

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

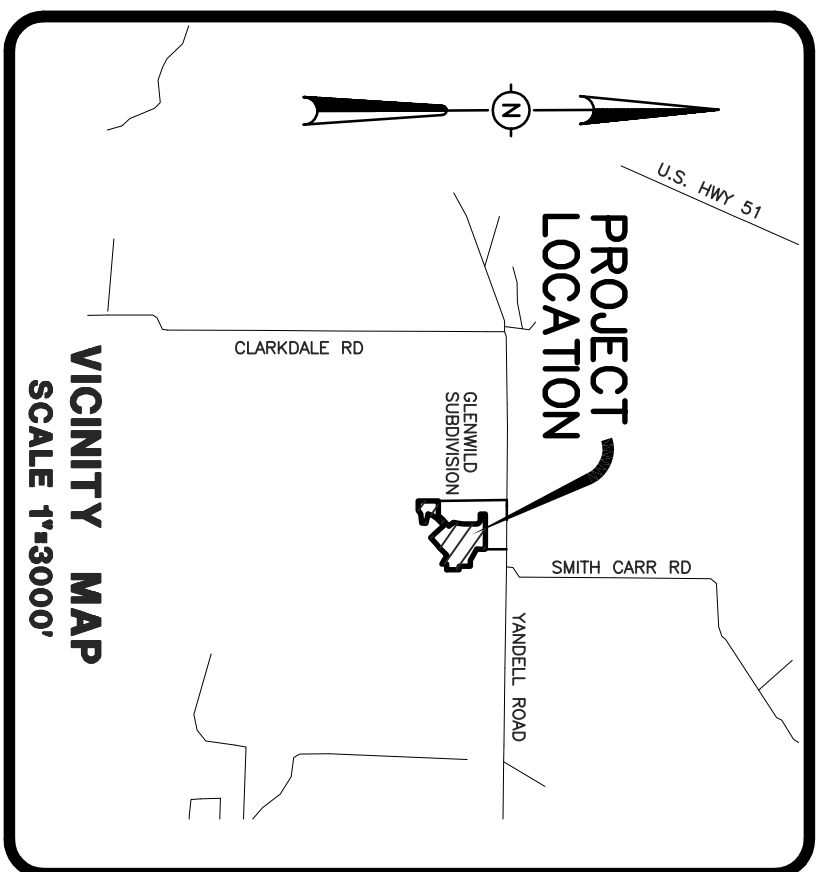
January 24, 2023

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 1b  
Final Plat

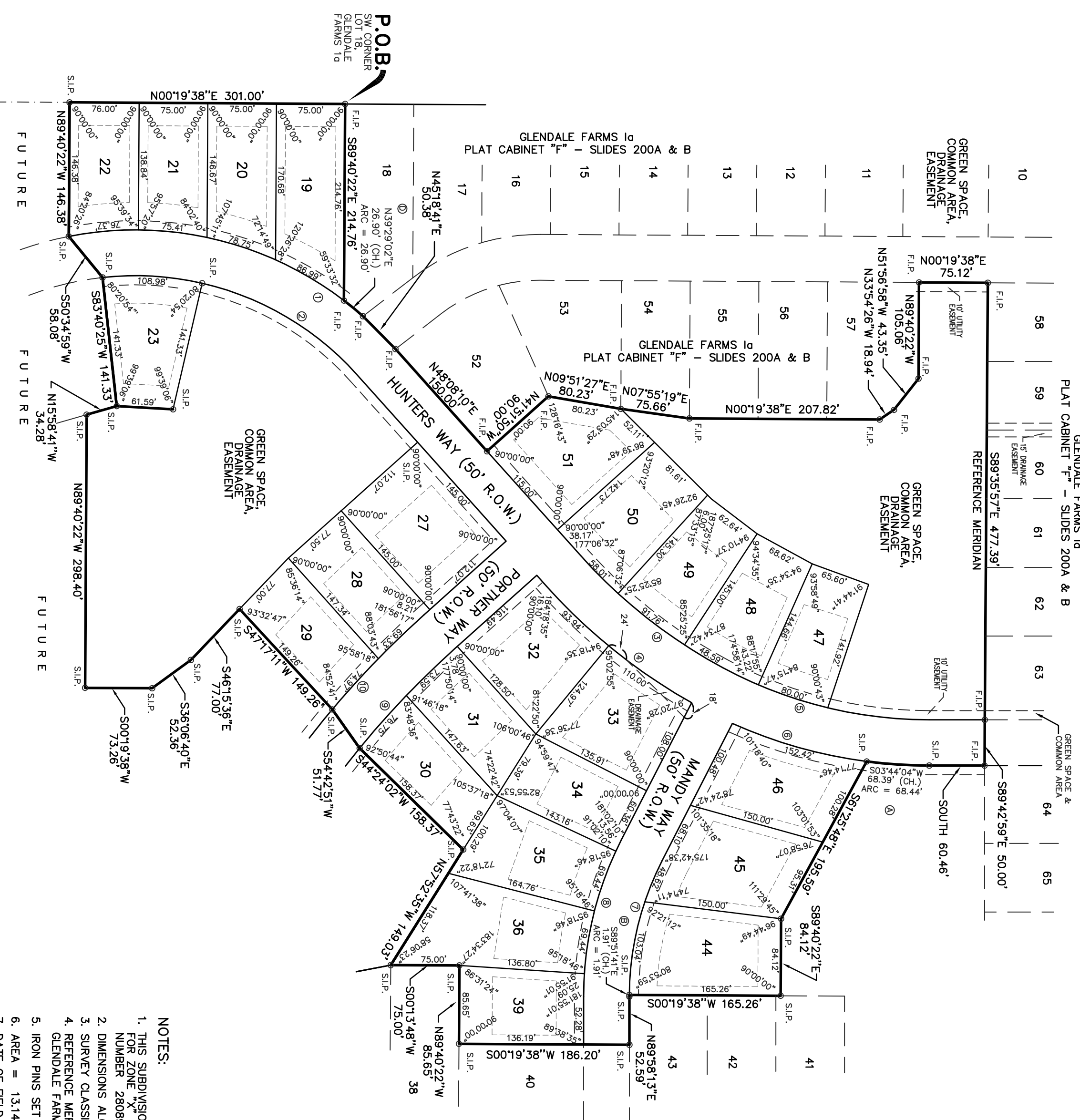
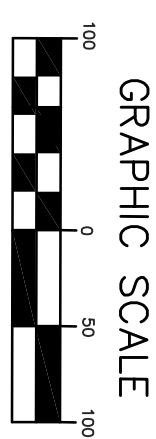
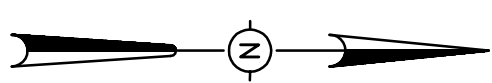
The Engineering Department recommends approval of the final plat of Glendale Farms 1b. The development contains 24 lots on 13.14 acres. The letter of credit has been received for the final wearing surface.



