

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

August 28, 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

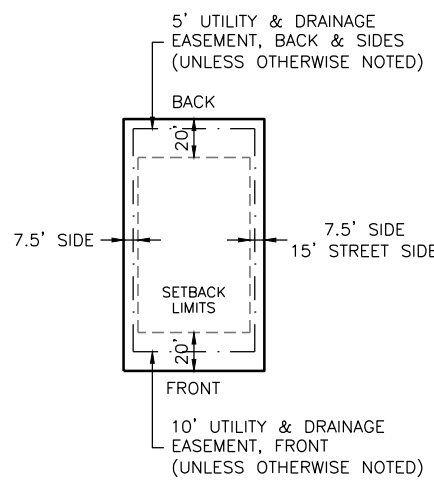
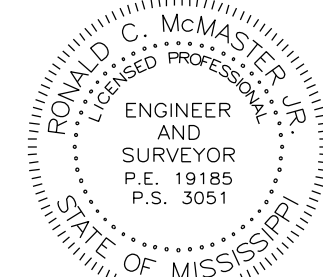
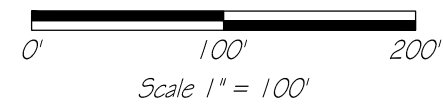
Re: Final Plat
Glenwild, Part 5

The Engineering Department recommends approval of the final plat of Glenwild, Part 5. The development is 51 lots on approximately 15.89 acres. The letter of credit for the final wearing surface has been received.

