

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

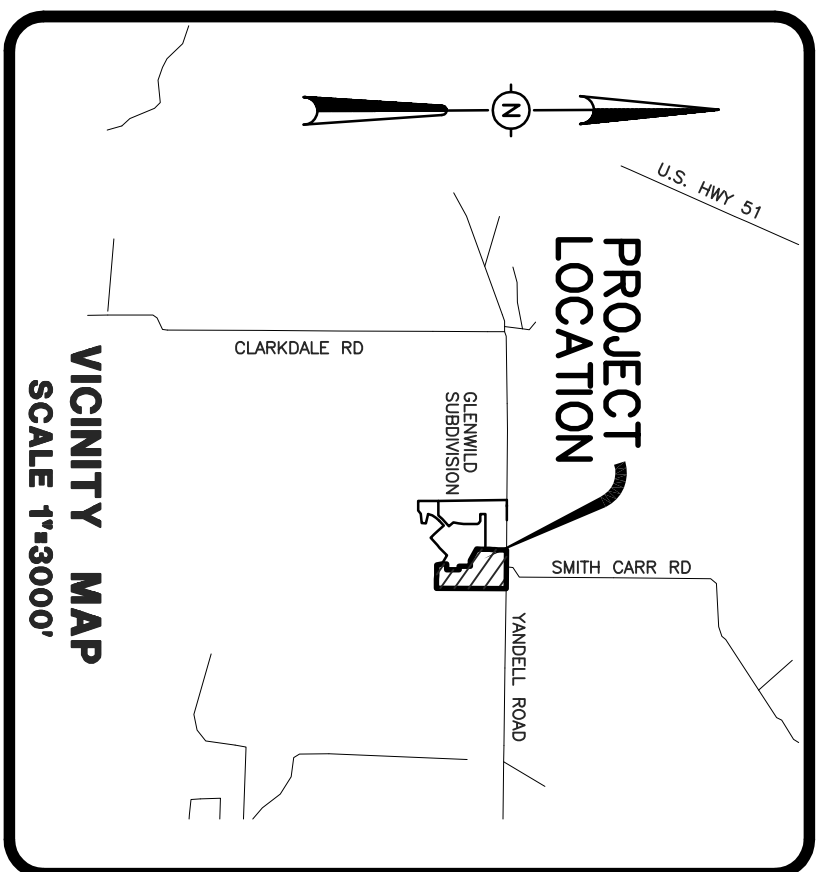
January 24, 2023

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 1c
Final Plat

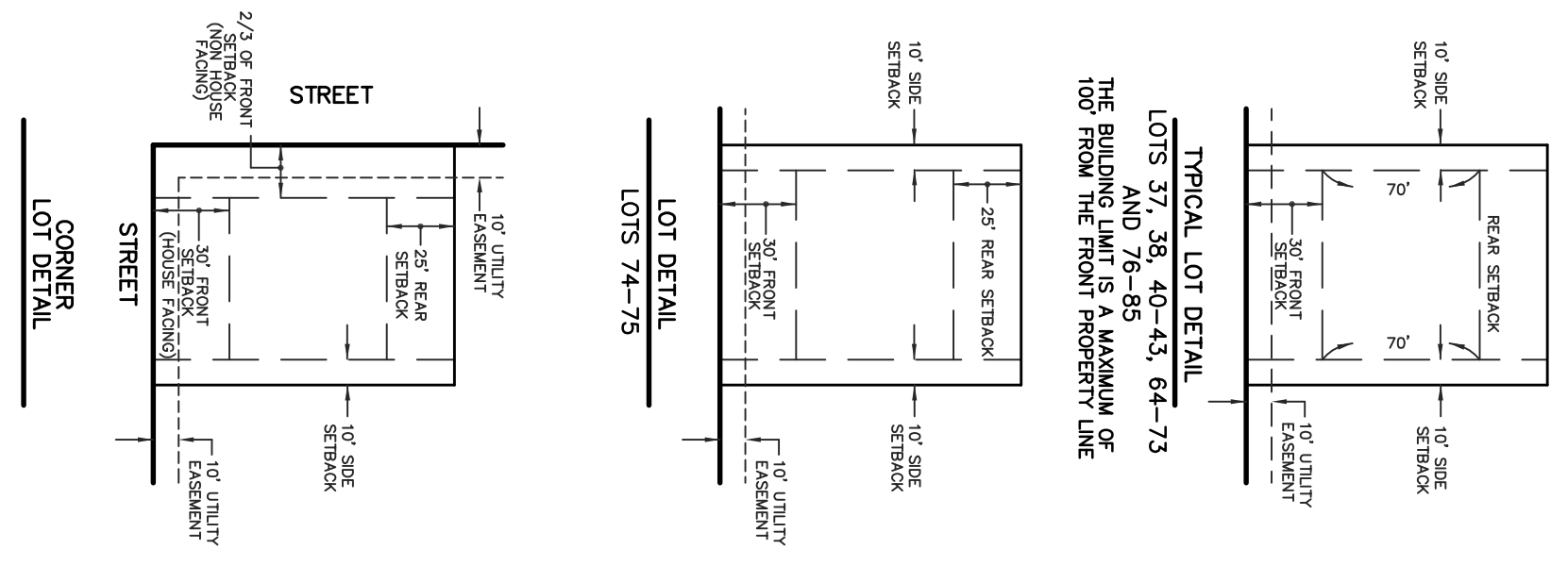