# GLENDALE FARMS 1b

## SITUATED IN THE NORTH EAST 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



**BOUNDARY CURVE DATA**

① Δ = 282°12'27"	② Δ = 270°24'
D = 10,813.46'	D = 17,629.47'
L = 525.00'	L = 325.00'
R = 269.50'	R = 154.00'
③ Δ = 80°14'11"	④ Δ = 80°14'11"
D = 10,813.46'	D = 10,813.46'
L = 525.00'	L = 525.00'
R = 154.00'	R = 154.00'

**RIGHT-OF-WAY CURVE DATA**

① Δ = 80°41'11"	② Δ = 80°41'11"	③ Δ = 19°46'43"
D = 15,270.87'	D = 17,629.47'	D = 3,266.45'
L = 525.15'	L = 455.15'	L = 198.49'
R = 194.643'	R = 289.127'	R = 108.91346'
④ Δ = 19°46'43"	⑤ Δ = 289°12'27"	⑥ Δ = 270°24'
D = 9,169.32'	D = 12,662.27'	D = 17,629.47'
L = 215.75'	L = 235.09'	L = 325.00'
R = 625.00'	R = 475.00'	R = 525.00'
⑦ Δ = 270°24'	⑧ Δ = 270°24'	⑨ Δ = 101°81'16"
D = 17,629.47'	D = 15,270.87'	D = 5,576.49'
L = 154.00'	L = 177.74'	L = 975.00'
R = 101.8116'	R = 289.127'	R = 175.35'

- NOTES:**
1. THIS SUBDIVISION LIES WITHIN THE LIMITS ESTABLISHED FOR ZONE 18 AND SHALLOWS TO BE EFFECTIVE MARCH 17, 2010.
  2. DIMENSIONS ALONG CURVES ARE CHORD DISTANCES.
  3. SURVEY CLASSIFICATION "B".
  4. REFERENCE MERIDIAN: NORTH REFERENCED TO THE SOUTH LINE OF LOTS 58-63 GLENDALE FARMS 1a.
  5. IRON PINS SET AT ALL LOT CORNERS.
  6. AREA = 13,14 ACRES, MORE OR LESS.
  7. DATE OF FIELD SURVEY: SEPTEMBER 23, 2022.
  8. DATE OF PREPARATION OF PLAT: OCTOBER 4, 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 OUTLINED IN THE COVENANTS.

