

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

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MEMORANDUM

September 15, 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

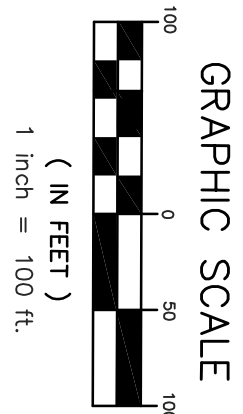
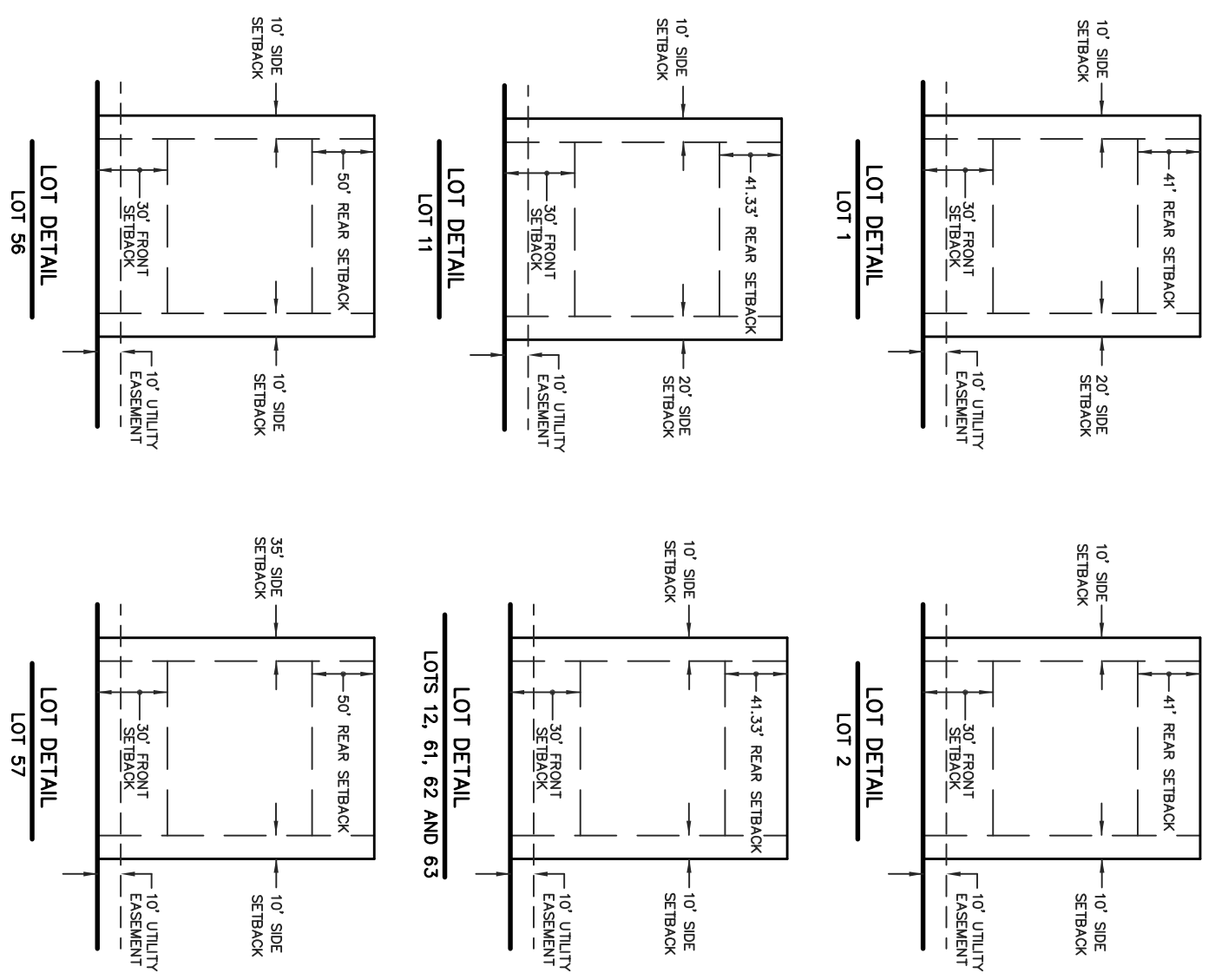
