

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

3137 South Liberty Street, Canton, MS 39046
Office (601) 790-2525 FAX (601) 859-3430

MEMORANDUM

November 12, 2020

To: Sheila Jones, 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: Final Plat
Glenwild Phase 2

The Engineering Department recommends the approval of Glenwild LLC's Final Plat of Villas of Glenwild Phase 2. The development is approximately 19.31 acres including 49 lots with an average size of 0.23 acres. The letter of credit for the surface lift of asphalt has been received.

SHEILA JONES
District One

TREY BAXTER
District Two

GERALD STEEN
District Three

KARL BANKS
District Four

PAUL GRIFFIN
District Five

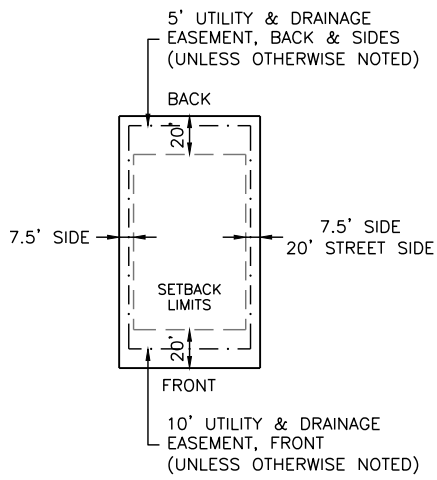
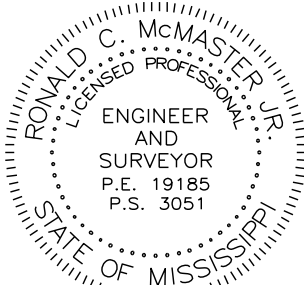
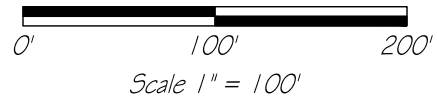
GLENWILD, PART TWO

SITUATED IN SECTION 26, T8N-R2E,
MADISON COUNTY, MISSISSIPPI

Class "B" Survey
Bearings Based on Survey Grade
GPS Observations Taken On
May 8, 2014
(Geodetic North)

