

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

December 17, 2021

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.
County Engineer

Re: Glenwild, Part 3
Final Plat

The Engineering Department recommends approval of the final plat of Glenwild, Part 3. The development contains 44 lots on 14.99 acres. The letter of credit has been received for the final wearing surface.

GLENWILD, PART THREE

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

Class "B" Survey
Bearings Based on Survey Grade
GPS Observations Taken On
May 6, 2014
(Geodetic North)

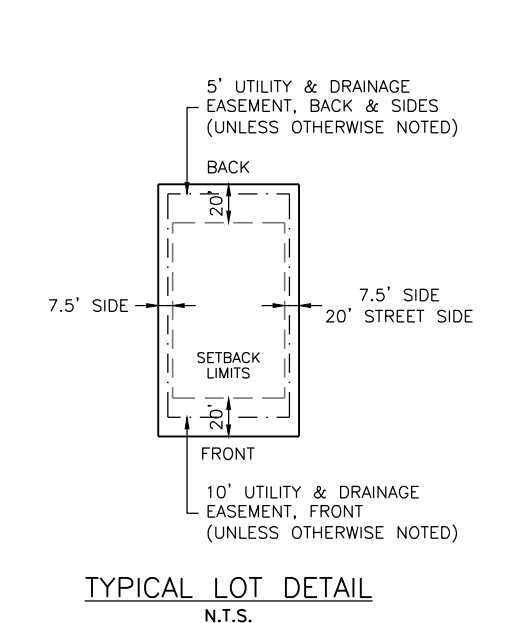
Our Job No. M-2206-2FinalPart3
Date of Survey: November 10, 2021
Date of Plat: December 17, 2021
Scale: 1" = 100'
FOB - Point of Beginning
FOC - Point of Commencement

● Iron Pin (1/2" x 18" Iron Rebar)
● Iron Pin in Concrete
--- Easement Boundary
--- Building Setback Line
○ (278.00') Minimum Finished Floor Elevation
▨ Drainage Easement

0 100' 200'
Scale 1" = 100'

Scale 1" = 100'

ROYAL D. C. MCMASTER, P.E.
ENGINEER AND SURVEYOR
P.E. 19185
P.S. 305
STATE OF MISSISSIPPI



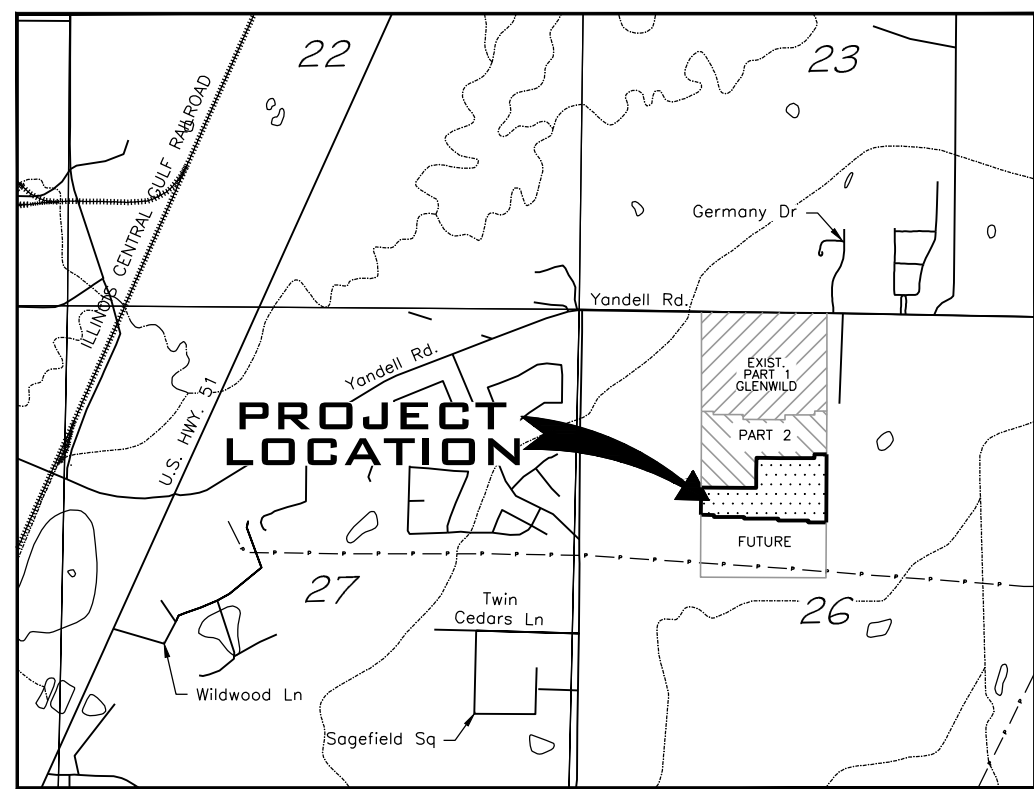
TOTAL AREA ± 14.99 ACRES
653,146.31 S.F.