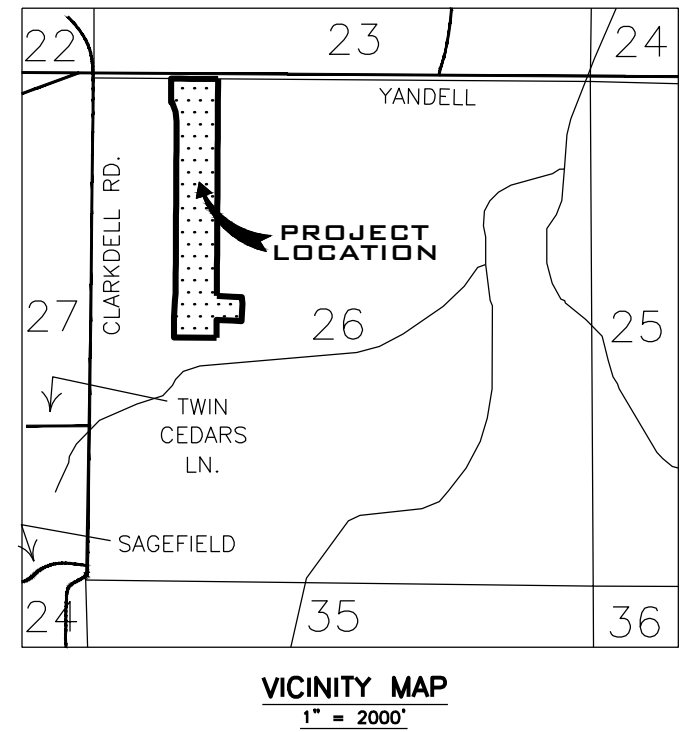
GLENWILD, PART FIVE

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

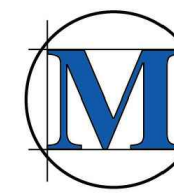
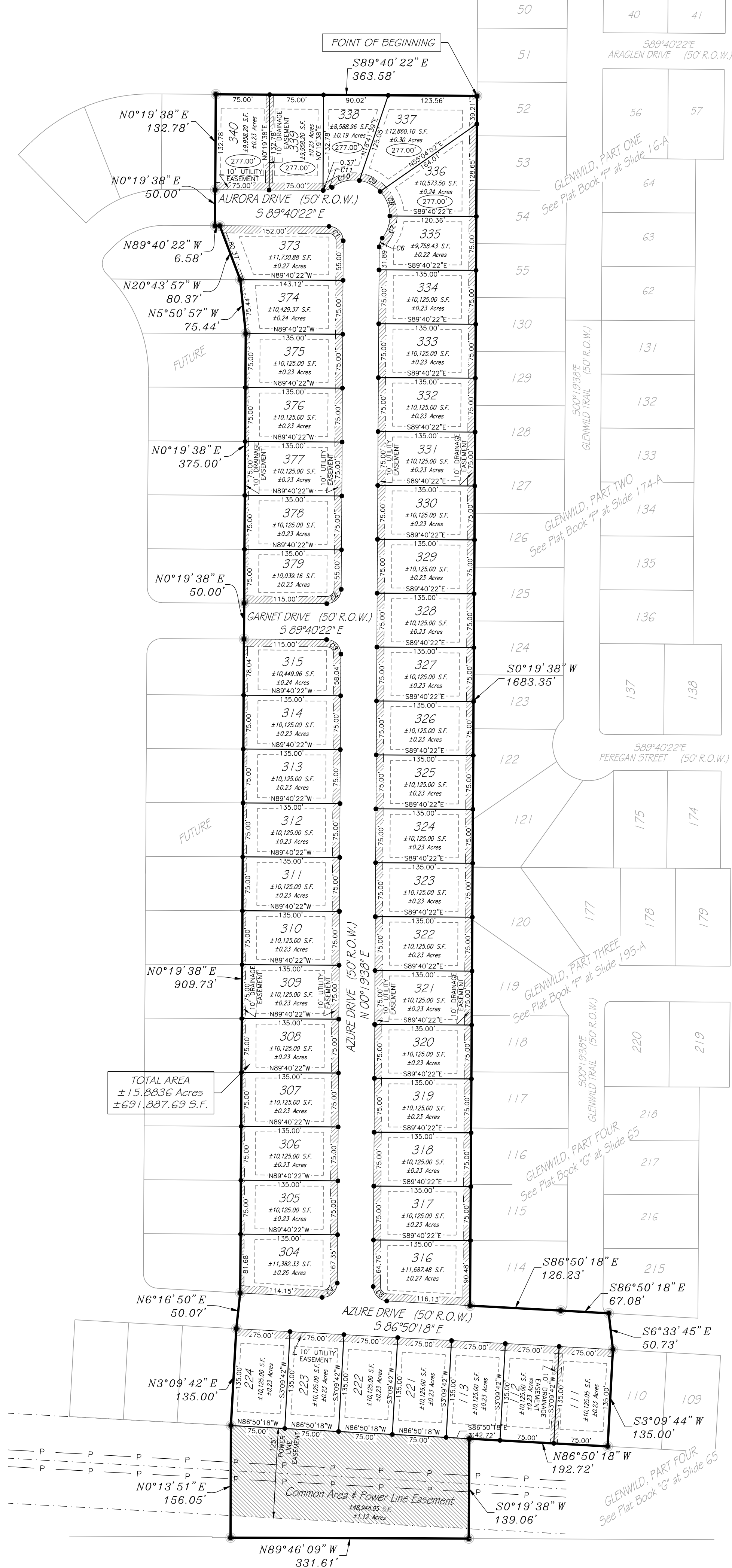
- Class "B" Survey
Bearings Based on Survey Grade
GPS Observations Taken On
May 8, 2014
(Geodetic North)
- Our Job No. M-2206-2-Final-Part-5
Date of Survey: April 25, 2022
Date of Plat: August 22, 2024
Scale: 1" = 100'
- POB - Point of Beginning
POC - Point of Commencement
- Iron Pin (1/2" x 18" Iron Rebar)
 - Iron Pin in Concrete
 - - - Easement Boundary
 - - - Building Setback Line
 - 277.00' Minimum Finished Floor Elevation
 - ▨ Drainage and/or Utility Easement
 - ▨ Power Line Easement



