

# **BOARD OF SUPERVISORS**

# **MADISON COUNTY, MISSISSIPPI**

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**

July 29, 2025

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 Six

The Engineering Department recommends approval of the final plat of Glenwild, Part Six. The development is 38 lots on approximately 12.25 acres. The letter of credit for the final wearing surface has been received.

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CASEY BRANNON  
District One

TREY BAXTER  
District Two

GERALD STEEN  
District Three

KARL M. BANKS  
District Four

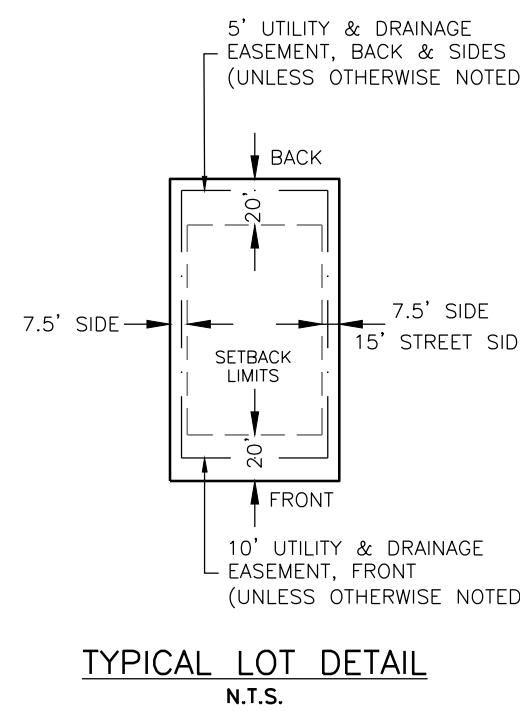
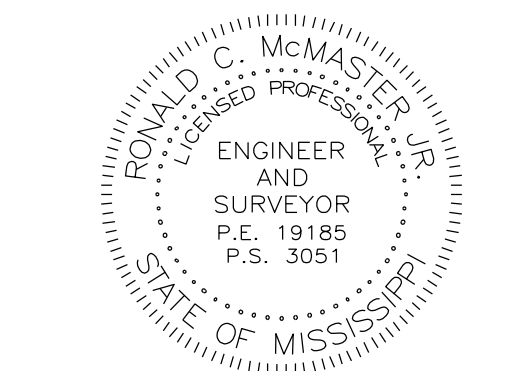
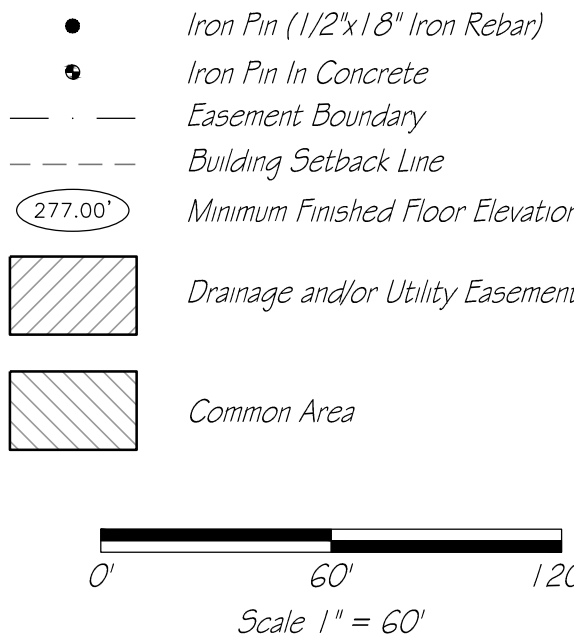
PAUL GRIFFIN  
District Five

GLENWILD, PART SIX

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 6  
Date of Survey: July 15, 2024  
Date of Plat: June 27, 2025  
Scale: 1"=60'  
POB - Point of Beginning  
POC - Point of Commencement