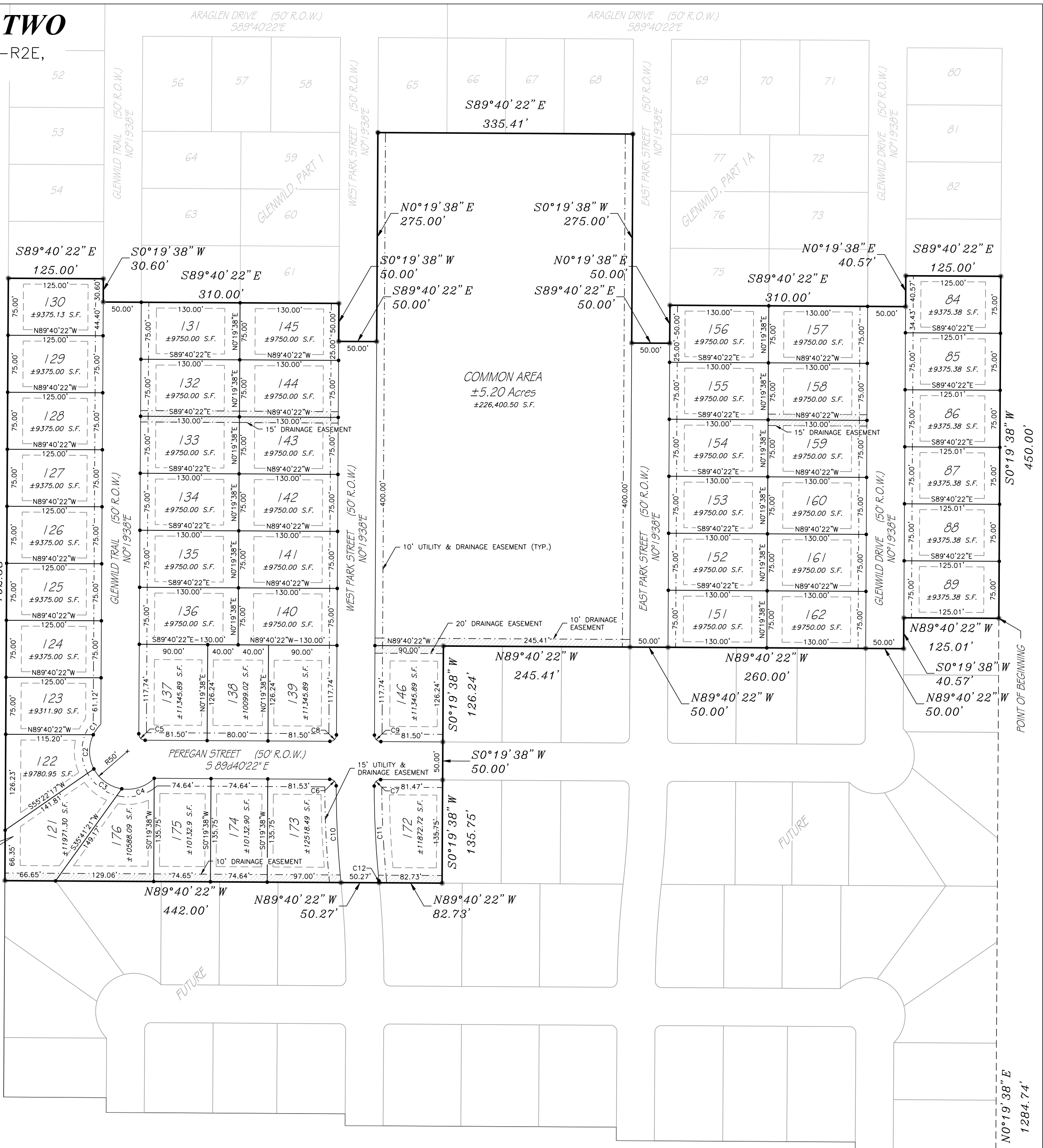
Our Job No. M-2206-2FinalPart2
Date of Survey: JULY 15, 2020
Date of Plat: September 3, 2020
Scale: 1"=100'
POB - Point of Beginning
POC - Point of Commencement

- Iron Pin (1/2"x1/8" Iron Rebar)
- Iron Pin In Concrete
- - - Easement Boundary
- - - Building Setback Line
- 279.50' Minimum Finished Floor Elevation
- ▨ Drainage Easement



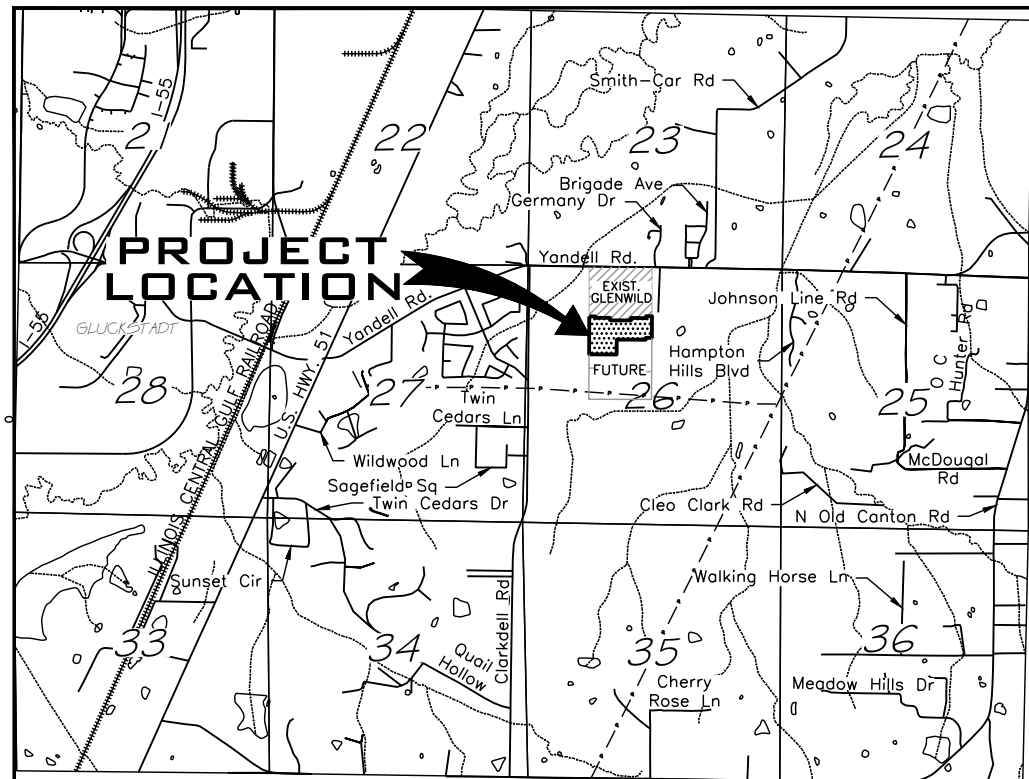
TYPICAL LOT DETAIL
N.T.S.