NAIL-IN-CURB ELEVATION TABLE

NAIL NO.	ELEVATION
NAIL-1	286.87'
NAIL-2	286.36'
NAIL-3	284.73'
NAIL-4	297.15'
NAIL-5	291.77'
NAIL-6	281.37'

NOTES:

- This is to certify that this property is located in Zone "X"-Other Areas, defined as "Areas determined to be outside the 0.2% annual chance floodplain" as shown on FIRM Map Number No. 28089C0415F, revised date of March 17, 2010.
- Iron pins at lot corners as shown on this plat. Field work meets or exceeds the requirements for a Class "B" survey.
- No fences or other obstructions may be placed in or otherwise block/interfere with the drainage easements shown.
- No building may be constructed within any drainage or utility easement shown hereon.
- The finish floor elevations shown represent the minimum elevation for the proposed structures, and should be adjusted higher to correspond with existing drainage patterns and surrounding grades. The minimum lot elevations for these lots shall be at or above the 100-year elevation.
- Damage caused to any infrastructure owned or maintained by Madison County resulting from work done by others including, but not limited to, the placing of utilities and fences shall be the financial responsibility of the owner of said work.
- Maintenance of all drainage easements and common areas are the responsibility of the Homeowner's Association.
- 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.
- There is a five (5) foot wide private drainage and utility easement along the sides and rear lines of each lot, unless otherwise noted.
- A relief swale shall be constructed down each lot line and shall be a minimum depth of 18" depth below the finished floor elevation of the home.



Curve #	Length	Radius	Chord Direction	Chord Length
C1	124.81	1269.48	N3° 31' 48"E	124.76
C2	127.54	1319.48	N3° 27' 47"E	127.49
C3	2.64	1319.48	S6° 17' 22"W	2.64
C4	2.64	1319.48	N6° 17' 22"E	2.64
C5	127.54	1319.48	S3° 27' 47"W	127.49
C6	124.81	1269.48	S3° 31' 48"W	124.76
C7	13.35	8.50	N45° 19' 38"E	12.02
C8	13.35	8.50	S44° 40' 22"E	12.02
C9	13.41	8.50	N44° 28' 47"W	12.06
C10	13.30	8.50	S45° 30' 38"W	11.98
C11	13.35	8.50	N45° 19' 38"E	12.02
C12	5.25	50.00	N41° 39' 51"W	5.25
C13	50.61	50.00	N9° 39' 31"W	48.48
C14	50.61	50.00	N48° 20' 09"E	48.48
C15	50.61	50.00	S73° 40' 12"E	48.48
C16	13.35	8.50	S45° 19' 38"W	12.02
C17	52.36	50.00	S14° 40' 22"E	50.00
C18	52.36	50.00	S45° 19' 38"W	50.00
C19	52.36	50.00	N74° 40' 22"W	50.00
C20	2.64	1319.48	S5° 38' 06"E	2.64

