

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

March 1, 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: Glenwild, Part 4
Final Plat

The Engineering Department recommends approval of the final plat of Glenwild, Part 4. The development contains 41 lots on 17.49 acres. The letter of credit has been received for the final wearing surface.

GLENWILD, PART FOUR

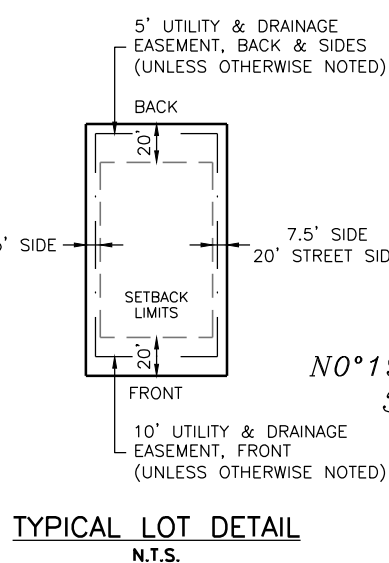
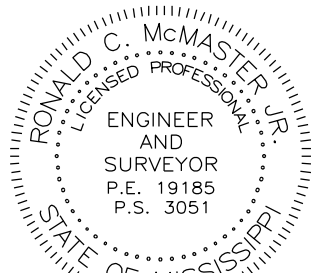
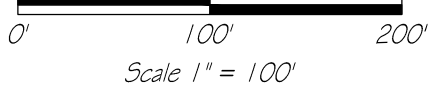
SITUATED IN SECTION 26, T8N-R2E,
MADISON COUNTY, MISSISSIPPI

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

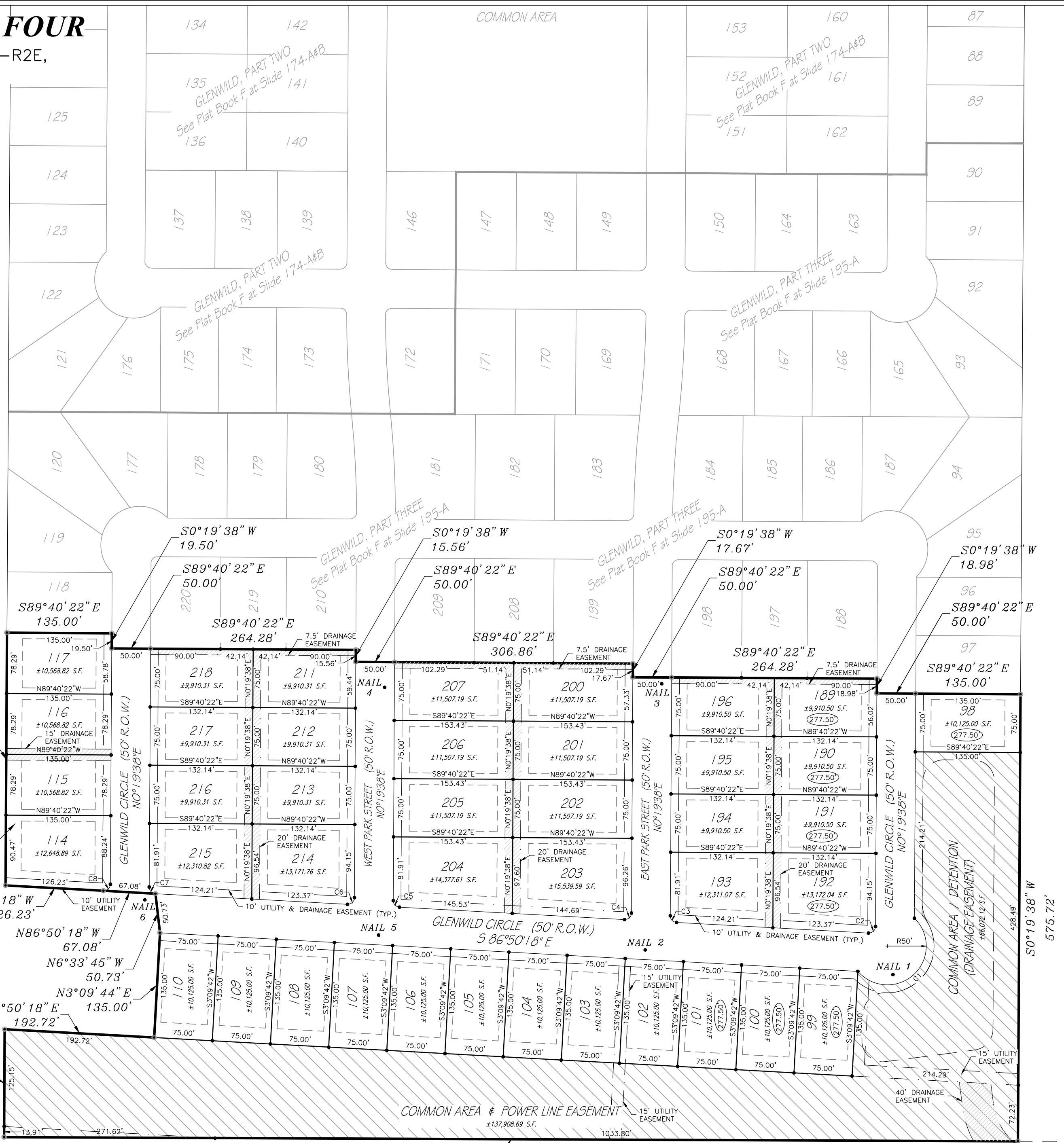
Our Job No. M-2206-2FinalPlatPart4
Date of Survey: November 22, 2022
Date of Plat: January 10, 2023
Scale: 1"=100'