Common Area/Greenspace  
±2,274.21 S.F.  
±0.05 Acres

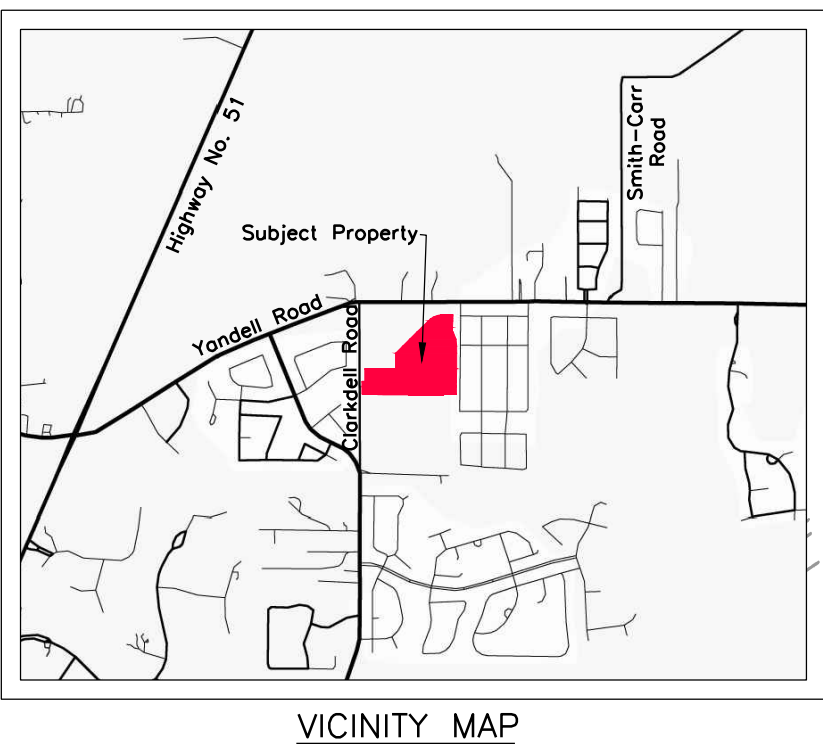
BENCHMARK (NAIL IN CURB)  
ELEVATION TABLE

NO.	ELEV.
NAIL-1	XXX.XX'
NAIL-2	XXX.XX'