# GLENDALE FARMS 1b

## 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  
4099 NORTH STATE STREET  
JACKSON, MISSISSIPPI  
1601 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 ¼ of Section 26, T8N-R2E, Madison County, Mississippi:

Begin at an existing ½" iron pin marking the Southwest corner of Lot 18, Glendale Farms 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 F at Slides 200A and 200B; from said POINT OF BEGINNING, run thence South 89 degrees 40 minutes 22 seconds East along the South line of said Lot 18, Glendale Farms 1a for a distance of 214.76 feet to an existing ½" iron pin marking the Southeast corner thereof; said point also being on the arc of a 15,27887 degree curve bearing to the right having a central angle of 80 degrees 14 minutes 11 seconds and a radius of 375,000 feet; leaving said South line of Lot 18, Glendale Farms 1a, run thence northeasterly along the East line of said Glendale Farms 1a and along the arc of said curve an arc length of 26.90 feet to an existing ½" iron pin marking the Point of Tangency of said curve; said curve having a chord bearing of North 39 degrees 29 minutes 02 seconds East; and a chord distance of 26,90 feet; run thence along said East line of Glendale Farms 1a and along the South line of said Glendale Farms 1a the following bearings and distances: North 45 degrees 18 minutes 48 minutes 10 seconds East for a distance of 150.00 feet to an existing ½" iron pin; North 41 degrees 51 minutes 50 seconds West for a distance of 90.00 feet to an existing ½" iron pin; North 09 degrees 51 minutes 27 seconds East for a distance of 80.23 feet to an existing ½" iron pin; North 07 degrees 55 minutes 19 seconds East for a distance of 75.66 feet to an existing ½" iron pin; North 00 degrees 19 minutes 33 degrees 54 minutes 26 seconds West for a distance of 18.94 feet to an existing ½" iron pin; North 51 degrees 56 minutes 40 minutes 22 seconds West for a distance of 43.35 feet to an existing ½" iron pin; North 89 degrees 40 minutes 19 minutes 38 seconds East for a distance of 75.12 feet to an existing ½" iron pin; South 89 degrees 35 minutes 57 seconds East for a distance of 477.39 feet to an existing ½" iron pin; run thence South 89 degrees 42 minutes 59 seconds East for a distance of 500.00 feet to an existing ½" iron pin; leaving said South line of Glendale Farms 1a, run thence South for a distance of 60.46 feet to a set ½" iron pin marking the Point of Curvature of a 10,91348 degree curve bearing to the right having a central angle of 28 degrees 21 minutes 27 seconds and a radius of 525.00 feet; run thence southwesterly along the arc of said curve an arc length of 68.44 feet to a set ½" iron pin; said curve having a chord bearing of South 03 degrees 44 minutes 04 seconds West and a chord distance of 68.39 feet; leaving the arc of said curve, run thence South 61 degrees 25 minutes 48 seconds East for a distance of 195.59 feet to a set ½" iron pin; run thence South 89 degrees 40 minutes 22 seconds East for a distance of 84.12 feet to a set ½" iron pin; run thence South 00 degrees 19 minutes 38 seconds West for a distance of 165.26 feet to a set ½" iron pin; run thence North 89 degrees 58 minutes 13 seconds East for a distance of 52.59 feet to a set ½" iron pin; run thence South 00 degrees 19 minutes 38 seconds West for a distance of 186.20 feet to a set ½" iron pin; run thence North 89 degrees 40 minutes 22 seconds West for a distance of 85.65 feet to a set ½" iron pin; run thence South 00 degrees 13 minutes 48 seconds West for a distance of 75.00 feet to a set ½" iron pin; run thence North 57 degrees 52 minutes 35 seconds West for a distance of 149.03 feet to a set ½" iron pin; run thence South 44 degrees 24 minutes 02 seconds West for a distance of 158.37 feet to a set ½" iron pin; run thence South 54 degrees 42 minutes 51 seconds West for a distance of 51.77 feet to a set ½" iron pin; run thence South 47 degrees 17 minutes 11 seconds West for a distance of 149.26 feet to a set ½" iron pin; run thence South 46 degrees 15 minutes 36 seconds East for a distance of 77.00 feet to a set ½" iron pin; run thence South 36 degrees 06 minutes 40 seconds East for a distance of 52.36 feet to a set ½" iron pin; run thence South 00 degrees 19 minutes 38 seconds West for a distance of 73.26 feet to a set ½" iron pin; run thence North 89 degrees 40 minutes 22 seconds West for a distance of 298.40 feet to a set ½" iron pin; run thence North 15 degrees 58 minutes 41 seconds West for a distance of 34.28 feet to a set ½" iron pin; run thence South 83 degrees 40 minutes 25 seconds West for a distance of 141.33 feet to a set ½" iron pin; run thence South 50 degrees 34 minutes 59 seconds West for a distance of 58.08 feet to a set ½" iron pin; run thence North 89 degrees 40 minutes 22 seconds West for a distance of 146.38 feet to a set ½" iron pin; run thence North 00 degrees 19 minutes 38 seconds East for a distance of 301.00 feet to the POINT OF BEGINNING, containing 13.14 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 appurtenances shown hereon are in place on the ground and the plat and pin signs 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 subdivision as the free act and deed of said Limited Liability company and has designated the same as Glendale Farms, 1b 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: \_\_\_\_\_  
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 1b 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.

### FILED 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 1b 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