POB - Point of Beginning
POC - Point of Commencement

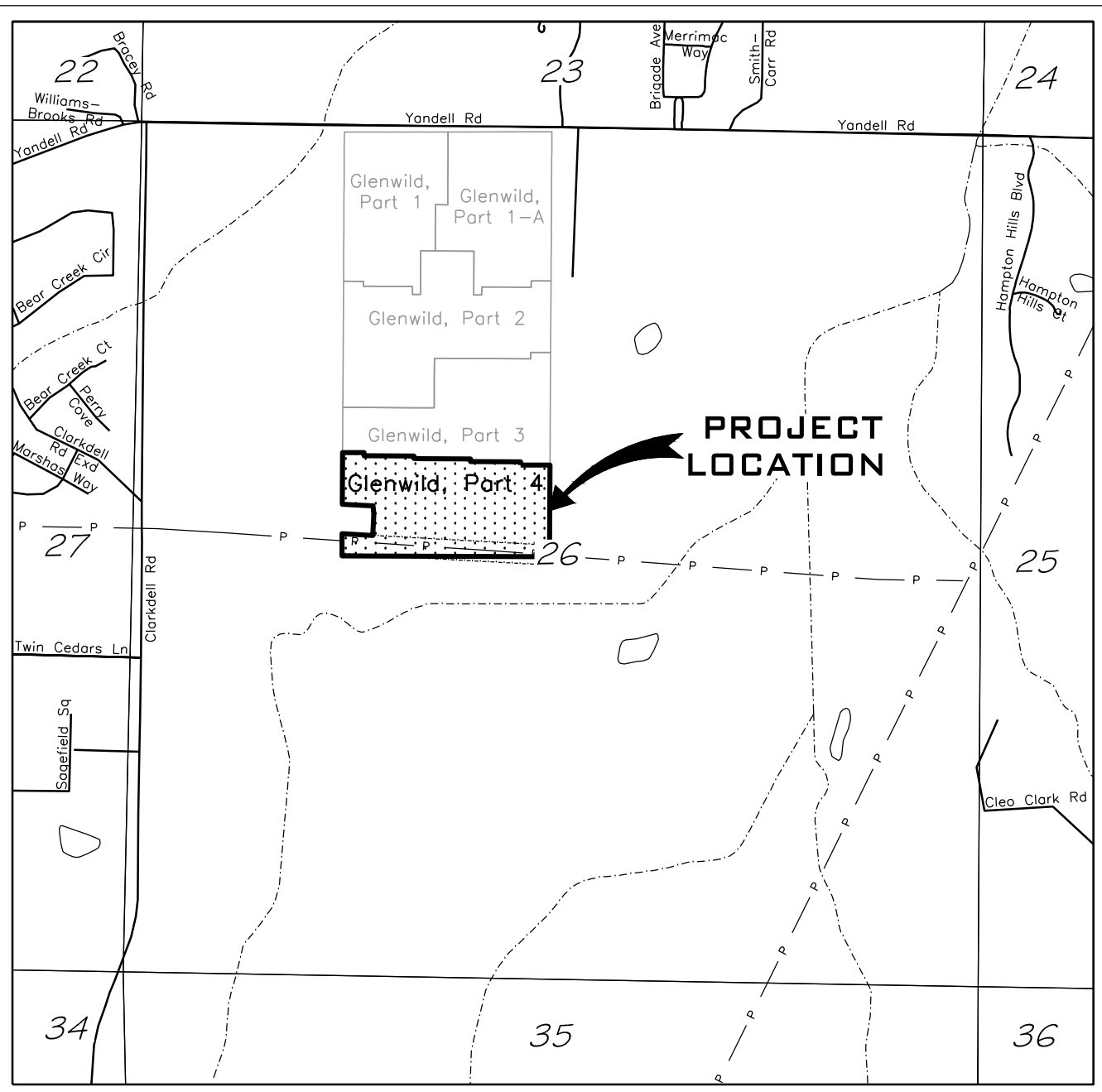
- Iron Pin (1/2"x1/8" Iron Rebar)
- Iron Pin In Concrete
- - - Easement Boundary
- - - Building Setback Line
- (277.50) Minimum Finished Floor Elevation
- ▨ Drainage Easement



TOTAL AREA
± 17.4893 Acres
± 761,832.58 S.F.