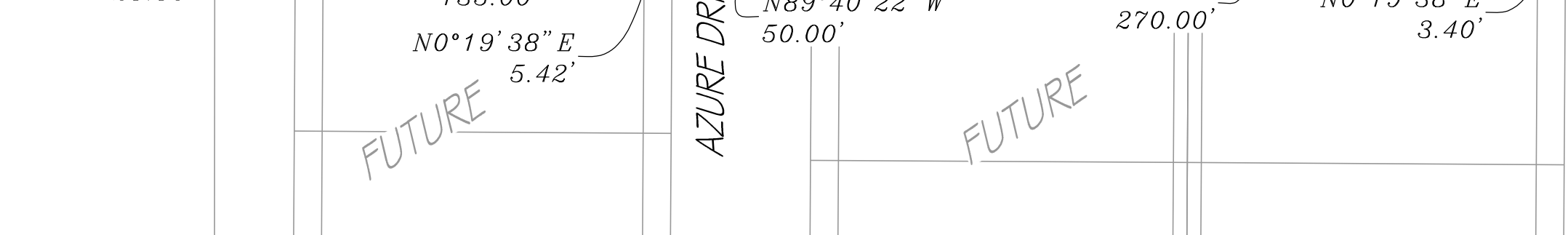
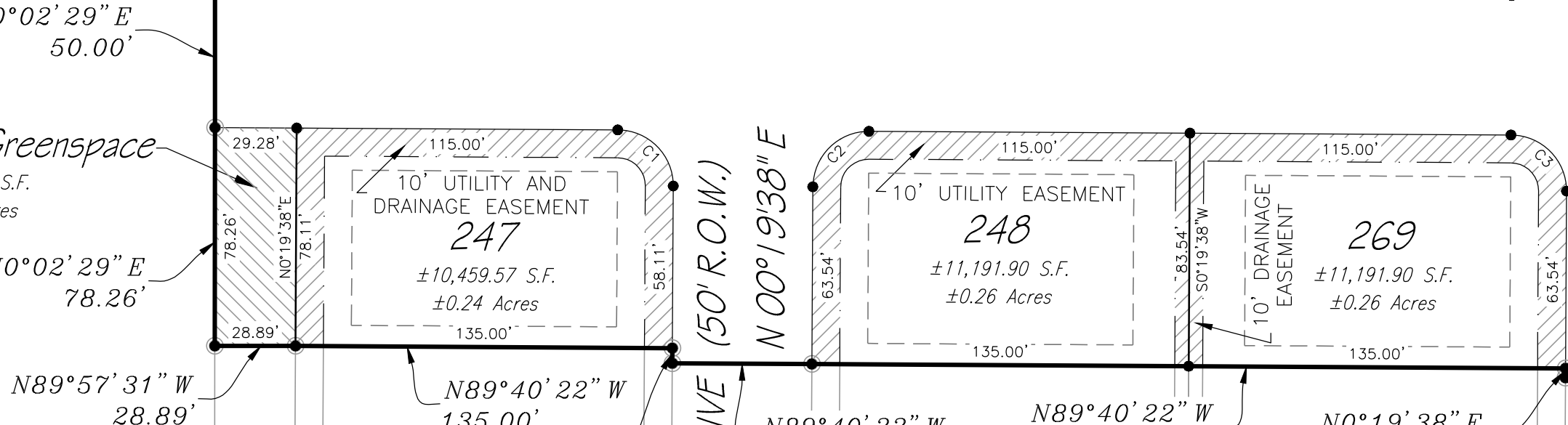
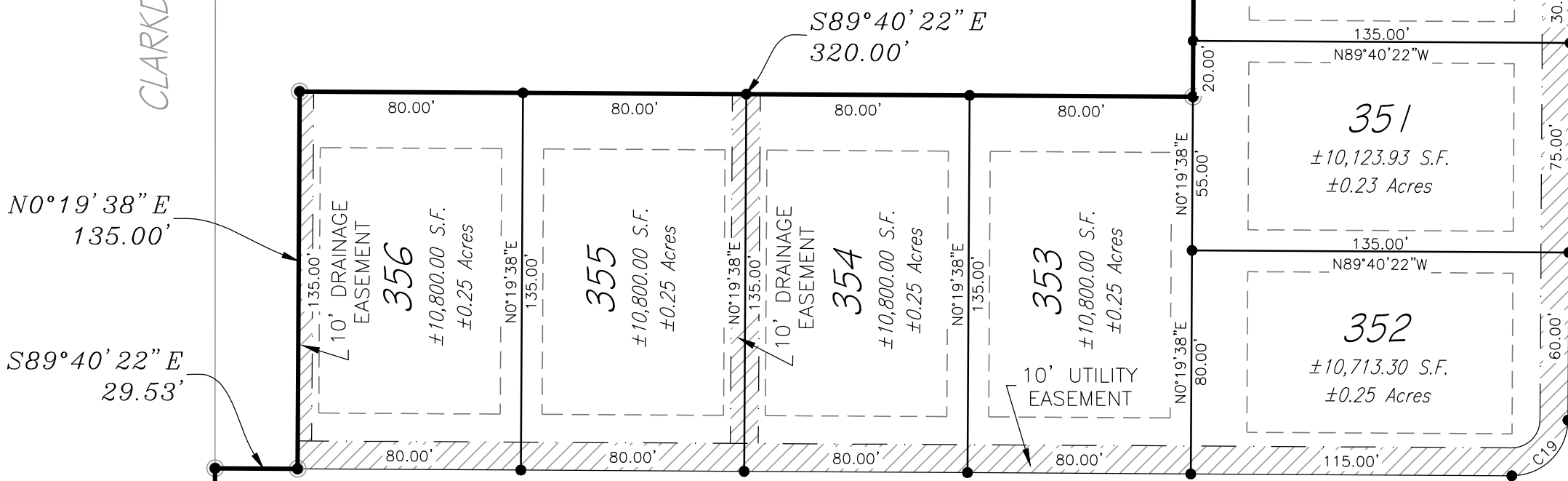
Curve Table				
Curve #	Length	Radius	Chord Direction	Chord Length
C1	31.42	20.00	N44° 40' 22"W	28.28
C2	31.42	20.00	S45° 19' 38"W	28.28
C3	31.42	20.00	N44° 40' 22"W	28.28
C4	31.42	20.00	S45° 19' 38"W	28.28
C5	31.42	20.00	N44° 40' 22"W	28.28
C6	31.42	20.00	S45° 19' 38"W	28.28
C7	31.42	20.00	S44° 40' 22"E	28.28
C8	60.94	200.00	N8° 24' 06"W	60.70
C9	87.25	200.00	N29° 31' 43"W	86.56
C10	8.89	200.00	N43° 23' 59"W	8.89
C11	31.42	20.00	S0° 19' 38"W	28.28
C12	78.54	100.00	S67° 49' 38"W	76.54
C13	5.00	150.00	S89° 22' 20"W	5.00
C14	58.91	150.00	S77° 10' 00"W	58.53
C15	53.90	150.00	S55° 37' 18"W	53.61
C16	35.31	150.00	S38° 35' 04"W	35.22
C17	35.31	150.00	N25° 05' 55"E	35.22
C18	45.33	150.00	N9° 41' 52"E	45.16
C19	31.42	20.00	N45° 19' 38"E	28.28
C20	93.91	235.00	S78° 52' 44"W	93.29
C21	90.66	235.00	S56° 22' 44"W	90.10
C22	31.42	20.00	N89° 40' 22"W	28.28
C23	55.01	150.00	N34° 09' 57"W	54.71
C24	62.80	150.00	N11° 39' 57"W	62.34
C25	31.42	20.00	N45° 19' 38"E	28.28
C26	31.42	20.00	S44° 40' 22"E	28.28
C27	42.71	100.00	S12° 33' 47"W	42.39
C28	35.83	100.00	S35° 03' 47"W	35.64

