

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

3137 South Liberty Street, Canton, MS 39046
Office (601) 855-5582 FAX (601) 859-5857

MEMORANDUM

May 1, 2024

To: Casey Brannon, 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., PTOE
County Engineer

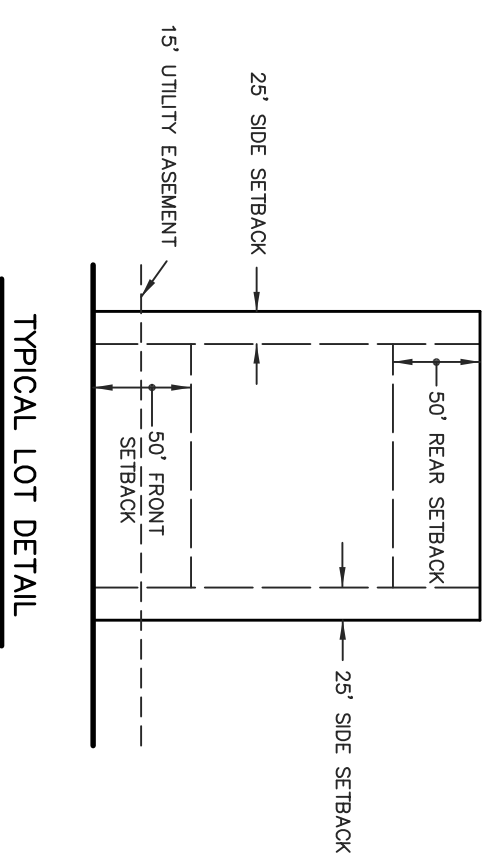
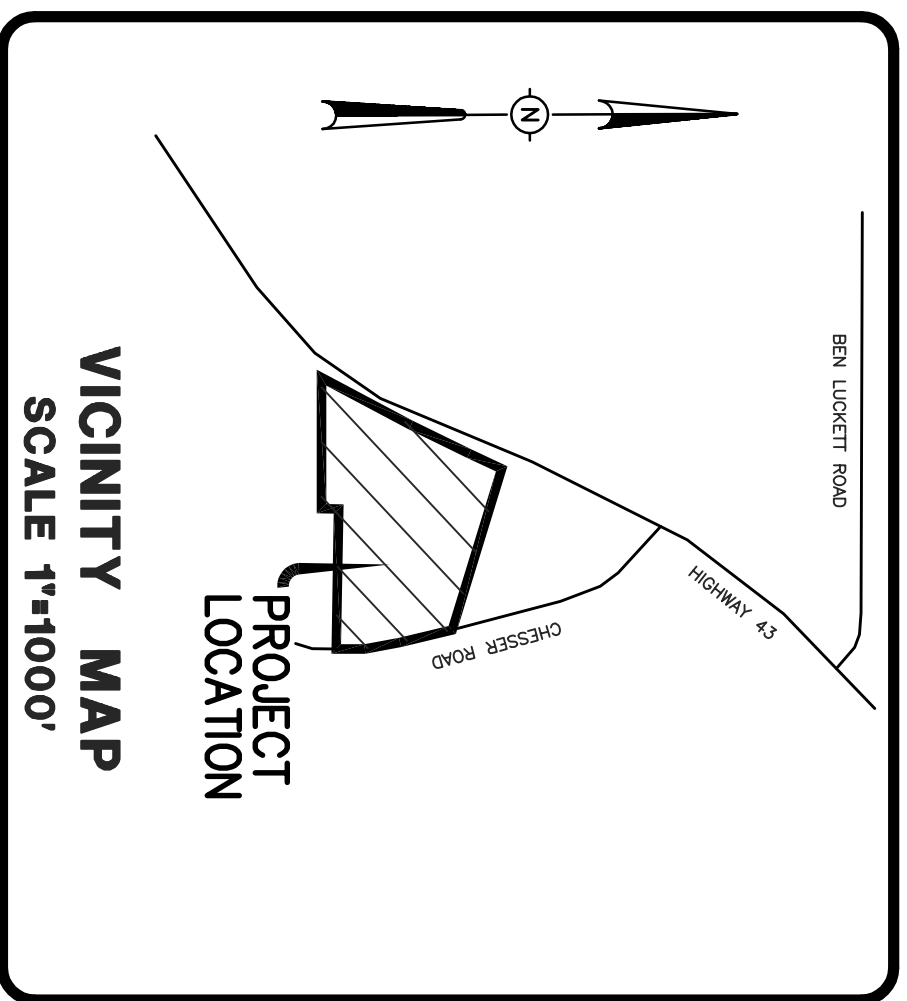
Re: Camden Glen
Final Plat

The Engineering Department recommends approval of the preliminary plat of Camden Glen. The development contains 8 lots on 20.25 acres. There is no public infrastructure associated with this development.