Curve #	Length	Radius	Chord Direction	Chord Length
C21	124.81	1269.48	N2° 52' 32"W	124.76
C22	127.54	1319.48	N2° 48' 31"W	127.49
C23	13.41	8.50	N45° 08' 03"E	12.06
C24	13.30	8.50	S44° 51' 22"E	11.98
C25	13.35	8.50	N44° 40' 22"W	12.02
C26	13.35	8.50	S45° 19' 38"W	12.02
C27	13.30	8.50	N45° 30' 38"E	11.98
C28	13.41	8.50	S44° 28' 47"E	12.06
C29	13.35	8.50	N44° 40' 22"W	12.02
C30	13.35	8.50	S45° 19' 38"W	12.02
C31	13.35	8.50	N44° 40' 22"W	12.02
C32	52.36	50.00	S75° 19' 38"W	50.00
C33	52.36	50.00	N44° 40' 22"W	50.00
C34	52.36	50.00	N15° 19' 38"E	50.00

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

215 WATERFORD SQUARE
SUITE 300
MADISON, MS 39110
601.605.1990

GLENWILD, PART THREE

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 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 _____ day of _____, 2022.

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 plot of GLENWILD, PART THREE, 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 _____, 2022.

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 plot 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 plot 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 _____, 2022.

Ronny Lott, Chancery Clerk By: _____ 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 of GLENWILD, PART THREE was filed for record in my office on this the _____ day of _____, 2022, 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 _____, 2022.

Ronny Lott, Chancery Clerk By: _____ D.C.

APPROVAL OF THE BOARD OF SUPERVISORS STATE OF MISSISSIPPI COUNTY OF MADISON

I hereby certify that this is a true copy and that this plot was approved by the Board of Supervisors of Madison County in session on the _____ day of _____, 2022.

Madison County Board of Supervisors Attest:

By: Karl Banks, President Ronny Lott, Chancery Clerk

COUNTY ENGINEER'S RECOMMENDATION STATE OF MISSISSIPPI COUNTY OF MADISON

I have examined this plot 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 plotted as shown hereon, and hereby adopt this plot of said subdivision as the free act and deed of said limited liability company and owner and have designated the same as GLENWILD, PART THREE.

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 _____, 2022.

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 plotted the following described land, as follows, to-wit:

A parcel or tract of land, containing 14.99 acres (653,146.31 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 1/4 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 575.72 feet to an iron pin and POINT OF BEGINNING of the herein described property; thence

Continue North 00 degrees 19 minutes 38 seconds East for a distance of 709.02 feet to an iron pin lying at the SE corner of Glenwild, Part Two, as shown on map or plat of same in Plat Cabinet "F", at Slide 174-A of the Records of said Madison County, Mississippi; thence

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

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 lying at the SW corner of said Glenwild, Part Two; thence

South 00 degrees 19 minutes 38 seconds West for a distance of 284.75 feet to an iron pin; thence
South 89 degrees 40 minutes 22 seconds East for a distance of 135.00 feet to an iron pin; thence
South 00 degrees 19 minutes 38 seconds West for a distance of 19.50 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; thence

Continue South 89 degrees 40 minutes 22 seconds East for a distance of 264.28 feet to an iron pin; thence

South 00 degrees 19 minutes 38 seconds West for a distance of 15.56 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; thence

Continue South 89 degrees 40 minutes 22 seconds East for a distance of 306.86 feet to an iron pin; thence

South 00 degrees 19 minutes 38 seconds West for a distance of 17.67 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; thence

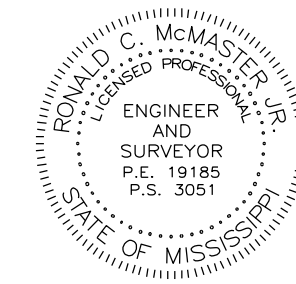
Continue South 89 degrees 40 minutes 22 seconds East for a distance of 264.28 feet to an iron pin; thence

South 00 degrees 19 minutes 38 seconds West for a distance of 18.98 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; thence

South 89 degrees 40 minutes 22 seconds East for a distance of 135.00 feet to the POINT OF BEGINNING of the above described parcel or tract of land.

Witness my signature, this the _____ day of _____, 2022.

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



M^{CM}MASTER & ASSOCIATES, INC.
CIVIL ENGINEERS & LAND SURVEYORS

212 WATERFORD SQUARE
SUITE 300
MADISON, MS 39110
601.605.1090

SHEET 2 OF 2