NOTES:

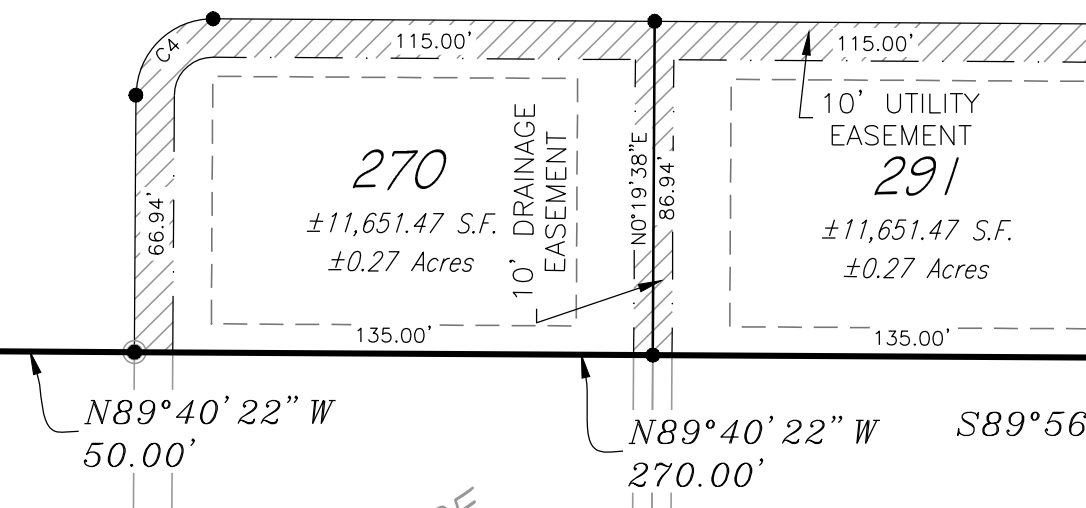
- This is to certify that this property is located in Zone "X"-Other Areas, defined as "Areas determined to be outside the 0.2% annual chance floodplain", as shown on FIRM Map Number No. 28089C0415F, revised date of March 17, 2010.
- Iron pins at lot corners as shown on this plot. Field work meets or 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.



CLARKDELL ROAD

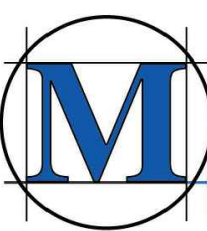
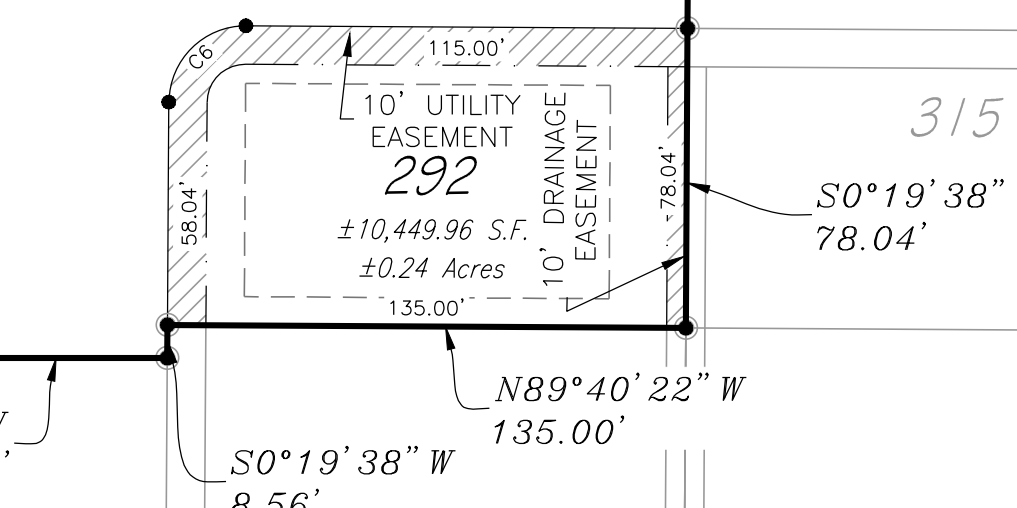