Curve #	Length	Radius	Chord Direction	Chord Length
C1	31.42	20.00	N44° 40' 22"W	28.28
C2	31.42	20.00	N45° 19' 38"E	28.28
C3	31.42	20.00	N44° 40' 22"W	28.28
C4	32.41	20.00	N46° 44' 40"E	28.98
C5	30.43	20.00	S43° 15' 20"E	27.58
C6	13.17	20.00	S19° 11' 51"W	12.94
C7	33.20	50.00	N19° 02' 42"E	32.59
C8	37.45	50.00	N21° 26' 01"W	36.58
C9	35.41	50.00	N62° 01' 46"W	32.79
C10	40.36	50.00	S75° 42' 31"W	39.27
C11	13.17	20.00	N71° 27' 25"E	12.94



- NOTES:
- 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.
 - Iron pins at lot corners as shown on this plat. Field work meets or exceeds the requirements for a Class "B" survey.
 - No fences or other obstructions may be placed in or otherwise block/interfere with the drainage easements shown.
 - No building may be constructed within any drainage or utility easement shown hereon.
 - 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.
 - 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.
 - Maintenance of all drainage easements and common areas are the responsibility of the Homeowner's Association.
 - 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.
 - 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.
 - 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.



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

212 WATERFORD SQUARE
SUITE 300
MADISON, MS 39110
601.605.1090

GLENWILD, PART FIVE

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 plot 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 _____, 2024.

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 plot of GLENWILD, PART FIVE, 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 plot.

Given under my hand and seal of office this the _____ day of _____, 2024.

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 plot 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 plot 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 _____, 2024.

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 plot of GLENWILD, PART FIVE was filed for record in my office on this the _____ day of _____, 2024, 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 _____, 2024.

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 plot was approved by the Board of Supervisors of Madison County in session on the _____ day of _____, 2024.

Madison County Board of Supervisors Attest:

Gerald Steen, President Ronny Lott, Chancery Clerk

COUNTY ENGINEER'S RECOMMENDATION STATE OF MISSISSIPPI COUNTY OF MADISON

I have examined this plot and find it conforms to all conditions set forth on the preliminary plot 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 plotted as shown hereon, and hereby adopt this plot of said subdivision as the free act and deed of said limited liability company and owner and have designated the same as GLENWILD, PART FIVE.

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 _____, 2024.

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 plotted the following described land, as follows, to-wit: A parcel or tract of land, containing 15.8836 acres (691,887.69 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 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 NW corner of Section 23, T8N-R2E, Madison County, Mississippi; run thence

South 00 degrees 29 minutes 36 seconds East for a distance of 2,634.05 feet; thence

South 00 degrees 29 minutes 01 seconds East for a distance of 2,668.38 feet to the SW corner of said Section 23, T8N-R2E, said point also lying at the NW corner of said Section 26, T8N-R2E; thence

South 00 degrees 25 minutes 57 seconds East for a distance of 17.69 feet; thence

South 89 degrees 34 minutes 03 seconds East for a distance of 32.60 feet to the Southerly Right-of-Way of Yandell Road, as it existed in April, 2022, said point also being and lying at the NW corner of the KSF, LLC property as described in Deed Book 2224 at Page 374 of the Records of said Madison County, Mississippi; thence

Along the Southerly Right-of-Way of said Yandell Road and the Northerly boundary of said KSF, LLC property to points at each of the following calls;

South 89 degrees 36 minutes 51 seconds East for a distance of 107.83 feet; thence

300.90 feet along the arc of a 11493.50 foot radius curve to the left, said arc having a 300.89 foot chord which bears South 89 degrees 21 minutes 51 seconds East; thence

North 89 degrees 53 minutes 09 seconds East for a distance of 705.52 feet to a one-half inch iron rebar lying at the NE corner of said KSF, LLC property, said point also lying on the Northerly boundary of the above referenced Glenwild, LLC property; thence

Continue North 89 degrees 53 minutes 09 seconds East along the Southerly boundary of said Yandell Road the Northerly boundary of said Glenwild, LLC property for a distance of 202.11 feet to an one-half inch iron rebar lying at the NE corner, thereof, said point also lying at the NW corner of Glenwild, Phase One as shown on map or plot of same in Plat Book 'F' at Slide 16-A of the Records of said Madison County, Mississippi; thence