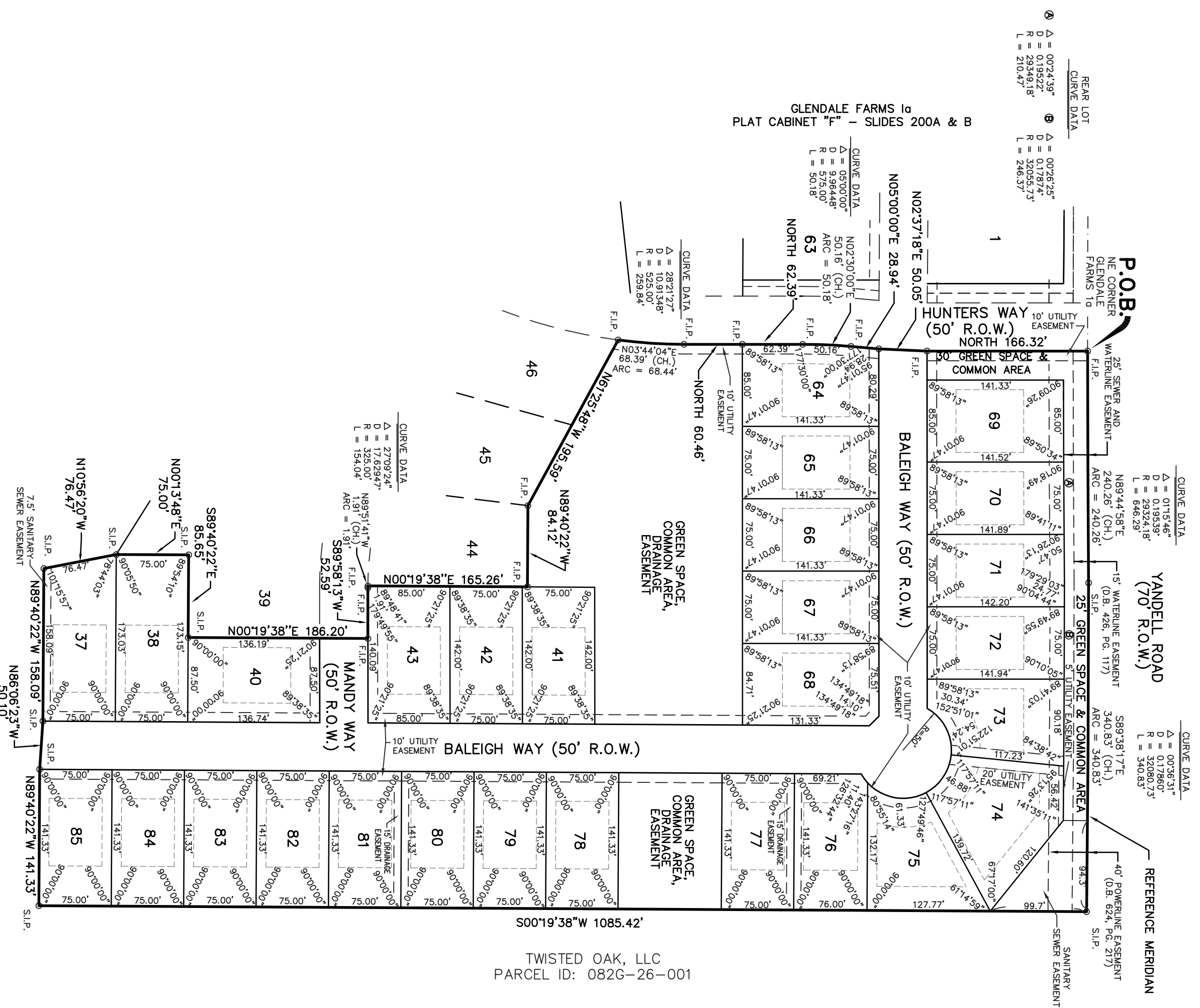
The Engineering Department recommends approval of the final plat of Glendale Farms 1c. The development contains 28 lots on 11.32 acres. The letter of credit has been received for the final wearing surface.