CAMDEN GLEN

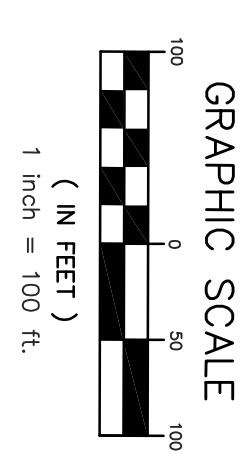
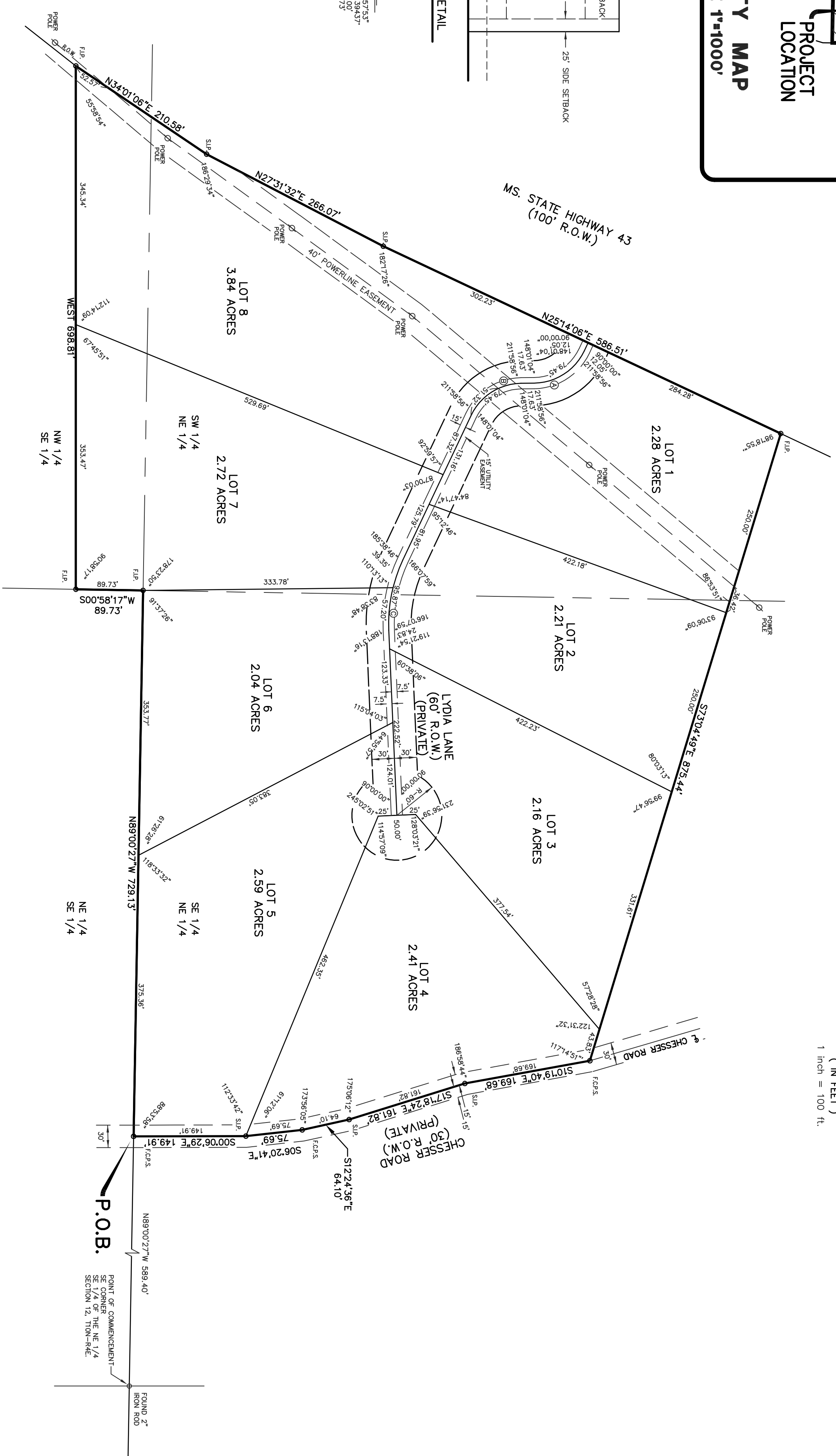
SITUATED IN THE
 SOUTH 1/2 OF THE NORTHEAST 1/4 AND THE NORTHWEST 1/4 OF
 THE SOUTHEAST 1/4 OF SECTION 12, TOWNSHIP 10 NORTH -
 SECTION 12, TOWNSHIP 10 NORTH - RANGE 4 EAST
 MADISON COUNTY, MISSISSIPPI

PLATTED & SURVEYED BY
 H D LANG AND ASSOCIATES, INC.
 ENGINEERS / LAND SURVEYORS
 4099 NORTH STATE STREET
 JACKSON, MISSISSIPPI
 (601) 362-4886



CENTERLINE
 CURVE DATA

Ⓐ Δ = 63°57'53"	Ⓑ Δ = 63°57'53"
D = 76.394337'	D = 76.394337'
R = 75.00'	R = 75.00'
L = 63.73'	L = 63.73'
Ⓒ Δ = 27°44'02"	
D = 286.67789'	
R = 200.00'	
L = 90.81'	