Leaving the Southerly Right-of-Way of said Yandell Road, run South 00 degrees 19 minutes 38 seconds West along the Easterly boundary of said Glenwild, LLC property and the Westerly boundary of said Glenwild, Phase One for a distance of 657.95 feet to a one-half inch iron rebar and POINT OF BEGINNING of the herein described property; thence

Continue South 00 degrees 19 minutes 38 seconds West along the Easterly boundary of said Glenwild, LLC property, said Glenwild, Phase One, Glenwild, Part Two as shown on map or Plot of same in Plat Book 'F' at Slide 174-A of the Records of said Madison County, Mississippi, Glenwild, Part Three as shown on map or plot of same in Plat Book 'F' at Slide 195-A of the Records of said Madison County, Mississippi and the Westerly boundary of Glenwild, Part Four as shown on map or plot of same in Plat Book 'G' at Slide 65 of the Records of said Madison County, Mississippi, for a distance of 1,683.35 feet to a one-half inch iron rebar; thence

Leaving the Easterly boundary of said Glenwild, LLC property, run along the Westerly boundary of said Glenwild, Part Four to one-half inch iron rebars at each of the following calls;

South 86 degrees 50 minutes 18 seconds East for a distance of 126.23 feet; thence

South 06 degrees 33 minutes 45 seconds East for a distance of 50.73 feet; thence

South 03 degrees 09 minutes 44 seconds West for a distance of 135.00 feet; thence

North 86 degrees 50 minutes 18 seconds West for a distance of 192.72 feet to a one-half inch iron rebar lying on the Easterly boundary of said Glenwild, LLC property; thence

South 00 degrees 19 minutes 38 seconds West along the Westerly boundary of said Glenwild, Part Four and the Easterly boundary of said Glenwild, LLC property to the SW corner of said Glenwild, Part Four, said point also lying at the SE corner of said Glenwild, LLC property; thence

North 89 degrees 46 minutes 09 seconds West along the Southerly boundary of said Glenwild, LLC property for a distance of 331.61 feet to a one-half inch iron rebar; thence

Leaving the Southerly boundary of said Glenwild, LLC property, run along each of the following calls to one-half inch iron rebars;

North 00 degrees 13 minutes 51 seconds East for a distance of 156.05 feet; thence

North 03 degrees 09 minutes 42 seconds East for a distance of 135.00 feet; thence

North 08 degrees 16 minutes 50 seconds East for a distance of 50.07 feet; thence

North 00 degrees 19 minutes 38 seconds East for a distance of 909.73 feet; thence

Continue North 00 degrees 19 minutes 38 seconds East for a distance of 50.00 feet; thence

Continue North 00 degrees 19 minutes 38 seconds East for a distance of 375.00 feet; thence