POINT OF COMMENCEMENT
& POINT OF BEGINNING
2,699.50 West &
2,651.03' North of the
SE Corner of the SE 1/4
of Section 26, T8N-R2E,
Madison County, MS



VICINITY MAP

SCALE: 1"= 1000'

NOTES:

1. 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.
2. Iron pins at lot corners as shown on this plat. Field work meets or exceeds the requirements for a Class "B" survey.
3. No fences or other obstructions may be placed in or otherwise block/interfere with the drainage easements shown.
4. No building may be constructed within any drainage or utility easement shown hereon.
5. 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.
6. 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.
7. Maintenance of all drainage easements and common areas are the responsibility of the Homeowner's Association.
8. 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.
9. 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.
10. 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 Table				
Curve #	Length	Radius	Chord Direction	Chord Length
C1	162.03	50.00	N46° 44' 40"E	99.88
C2	13.77	8.50	N46° 44' 40"E	12.31
C3	12.93	8.50	S43° 15' 20"E	11.72
C4	13.77	8.50	N46° 44' 40"E	12.31
C5	12.93	8.50	S43° 15' 20"E	11.72
C6	13.77	8.50	N46° 44' 40"E	12.31
C7	12.93	8.50	S43° 15' 20"E	11.72
C8	13.77	8.50	N46° 44' 40"E	12.31

NAIL-IN-CURB ELEVATION TABLE	
NAIL NO.	ELEVATION
NAIL 1	277.06'
NAIL 2	283.35'
NAIL 3	284.56'
NAIL 4	287.96'
NAIL 5	283.93'
NAIL 6	289.48'



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

212 WATERFORD SQUARE
SUITE 300
MADISON, MS 39110
601.605.1090

GLENWILD, PART FOUR

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 _____, 2023.

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 FOUR, 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 _____, 2023.

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 _____, 2023.

By: _____ D.C.
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 FOUR was filed for record in my office on this the _____ day of _____, 2023, 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 _____, 2023.

By: _____ D.C.
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 _____, 2023.

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 FOUR.

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 _____, 2023.

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 17.4893 acres (761,832.58 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 2,699.50 feet to a point; thence

North for a distance of 2,651.03 feet to an iron pin and POINT OF BEGINNING of the herein described property; thence

North 89 degrees 46 minutes 09 seconds West for a distance of 1,305.42 feet to an iron pin; thence North 00 degrees 19 minutes 38 seconds East for a distance of 139.06 feet to an iron pin; thence South 86 degrees 50 minutes 18 seconds East for a distance of 192.72 feet to an iron pin; thence North 03 degrees 09 minutes 44 seconds East for a distance of 135.00 feet to an iron pin; thence North 06 degrees 33 minutes 45 seconds West for a distance of 50.73 feet to an iron pin; thence North 86 degrees 50 minutes 18 seconds West for a distance of 67.08 feet to an iron pin; thence Continue North 86 degrees 50 minutes 18 seconds West for a distance of 126.23 feet to an iron pin; thence North 00 degrees 19 minutes 38 seconds East for a distance of 325.34 feet to an iron pin lying at the SW corner of Glenwild, Part Three as shown on map or plat of same in Plat Cabinet "F" at Slide 195-A; thence

Along the Southerly boundary of said Glenwild, Part Three to iron pins at each of the following calls;

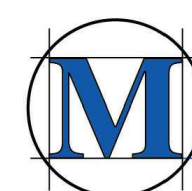
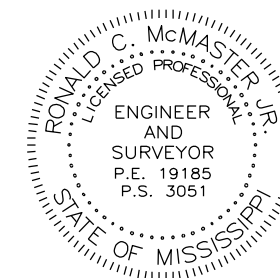
South 89 degrees 40 minutes 22 seconds East for a distance of 135.00 feet; thence South 00 degrees 19 minutes 38 seconds West for a distance of 19.50 feet; thence South 89 degrees 40 minutes 22 seconds East for a distance of 50.00 feet; thence Continue South 89 degrees 40 minutes 22 seconds East for a distance of 264.28 feet; thence South 00 degrees 19 minutes 38 seconds West for a distance of 15.56 feet; thence South 89 degrees 40 minutes 22 seconds East for a distance of 50.00 feet; thence Continue South 89 degrees 40 minutes 22 seconds East for a distance of 306.86 feet; thence South 00 degrees 19 minutes 38 seconds West for a distance of 17.67 feet; thence South 89 degrees 40 minutes 22 seconds East for a distance of 50.00 feet; thence Continue South 89 degrees 40 minutes 22 seconds East for a distance of 264.28 feet; thence South 00 degrees 19 minutes 38 seconds West for a distance of 18.98 feet; thence South 89 degrees 40 minutes 22 seconds East for a distance of 50.00 feet; thence

South 89 degrees 40 minutes 22 seconds East for a distance of 135.00 feet to the SE corner of said Glenwild, Part Three; thence

South 00 degrees 19 minutes 38 seconds West for a distance of 575.72 feet to the POINT OF BEGINNING of the above described parcel or tract of land.

Witness my signature, this the _____ day of _____, 2023.

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



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