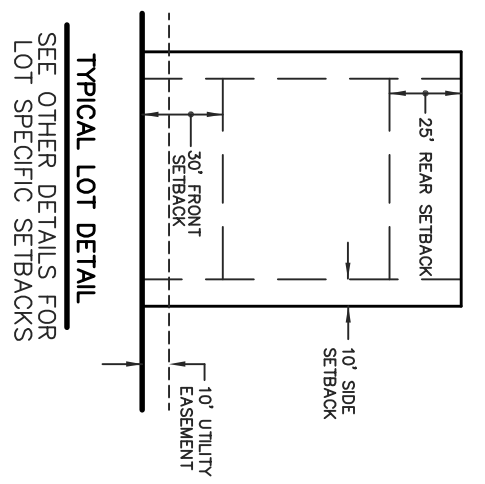
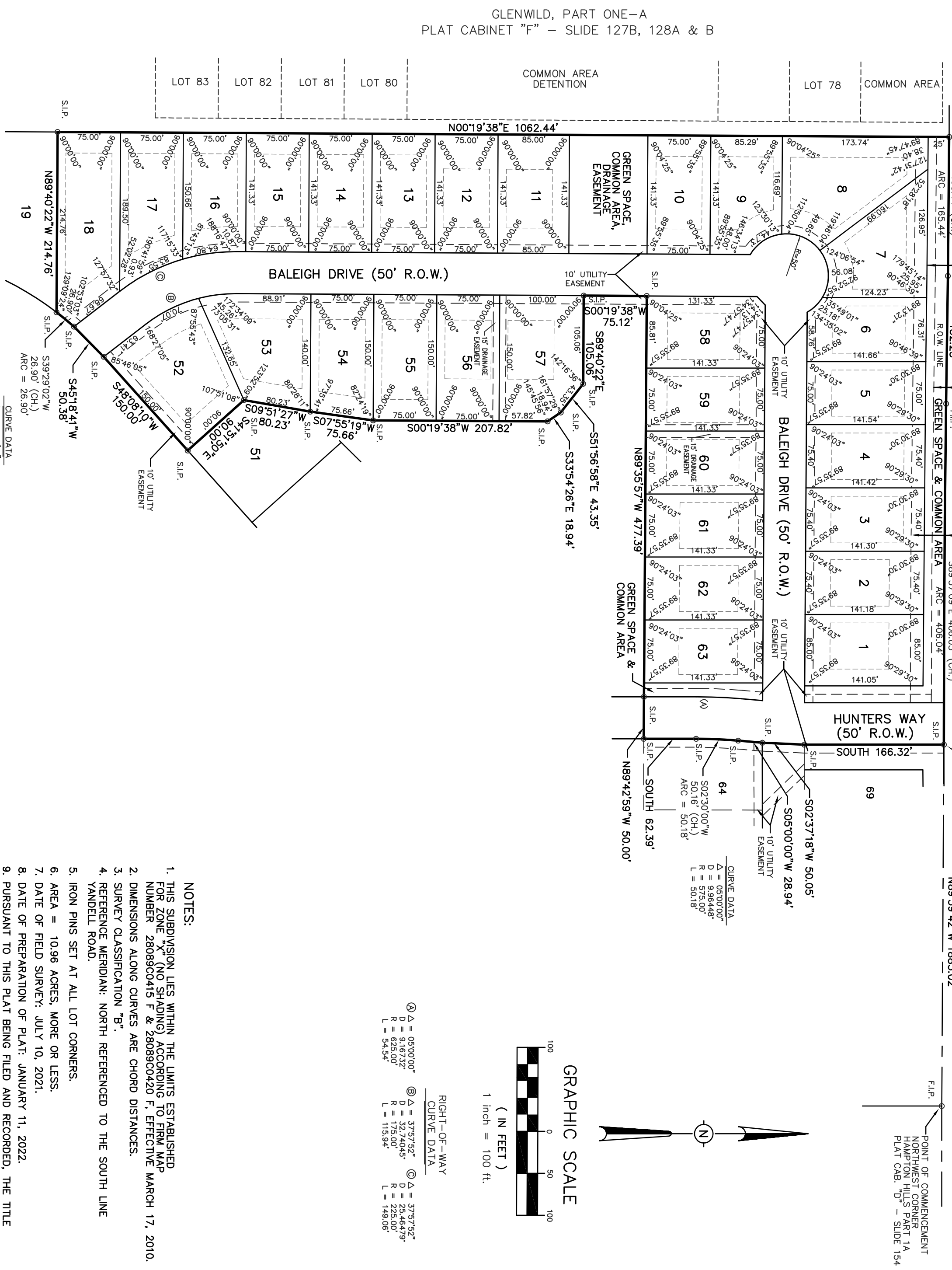
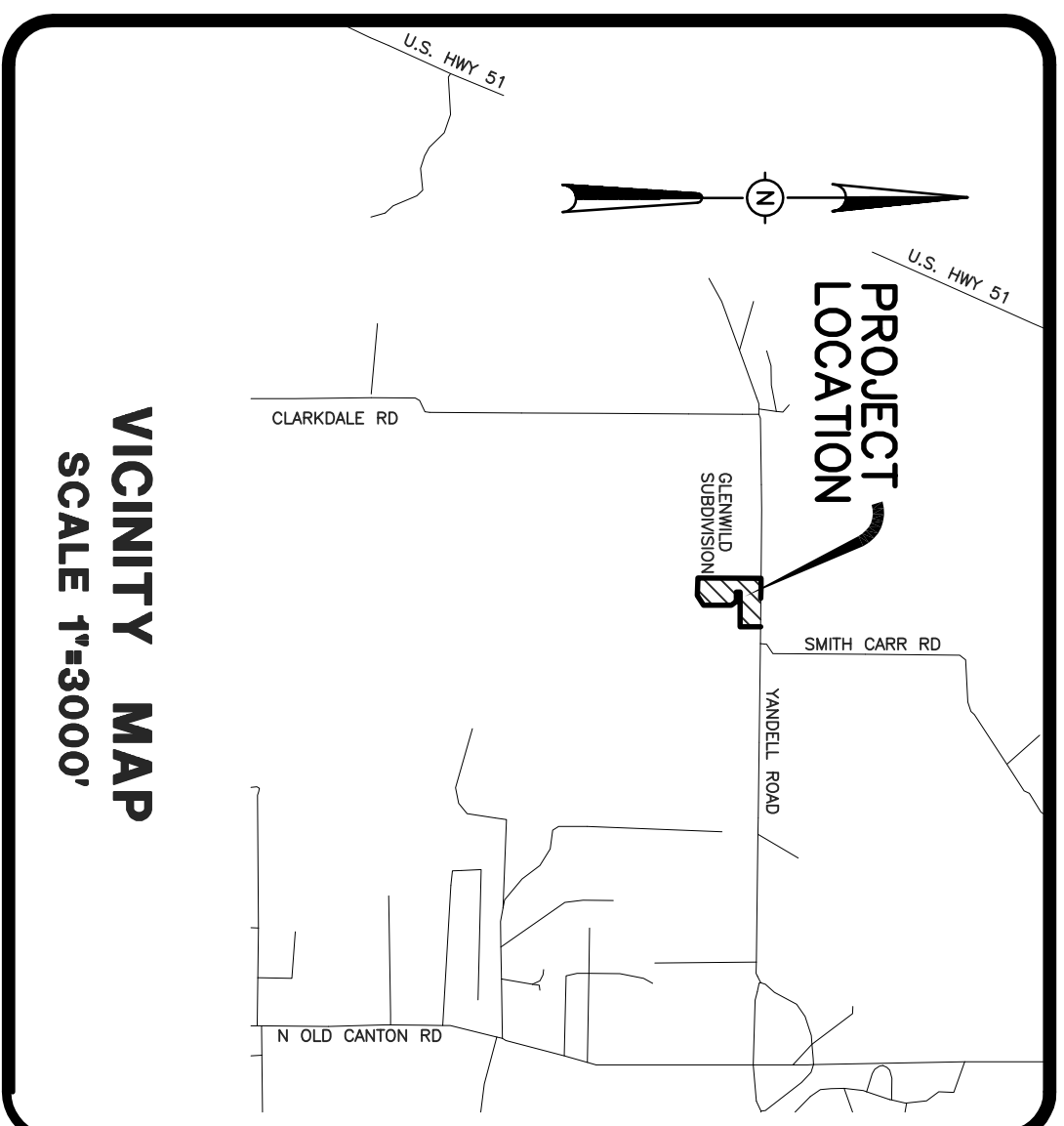
Re: Glendale Farms, 1A
Final Plat

