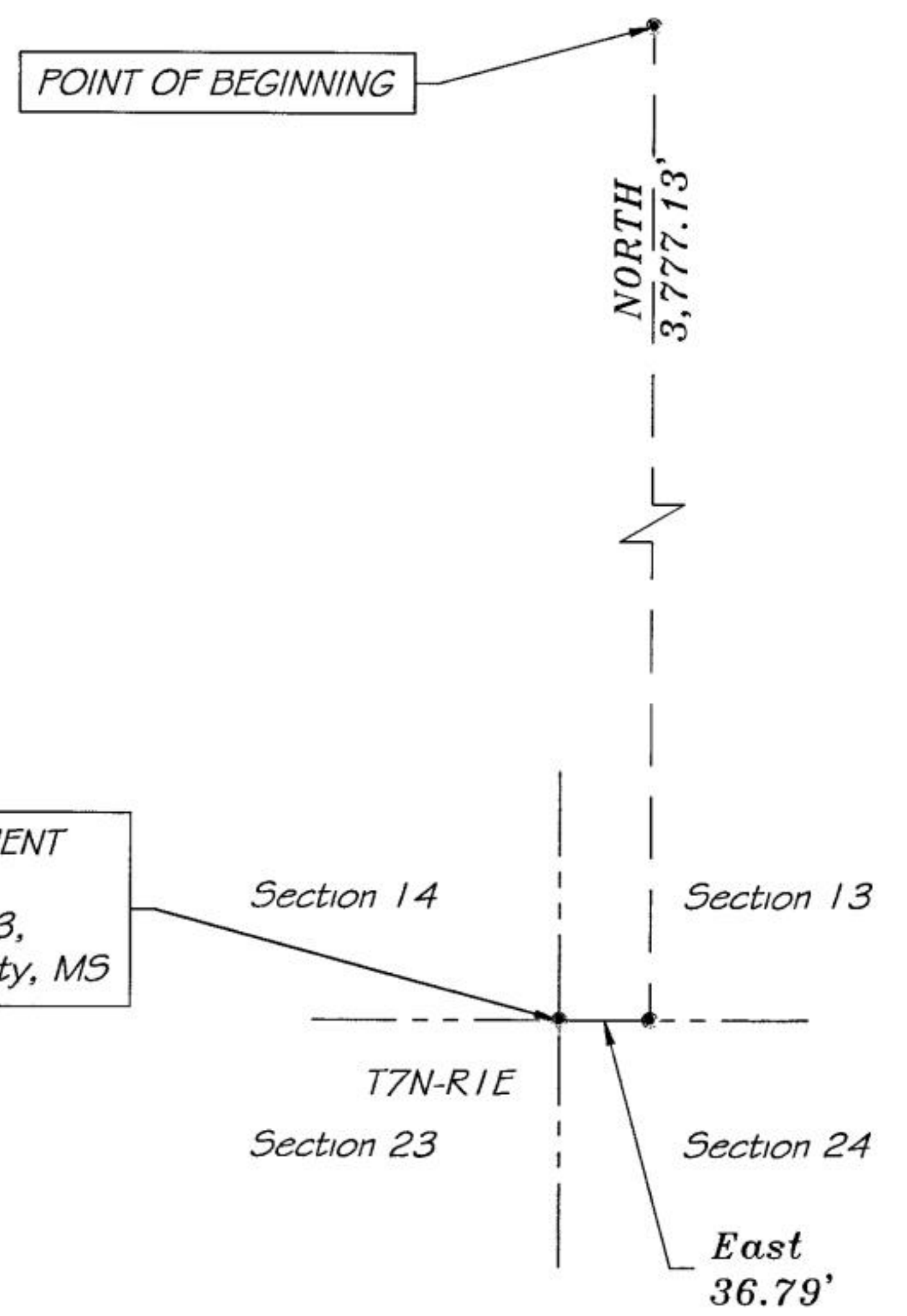
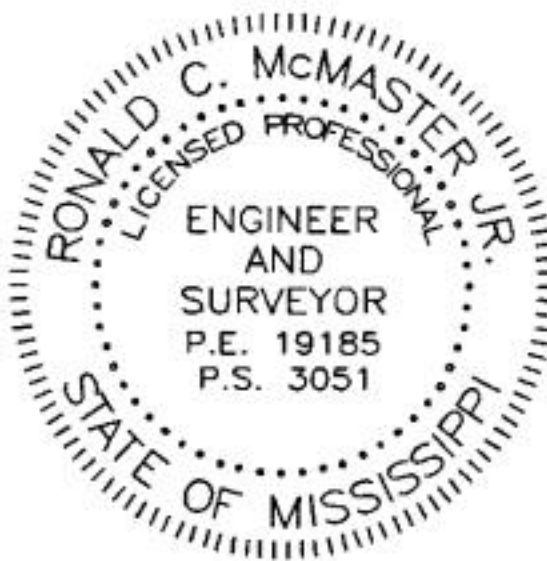
North 89 degrees 28 minutes 10 seconds West for a distance of 72.70 feet to an iron pin; thence

North 87 degrees 32 minutes 25 seconds West for a distance of 50.14 feet to an iron pin; thence

South 88 degrees 09 minutes 26 seconds West for a distance of 163.41 feet to the **POINT OF BEGINNING** of the above described parcel or tract of land.

Witness my signature, this the 8<sup>th</sup> day of May, 2023.

*Ronald C. McMaster, Jr.*  
Ronald C. McMaster, Jr., Professional Surveyor,  
Mississippi P.S. No. 3051



M-MASTER & ASSOCIATES, INC.  
CIVIL ENGINEERS & LAND SURVEYORS

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