TOTAL AREA
± 19.31 ACRES
841,119.53 S.F.



NOTES:

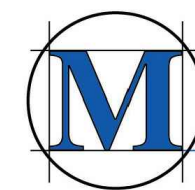
1. This is to certify that this property is situated in Zone "X"—Other Areas, which is defined as "Areas determined to be outside the 0.2% annual chance floodplain", according to FIRM Map Number 28089C0415F, map revised March 17, 2010.
2. Iron pins at lot corners as shown on this plat. Field work meets or exceeds the requirements for a Class "B" survey.
3. All Common Areas and Drainage Easements shall be maintained by the Homeowner's Association or adjacent property owners.
4. There is a ten (10) foot wide drainage and utility easement along all street rights-of-way. There is a five (5) foot wide drainage and utility easement along the side and rear lines of each lot, unless otherwise noted.
5. No building may be constructed within any drainage or utility easement shown hereon.
6. Maintenance of all drainage easements and common areas are the responsibility of the Homeowner's Association.
7. The individual lot owners/builders are responsible for additional drainage improvements (i.e. catch basins, storm pipe, french drains etc.) needed to facilitate water flow on or across their lot.
8. A relief swale shall be constructed down each lot line and shall be a minimum depth of 18" below the finished floor elevation of the home. All surface drainage shall be directed to these swales and away from the home.



VICINITY MAP
SCALE: 1"= 4000'

Curve Table				
Curve #	Length	Radius	Chord Direction	Chord Length
C1	17.07	50.00	S35° 32' 51"W	16.99
C2	46.67	50.00	S0° 58' 21"E	44.99
C3	46.67	50.00	S54° 27' 09"E	44.99
C4	46.67	50.00	N72° 04' 02"E	44.99
C5	13.35	8.50	S44° 40' 22"E	12.02
C6	13.30	8.50	N44° 51' 22"W	11.98
C7	13.41	8.50	S45° 08' 03"W	12.06
C8	13.35	8.50	N45° 19' 38"E	12.02
C9	13.35	8.50	S44° 40' 22"E	12.02
C10	127.54	1319.48	S2° 48' 31"E	127.49
C11	124.81	1269.48	S2° 52' 32"E	124.76
C12	2.64	1319.48	N5° 38' 06"W	2.64

POINT OF COMMENCEMENT
2699.50 West &
2651.03' North of the
SE Corner of the SE 1/4
of Section 26, T8N-R2E,
Madison County, MS



M. McMASTER & ASSOCIATES, INC.
CIVIL ENGINEERS & LAND SURVEYORS

212 WATERFORD SQUARE
SUITE 300
MADISON, MS 39110
601.605.1090

GLENWILD, PART TWO

SITUATED IN SECTION 26, T8N-R2E,
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 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 _____, 2020.

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 GLENWILD, PART TWO, 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 _____ day of _____, 2020.

Ronald C. McMaster, Jr., P.E., P.S. Ronny Lott, Chancery Clerk

By: _____ 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 Tom Hixon, Manager of Glenwild, 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 _____ day of _____, 2020.