The Engineering Department recommends approval Glendale, LLC's Final Plat of Glendale Farms, 1A. The Development is approximately 11 acres with 30 lots at roughly 0.25 acres each. A letter of credit for the final wearing surface of the road has been received.

GLENDALE FARMS 1a

SITUATED IN THE NORTHWEST 1/4 OF SECTION 26, TOWNSHIP 8 NORTH - RANGE 2 EAST MADISON COUNTY, MISSISSIPPI

PLATTED & SURVEYED BY
H D LANG AND ASSOCIATES, INC.
ENGINEERS / LAND SURVEYORS
4099 NORTH STATE STREET
JACKSON, MISSISSIPPI
16011 362-4886



RIGHT-OF-WAY
CURVE DATA

⊙ Δ = 65°00'00"	⊙ Δ = 37°37'52"	⊙ Δ = 37°37'52"
R = 825.00'	R = 175.00'	R = 225.00'
L = 545.54'	L = 115.94'	L = 148.06'

- NOTES:**
1. THIS SUBDIVISION LIES WITHIN THE LIMITS ESTABLISHED FOR ZONE "X" (NO SHADING) ACCORDING TO FIRM MAP NUMBER 28089C0415 F & 28089C0420 F, EFFECTIVE MARCH 17, 2010.
 2. DIMENSIONS ALONG CURVES ARE CHORD DISTANCES.
 3. SURVEY CLASSIFICATION "B".
 4. REFERENCE MERIDIAN: NORTH REFERENCED TO THE SOUTH LINE YANDELL ROAD.
 5. IRON PINS SET AT ALL LOT CORNERS.
 6. AREA = 10.96 ACRES, MORE OR LESS.
 7. DATE OF FIELD SURVEY: JULY 10, 2021.
 8. DATE OF PREPARATION OF PLAT: JANUARY 11, 2022.
 9. PURSUANT TO THIS PLAT BEING FILED AND RECORDED, THE TITLE OF THE GREEN SPACES AND COMMON AREAS SHALL BE TRANSFERRED TO THE HOME OWNER ASSOCIATION. THE COMMON AREAS, GREEN SPACES, AND EASEMENTS SHALL BE MAINTAINED BY THE HOME OWNERS ASSN. OR ADJACENT LOT OWNER, WHICHEVER IS APPLICABLE AS OBTAINED IN THE COVENANTS.

GLENDALE FARMS 1a

SITUATED IN THE NORTHEAST 1/4 OF SECTION 26, TOWNSHIP 8 NORTH - RANGE 2 EAST MADISON COUNTY, MISSISSIPPI

PLATTED & SURVEYED BY
H D LANG AND ASSOCIATES, INC.
ENGINEERS / LAND SURVEYORS
4089 NORTH STATE STREET
JACKSON, MISSISSIPPI
16011 362-4886

SURVEYOR'S CERTIFICATE 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 land being situated in the Northeast 1/4 of Section 26, 18N-2E, Madison County, Mississippi:

Commence at an existing 1/2" iron pin marking the Northwest corner of Hampton Hills, Part 1A, 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 154 and run thence North 89 degrees 39 minutes 42 seconds West for a distance of 1,883.02 feet to a set 1/2" iron pin on the South right-of-way line of Yandell Road marking the POINT OF BEGINNING of the parcel of land herein described; from said POINT OF BEGINNING and leaving said South right-of-way line of Yandell Road, run thence South for a distance of 166.32 feet to a set 1/2" iron pin; run thence South 02 degrees 37 minutes 18 seconds West for a distance of 50.05 feet to a set 1/2" iron pin; run thence South 05 degrees 00 minutes 00 seconds West for a distance of 28.94 feet to a set 1/2" iron pin marking the Point of Curvature of a 9.96448 degree curve bearing to the left having a central angle of 05 seconds 00 minutes 00 seconds and an arc length of 50.18 feet; run thence southwesterly along the arc of said curve an arc length of 50.18 feet to a set 1/2" iron pin marking the Point of Tangency of said curve; said curve having a chord bearing of South 02 degrees 30 minutes 00 seconds West and a chord distance of 50.16 feet; thence South for a distance of 62.39 feet to a set 1/2" iron pin; run thence North 89 degrees 42 minutes 59 seconds West for a distance of 50.00 feet to a set 1/2" iron pin; run thence North 89 degrees 35 minutes 57 seconds West for a distance of 477.39 feet to a set 1/2" iron pin; run thence South 00 degrees 19 minutes 38 seconds West for a distance of 75.12 feet to a set 1/2" iron pin; run thence South 89 degrees 40 minutes 22 seconds East for a distance of 105.06 feet to a set 1/2" iron pin; run thence South 51 degrees 56 minutes 58 seconds East for a distance of 43.35 feet to a set 1/2" iron pin; run thence South 33 degrees 54 minutes 26 seconds East for a distance of 18.94 feet to a set 1/2" iron pin; run thence South 00 degrees 19 minutes 38 seconds West for a distance of 207.82 feet to a set 1/2" iron pin; run thence South 07 degrees 55 minutes 19 seconds West for a distance of 75.66 feet to a set 1/2" iron pin; run thence South 09 degrees 51 minutes 27 seconds West for a distance of 80.23 feet to a set 1/2" iron pin; run thence South 41 degrees 51 minutes 50 seconds East for a distance of 90.00 feet to a set 1/2" iron pin; run thence South 48 degrees 08 minutes 10 seconds West for a distance of 150.00 feet to a set 1/2" iron pin; run thence South 45 degrees 18 minutes 41 seconds West for a distance of 50.38 feet to a set 1/2" iron pin marking the Point of Curvature of a 15.27887 degree curve bearing to the left having a central angle of 80 degrees 14 minutes 11 seconds and a radius of 375.00 feet; run thence southwesterly along the arc of said curve an arc length of 26.90 feet to a set 1/2" iron pin; said curve, having a chord bearing of South 39 degrees 29 minutes 02 seconds West and a chord distance of 26.90 feet; leaving the arc of said curve, run thence North 89 degrees 40 minutes 22 seconds West for a distance of 214.76 feet to a set 1/2" iron pin; run thence North 00 degrees 19 minutes 38 seconds East for a distance of 1,052.44 feet to an existing 1/2" iron pin on the oversid South right-of-way line of Yandell Road; said point also being on the arc of a 0.29777 degree curve bearing to the right having a central angle of 00 degrees 29 minutes 34 seconds and a radius of 19,241.70 feet; run thence southeasterly along said South right-of-way line of Yandell Road and along the arc of said curve an arc length of 165.44 feet to an existing 1/2" iron pin marking the Point of Tangency of said curve; said curve having a chord bearing of South 89 degrees 28 minutes 07 seconds East and a chord distance of 165.44 feet; run thence South 89 degrees 13 minutes 21 seconds East along said South right-of-way line of Yandell Road for a distance of 152.25 feet to an existing 1/2" iron pin marking the Point of Curvature of a 0.19539 degree curve bearing to the left having a central angle of 01 degrees 15 minutes 46 seconds and a radius of 29,324.18 feet; run thence southeasterly along said South right-of-way line of Yandell Road and along the arc of said curve an arc length of 406.04 feet to the POINT OF BEGINNING; said curve having a chord bearing of South 89 degrees 37 minutes 09 seconds East and a chord distance of 406.03 feet; said parcel of land contains 10.96 acres, more or less.