GLENDALE FARMS 1C

SITUATED IN THE 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



NOTE:
ALL REAR SETBACKS MEET OR EXCEED COUNTY MINIMUM SETBACK REQUIREMENTS.

- NOTES:**
1. THIS SUBDIVISION LIES WITHIN THE LIMITS ESTABLISHED FOR ZONE "A" AND SHOWN ON THE PLAT NUMBER 2808900415 F & 2808900420 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 = 11.32 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.
- F.I.P. DENOTES FOUND 1/2" IRON PIN
S.I.P. DENOTES SET 1/2" IRON PIN

FUTURE DEVELOPMENT

GLENDALE FARMS 1C

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, T8N-R2E, Madison County, Mississippi:

Begin at an existing 1/2" iron pin at the Point of Intersection of the East right-of-way line of Hunters Way with the South right-of-way line of Yandell Road marking the Northeast corner of 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 200-A and 200-B; said point also being on the arc of a 0.19539 degree curve bearing to the right having a central angle of 01 degrees 15 minutes 46 seconds and a radius of 29,324.18 feet; leaving said East right-of-way line of Hunters Way, run thence northeasterly along said South right-of-way line of Yandell Road and along the arc of said curve an arc length of 240.26 feet to a set 1/2" iron pin; said curve having a chord bearing of North 89 degrees 44 minutes 58 seconds East and a chord distance of 240.26 feet; said set 1/2" iron pin being the Point of Reverse Curvature of a 0.17860 degree curve bearing to the right having a central angle of 00 degrees 36 minutes 31 seconds and a radius of 32,080.73 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 340.83 feet to a set 1/2" iron pin; said curve having a chord bearing of South 89 degrees 38 minutes 17 seconds East and a chord distance of 340.83 feet; leaving said South right-of-way line of Yandell Road and the arc of said curve, run thence South 00 degrees 19 minutes 38 seconds West for a distance of 1,085.42 feet to a set 1/2" iron pin; run thence North 89 degrees 40 minutes 22 seconds West for a distance of 141.33 feet to a set 1/2" iron pin; run thence North 86 degrees 06 minutes 23 seconds West for a distance of 50.10 feet to a set 1/2" iron pin; run thence North 89 degrees 40 minutes 22 seconds West for a distance of 158.09 feet to a set 1/2" iron pin; run thence North 10 degrees 56 minutes 20 seconds West for a distance of 76.47 feet to a set 1/2" iron pin; run thence North 00 degrees 13 minutes 48 seconds East for a distance of 75.00 feet to a set 1/2" iron pin; run thence South 89 degrees 40 minutes 22 seconds East for a distance of 85.85 feet to a set 1/2" iron pin; run thence North 00 degrees 19 minutes 38 seconds East for a distance of 186.20 feet to an existing 1/2" iron pin; run thence South 89 degrees 58 minutes 13 seconds West for a distance of 52.59 feet to an existing 1/2" iron pin on the arc of a 1.762947 degree curve bearing to the right having a central angle of 27 degrees 09 minutes 24 seconds and a radius of 325.00 feet; run thence northwesterly along the arc of said curve an arc