Ronny Lott, Chancery Clerk

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 of GLENWILD, PART TWO was filed for record in my office on this the _____ day of _____, 2020, 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 _____, 2020.

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 of Madison County in session on the _____ day of _____, 2020.

Madison County Board of Supervisors Attest:

By: _____
Gerald Steen, President Ronny Lott, Chancery Clerk

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: _____
Timothy Bryan, P.E.
Madison County Engineer

CERTIFICATE AND DEDICATION OF OWNER STATE OF MISSISSIPPI COUNTY OF MADISON

I, Tom Hixon, Manager of Glenwild, 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 Glenwild, LLC and owner, have caused the same to be subdivided and platted 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 GLENWILD, PART TWO.

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 _____ day of _____, 2020.

GLENWILD, LLC
A Mississippi Limited Liability Company

By: _____
Tom Hixon, 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 Glenwild, LLC, the owner, have subdivided and platted the following described land, as follows, to-wit:

A parcel or tract of land, containing 19.31 acres (841,119.53 Sq. Ft.), more or less, lying and being situated in Section 26, T8N-R2E, Madison County, Mississippi, being a part of the Glenwild, LLC property as described in Deed Book 2918 at Page 865 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 SE corner of the SE ¼ of said Section 26, T8N-R2E, Madison County, Mississippi; run thence

West for a distance of 2699.50 feet to a point; thence
North for a distance of 2651.03 feet to a point; thence

North 00 degrees 19 minutes 38 seconds East for a distance of 1,284.74 feet to an iron pin and POINT OF BEGINNING of the herein described property; thence

North 89 degrees 40 minutes 22 seconds West for a distance of 125.01 feet to an iron pin; thence
South 00 degrees 19 minutes 38 seconds West for a distance of 40.57 feet to an iron pin; thence
North 89 degrees 40 minutes 22 seconds West for a distance of 50.00 feet to an iron pin; thence
Continue North 89 degrees 40 minutes 22 seconds West for a distance of 260.00 feet to an iron pin; thence
Continue North 89 degrees 40 minutes 22 seconds West for a distance of 50.00 feet to an iron pin; thence
Continue North 89 degrees 40 minutes 22 seconds West for a distance of 245.41 feet to an iron pin; thence
South 00 degrees 19 minutes 38 seconds West for a distance of 126.24 feet to an iron pin; thence
Continue South 00 degrees 19 minutes 38 seconds West for a distance of 50.00 feet to an iron pin; thence
Continue South 00 degrees 19 minutes 38 seconds West for a distance of 135.75 feet to an iron pin; thence
North 89 degrees 40 minutes 22 seconds West for a distance of 82.73 feet to an iron pin; thence
Continue North 89 degrees 40 minutes 22 seconds West for a distance of 50.27 feet to an iron pin; thence
Continue North 89 degrees 40 minutes 22 seconds West for a distance of 442.00 feet to an iron pin; thence
North 00 degrees 19 minutes 38 seconds East for a distance of 792.58 feet to an iron pin lying at the SW corner of Glenwild, Part One as shown on map or plat of same in Plat Cabinet F?at Slide 16-A of the Records of said Madison County, Mississippi; thence

Along the Southerly boundary of said Glenwild, Part One to points at each of the following calls;

South 89 degrees 40 minutes 22 seconds East for a distance of 125.00 feet to an iron pin; thence
South 00 degrees 19 minutes 38 seconds West for a distance of 30.60 feet to an iron pin; thence
South 89 degrees 40 minutes 22 seconds East for a distance of 310.00 feet to an iron pin; thence
South 00 degrees 19 minutes 38 seconds West for a distance of 50.00 feet to an iron pin; thence
South 89 degrees 40 minutes 22 seconds East for a distance of 50.00 feet to an iron pin lying at the SE corner of said Glenwild, Part One; thence

Along the Easterly boundary of said Glenwild, Part One to points at each of the following calls;

North 00 degrees 19 minutes 38 seconds East for a distance of 275.00 feet to an iron pin; thence