NOTES:

1. THIS SUBDIVISION LIES WITHIN THE LIMITS ESTABLISHED FOR ZONE X (NO SHADING) ACCORDING TO FIRM MAP NUMBER 2808900300 F, EFFECTIVE MARCH 17, 2010.
 2. DIMENSIONS ALONG CURVES ARE CHORD DISTANCES.
 3. SURVEY CLASSIFICATION "B".
 4. REFERENCE MERIDIAN: NORTH REFERENCED TO GPS (GRID).
 5. IRON PINS SET AT ALL LOT CORNERS.
 6. AREA = 20.25 ACRES, MORE OR LESS.
 7. DATE OF FIELD SURVEY: APRIL 12, 2023.
 8. DATE OF PREPARATION OF PLAT: APRIL 13, 2023.
- F.C.P.S. DENOTES FOUND COTTON PICKER SPINDLE
 F.I.P. DENOTES FOUND 1/2" IRON PIN
 S.I.P. DENOTES SET 1/2" IRON PIN

CAMDEN GLEN

SITUATED IN THE

**SOUTH 1/2 OF THE NORTHEAST 1/4 AND THE NORTHWEST 1/4 OF
THE SOUTHEAST 1/4 OF SECTION 12, TOWNSHIP 10 NORTH -
SECTION 12, TOWNSHIP 10 NORTH - RANGE 4 EAST
MADISON COUNTY, MISSISSIPPI**

PLATTED & SURVEYED BY
H D LANG AND ASSOCIATES, INC.
ENGINEERS / LAND SURVEYORS
4099 NORTH STATE STREET
JACKSON, MISSISSIPPI
(601) 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 South 1/2 of the Northeast 1/4 and in the Northwest 1/4 of the Southeast 1/4 of Section 12, T10N-R4E, Madison County, Mississippi:

Commence at an existing 2" iron rod marking the Southeast corner of the Southeast 1/4 of the Northeast 1/4 of the aforesaid Section 12, T10N-R4E and run thence North 89 degrees 00 minutes 27 seconds West for a distance of 589.40 feet to an existing cotton picker spindle in the centerline of Chesser Road marking the POINT OF BEGINNING of the parcel of land herein described, leaving said centerline of Chesser Road, continue thence North 89 degrees 00 minutes 27 seconds West for a distance of 729.13 feet to an existing 1/2" iron pin; run thence South 00 degrees 58 minutes 17 seconds West for a distance of 89.73 feet to an existing 1/2" iron pin; run thence West for a distance of 698.81 feet to an existing 1/2" iron pin on the East right-of-way line of Mississippi State Highway 43; run thence along said East right-of-way line of Mississippi State Highway 43 the following bearings and distances: North 34 degrees 01 minutes 06 seconds East for a distance of 210.58 feet to a set 1/2" iron pin; North 27 degrees 31 minutes 32 seconds East for a distance of 266.07 feet to a set 1/2" iron pin; North 25 degrees 14 minutes 06 seconds East for a distance of 586.51 feet to an existing 1/2" iron pin; leaving said East right-of-way line of Mississippi State Highway 43, run thence South 73 degrees 04 minutes 49 seconds East for a distance of 875.44 feet to an existing cotton picker spindle in the aforesaid centerline of Chesser Road; run thence along said centerline of Chesser Road the following bearings and distances: South 10 degrees 19 minutes 40 seconds East for a distance of 169.68 feet to a set 1/2" iron pin; South 17 degrees 18 minutes 24 seconds East for a distance of 161.82 feet to a set 1/2" iron pin; South 12 degrees 24 minutes 36 seconds East for a distance of 64.10 feet to an existing cotton picker spindle; South 06 degrees 20 minutes 41 seconds East for a distance of 75.69 feet to a set 1/2" iron pin; South 00 degrees 06 minutes 29 seconds East for a distance of 149.91 feet to the POINT OF BEGINNING, containing 20.25 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 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 _____, 20____

Donald L. McDonald, Professional Surveyor

CERTIFICATE OF OWNER
STATE OF MISSISSIPPI
COUNTY OF MADISON

I, James Ellington, Manager of Affordable Homes of Mississippi, 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 Affordable Homes of Mississippi, 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 Camden Glen

Witness my signature this the _____ day of _____, 20____

Affordable Homes of Mississippi, LLC

By: James Ellington, Manager

ACKNOWLEDGEMENT
STATE OF MISSISSIPPI
COUNTY OF HINDS

Personally appeared before me, the undersigned officer in and for the jurisdiction aforesaid, the within named James Ellington, who acknowledged to me that he is Manager of Affordable Homes of Mississippi, 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 Affordable Homes of Mississippi, 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: Gerald Steen, Board Manager

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 Camden Glen 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

FILING AND RECORDATION
STATE OF MISSISSIPPI
COUNTY OF MADISON

By: _____, D.C.

I, Ronny Lott, Clerk of the Chancery Court in and for said County and State, do hereby certify that the final plat of Camden Glen 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____.

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