length of 1.91 feet to an existing 1/2" iron pin; said curve having a chord bearing of North 89 degrees 51 minutes 41 seconds West and a chord distance of 1.91 feet; leaving the arc of said curve, run thence North 00 degrees 19 minutes 38 seconds East for a distance of 165.26 feet to an existing 1/2" iron pin; run thence North 89 degrees 40 minutes 22 seconds West for a distance of 84.12 feet to an existing 1/2" iron pin; run thence North 61 degrees 25 minutes 48 seconds West for a distance of 195.59 feet to an existing 1/2" iron pin on the arc of a 10.91348 degree curve bearing to the left having a central angle of 28 degrees 21 minutes 27 seconds and a radius of 68.44 feet; run thence northeasterly along the arc of said curve an arc length of 68.44 feet to an existing 1/2" iron pin marking the Point of Tangency of said curve; said curve having a chord bearing of North 03 degrees 44 minutes 04 seconds East and a chord distance of 68.39 feet; run thence North for a distance of 60.46 feet to an existing 1/2" iron pin on the line of the aforesaid Glendale Farms 1a; run thence along said East right-of-way line of Hunters Way and along said East line of Glendale Farms 1a the following bearings and distances: North for a distance of 62.39 feet to an existing 1/2" iron pin marking the Point of Curvature of a 9.96448 degree curve bearing to the right having a central angle of 05 degrees 00 minutes 00 seconds and a radius of 575.00 feet; run thence northeasterly along the arc of said curve an arc length of 50.18 feet to an existing 1/2" iron pin marking the Point of Tangency of said curve; said curve having a chord bearing of North 02 degrees 30 minutes 00 seconds East and a chord distance of 50.16 feet; North 05 degrees 00 minutes 00 seconds East for a distance of 28.94 feet to an existing 1/2" iron pin; North 02 degrees 37 minutes 18 seconds East for a distance of 50.05 feet to an existing 1/2" iron pin; North for a distance of 166.32 feet to the POINT OF BEGINNING, containing 11.32 acres, more or less.

Witness my signature this the _____ day of _____

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 appraisals shown hereon are in accordance with 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 subdivision as the free act and deed of said Limited Liability company and has designated the same as Glendale Farms, 1c 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: _____
Ronny Lott, Chancery Clerk

CERTIFICATE OF COMPARISON STATE OF MISSISSIPPI COUNTY OF MADISON

We, Ronny Lott, Chancery Clerk and Donald L. McDonald, Professional Surveyor, do hereby certify that we have carefully compared this plat of Glendale Farms, Part 1c 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 _____ Ronny Lott, Chancery Clerk

By: _____ D.C.

FLING AND RECORDATION STATE OF MISSISSIPPI COUNTY OF MADISON

I, Ronny Lott, Clerk of the Chancery Court in and for said County and State, do hereby certify that the final plat of Glendale Farms, Part 1c 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.
Ronny Lott, Chancery Clerk