South 89 degrees 40 minutes 22 seconds East for a distance of 90.70 feet to an iron pin, said point lying on the Westerly boundary of Glenwild, Part One-A as shown on map or plat of same in Plat Cabinet F? at Slide 127-B of the Records of said Madison County, Mississippi; thence

Leaving the Easterly boundary of said Glenwild, Part One, run along the Westerly boundary of said Glenwild, Part One-A to points at each of the following calls;

South 89 degrees 40 minutes 22 seconds East for a distance of 244.70 feet to an iron pin; thence

South 00 degrees 19 minutes 38 seconds West for a distance of 275.00 feet to and iron pin lying at the SW corner of said Glenwild, Part One-A; thence

Along the Southerly boundary of said Glenwild, Part One-A to points at each of the following calls;

Continue South 89 degrees 40 minutes 22 seconds East for a distance of 50.00 feet to an iron pin; thence

North 00 degrees 19 minutes 38 seconds East for a distance of 50.00 feet to an iron pin; thence
South 89 degrees 40 minutes 22 seconds East for a distance of 310.00 feet to an iron pin; thence
North 00 degrees 19 minutes 38 seconds East for a distance of 40.57 feet to an iron pin; thence
South 89 degrees 40 minutes 22 seconds East for a distance of 125.00 feet to an iron pin lying at the SW corner of said Glenwild, Part One-A; thence
South 00 degrees 19 minutes 38 seconds West for a distance of 450.00 feet to the POINT OF BEGINNING of the above described parcel or tract of land.

DESCRIPTION-COMMON AREA

A parcel or tract of land, containing 5.20 acres (226,400.50 Sq. Ft.), more or less, lying and being situated in Section 26, T8N-R2E, Madison County, Mississippi, being a part of the Glenwild, LLC property as described in Deed Book 2918 at Page 865 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 SE corner of the SE ¼ of said Section 26, T8N-R2E, Madison County, Mississippi; run thence

West for a distance of 2699.50 feet to a point; thence
North for a distance of 2651.03 feet to a point; thence
North 00 degrees 19 minutes 38 seconds East for a distance of 1,284.74 feet to an iron pin; thence
North 89 degrees 40 minutes 22 seconds West for a distance of 125.01 feet to an iron pin; thence
South 00 degrees 19 minutes 38 seconds West for a distance of 40.57 feet to an iron pin; thence
North 89 degrees 40 minutes 22 seconds West for a distance of 50.00 feet to an iron pin; thence
Continue North 89 degrees 40 minutes 22 seconds West for a distance of 260.00 feet to an iron pin; thence
Continue North 89 degrees 40 minutes 22 seconds West for a distance of 50.00 feet to an iron pin and POINT OF BEGINNING of the herein described property; thence

Continue North 89 degrees 40 minutes 22 seconds West for a distance of 245.41 feet to an iron pin; thence
Continue North 89 degrees 40 minutes 22 seconds West for a distance of 90.00 feet to an iron pin; thence

North 00 degrees 19 minutes 38 seconds East for a distance of 675.00 feet to an iron pin lying on the Easterly boundary of Glenwild, Part One as shown on map or plat or same in Plat Cabinet F?at Slide 16-A of the Records of said Madison County, Mississippi; thence

South 89 degrees 40 minutes 22 seconds East along the Easterly boundary of said Glenwild, Part One, for a distance of 90.70 feet to an iron pin lying on the Westerly boundary of Glenwild, Part One-A as shown on map or plat of same in Plat Cabinet F?at Slide 127-B of the Records of said Madison County, Mississippi; thence

Leaving the Easterly boundary of said Glenwild, Part One, run along the Westerly boundary of said Glenwild, Part One-A to points at each of the following calls;

Continue South 89 degrees 40 minutes 22 seconds East for a distance of 244.70 feet to an iron pin; thence

South 00 degrees 19 minutes 38 seconds West for a distance of 675.00 feet to the POINT OF BEGINNING of the above described parcel or tract of land.

Witness my signature, this the _____ day of _____, 2020.

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



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

212 WATERFORD SQUARE
SUITE 300
MADISON, MS 39110
601.605.1090