GARNET DRIVE (50' R.O.W.) S 89°40'22" E



LAVENDER WAY (50' R.O.W.) N 00°19'38" E

CLARKDELL ROAD



McMASTER & ASSOCIATES, INC.  
CIVIL ENGINEERS & LAND SURVEYORS

212 WATERFORD SQUARE  
SUITE 300  
MADISON, MS 39110  
601.605.1090



GLENWILD, PART SIX

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 \_\_\_\_\_, 2025.

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 SIX, 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 \_\_\_\_\_, 2025.

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 \_\_\_\_\_, 2025.

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 SIX was filed for record in my office on this the \_\_\_\_\_ day of \_\_\_\_\_, 2025, 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 \_\_\_\_\_, 2025.

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 \_\_\_\_\_, 2025.

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 SIX.

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 \_\_\_\_\_, 2025.

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 12.2499 acres (533,605.84 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 August, 2024; thence

Along the Southerly Right-Of-Way of said Yandell Road 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; thence

Continue North 89 degrees 53 minutes 09 seconds East for a distance of 202.11 feet to the NW corner of Glenwild, Part 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 Westerly boundary of said Glenwild, Part One for a distance of 657.95 feet to a one-half inch iron rebar lying at the NE corner of Glenwild, Part Five as shown on map or plot of same in Plat Cabinet "G" at Slide 159 of the Records of said Madison County, Mississippi; thence

Leaving the Westerly boundary of said Glenwild, Part One, run North 89 degrees 40 minutes 22 seconds West along the Northerly boundary of said Glenwild, Part Five for a distance of 363.58 feet to a one-half inch iron rebar lying at the NW corner, thereof and POINT OF BEGINNING of the herein described property; thence

Along the Westerly boundary of said Glenwild, Part Five to one-half inch iron rebars lying at each of the following calls;

South 00 degrees 19 minutes 38 seconds West for a distance of 132.78 feet; thence  
South 00 degrees 19 minutes 38 seconds West for a distance of 50.00 feet; thence  
South 89 degrees 40 minutes 22 seconds East for a distance of 6.58 feet; thence  
South 20 degrees 43 minutes 57 seconds East for a distance of 80.37 feet; thence  
South 05 degrees 50 minutes 57 seconds East for a distance of 75.44 feet; thence  
South 00 degrees 19 minutes 38 seconds West for a distance of 375.00 feet; thence  
South 00 degrees 19 minutes 38 seconds West for a distance of 50.00 feet; thence  
South 00 degrees 19 minutes 38 seconds West for a distance of 78.04 feet; thence

Leaving the Westerly boundary of said Glenwild, Part Five, run to one-half inch iron rebars at each of the following calls;