Witness my signature this _____ day of _____ 20____

Donald L. McDonald, Professional Surveyor

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

I, Donald L. McDonald, Professional Surveyor, do hereby certify that the monuments and grades shown hereon are in place on the ground and the plat and plattings 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 _____ 20____

Donald L. McDonald, Professional Surveyor

CERTIFICATE AND DEDICATION OF OWNER STATE OF MISSISSIPPI COUNTY OF MADISON

I, JonMark Jordan, Manager of Glendale, LLC, a Mississippi Limited Liability Company, do hereby certify that the aforementioned is the owner of the land described in the foregoing certificate of Donald L. McDonald, Professional Surveyor, and that as Manager of said Glendale, LLC, has caused the same to be subdivided and platted as shown hereon, and hereby adopt this plat subdivided as the free act and deed of said Limited Liability company and has designated the same as Glendale Farms, 1a and dedicates the street rights-of-ways and drainage easements as shown hereon for public use forever.

Witness my signature this the _____ day of _____ 20____
Glendale, LLC, A Mississippi Limited Liability Company

By: _____
JonMark Jordan, Manager

ACKNOWLEDGEMENT STATE OF MISSISSIPPI COUNTY OF HINDS

Personally appeared before me, the undersigned officer in and for the jurisdiction aforesaid, the within named JonMark Jordan, who acknowledged to me that he is the Manager of Glendale, LLC, a Mississippi Limited Liability Company, 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 Glendale, LLC, after being authorized so to do, and Donald L. McDonald, Professional 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 _____ 20____

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: _____
Tim Bryan, P.E., 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 _____ 20____

Madison County Board of Supervisors

By: _____
Paul Griffin, Board President

Attest: _____
Rommy Lott, Chancery Clerk

CERTIFICATE OF COMPARISON STATE OF MISSISSIPPI COUNTY OF MADISON

We, Rommy Lott, Chancery Clerk and Donald L. McDonald, Professional Surveyor, do hereby certify that we have carefully compared this plat of Glendale Farms, Part 1a with the original thereof, as made by said Donald L. 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 _____ 20____

Donald L. McDonald, PLS _____ Rommy Lott, Chancery Clerk _____

By: _____ D.C.

FLING AND RECORDATION STATE OF MISSISSIPPI COUNTY OF MADISON

I, Rommy Lott, Clerk of the Chancery Court in and for said County and State, do hereby certify that the final plat of Glendale Farms, Part 1a was filed for record in my office on this the _____ day of _____ 20____ and was duly recorded in Plat Cabinet _____ at Slides _____ and _____ 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 _____ 20____
By: _____ D.C.
Rommy Lott, Chancery Clerk