North 05 degrees 50 minutes 57 seconds West for a distance of 75.44 feet; thence

North 20 degrees 43 minutes 57 seconds West for a distance of 80.37 feet; thence

North 89 degrees 40 minutes 22 seconds West for a distance of 6.58 feet; thence

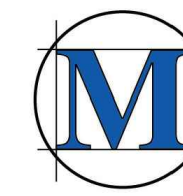
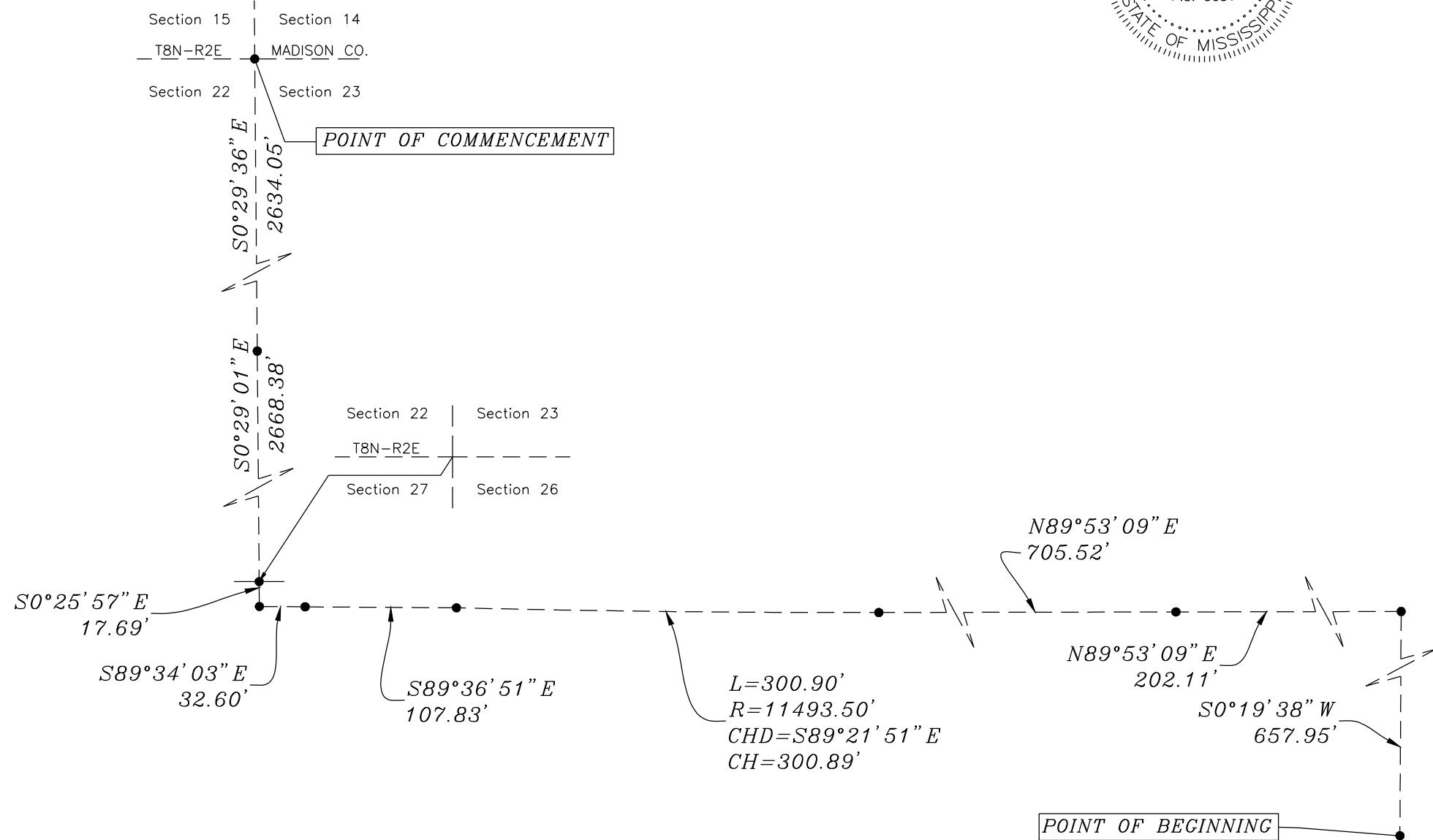
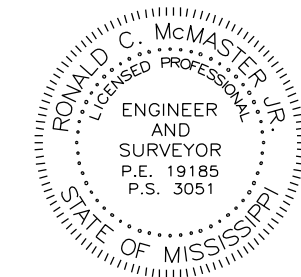
North 00 degrees 19 minutes 38 seconds East for a distance of 50.00 feet; thence

Continue North 00 degrees 19 minutes 38 seconds East for a distance of 132.78 feet; thence

South 89 degrees 40 minutes 22 seconds East for a distance of 363.58 feet to the POINT OF BEGINNING of the above described parcel or tract of land.

Witness my signature, this the _____ day of _____, 2024.

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



MCMASTER & ASSOCIATES, INC.
CIVIL ENGINEERS & LAND SURVEYORS

212 WATERFORD SQUARE
SUITE 300
MADISON, MS 39110
601.605.1090

SHEET 2 OF 2