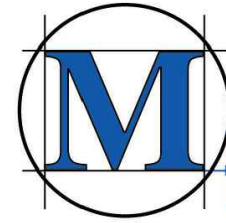
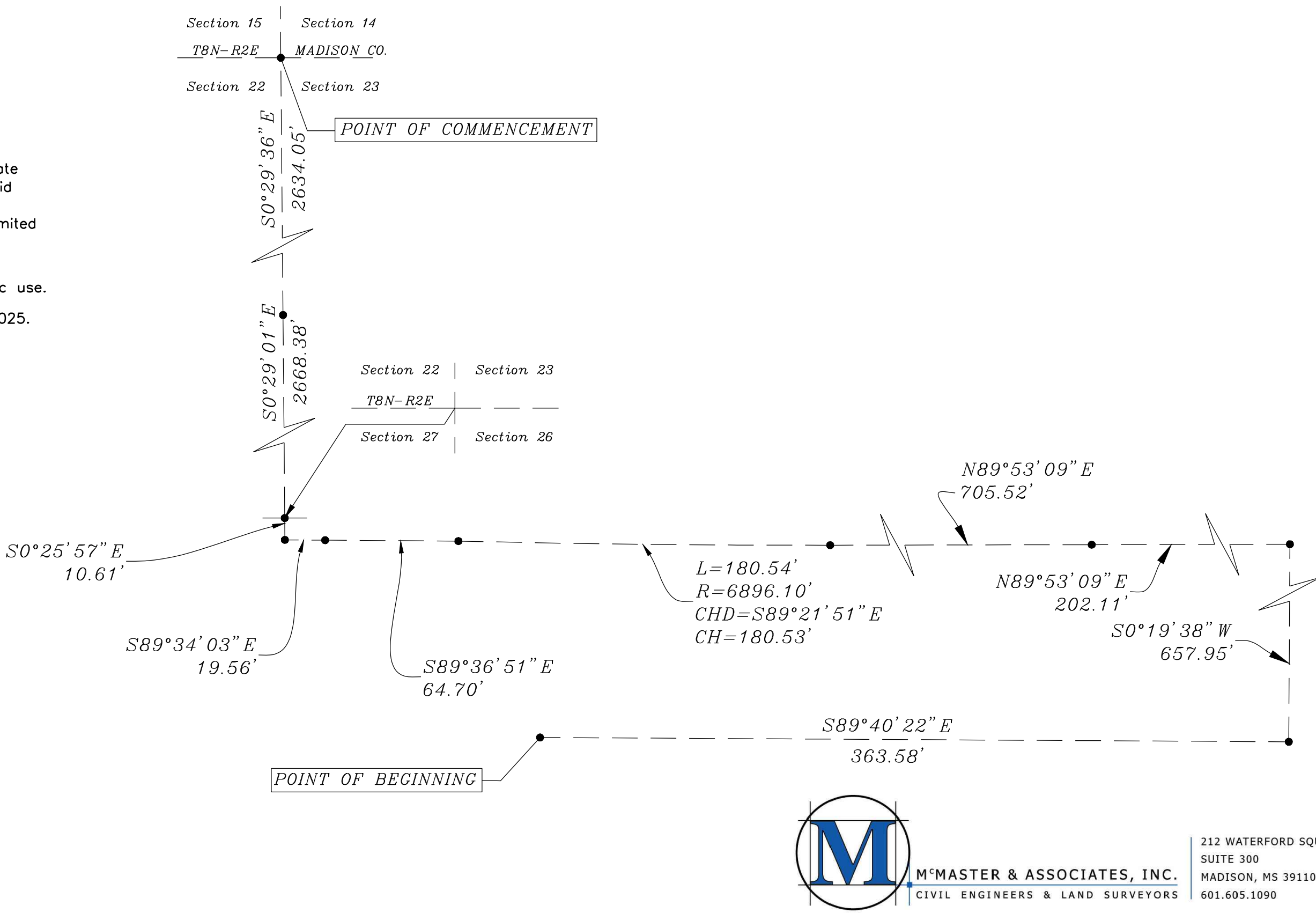
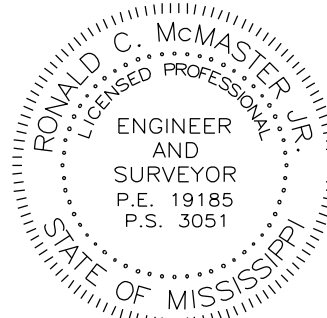
North 89 degrees 40 minutes 22 seconds West for a distance of 135.00 feet; thence  
South 00 degrees 19 minutes 38 seconds West for a distance of 8.56 feet; thence  
South 89 degrees 56 minutes 35 seconds West for a distance of 50.00 feet; thence  
North 89 degrees 40 minutes 22 seconds West for a distance of 270.00 feet; thence  
Continue North 89 degrees 40 minutes 22 seconds West for a distance of 50.00 feet; thence  
North 00 degrees 19 minutes 38 seconds East for a distance of 3.40 feet; thence  
North 89 degrees 40 minutes 22 seconds West for a distance of 270.00 feet; thence  
Continue North 89 degrees 40 minutes 22 seconds West for a distance of 50.00 feet; thence  
North 00 degrees 19 minutes 38 seconds East for a distance of 5.42 feet; thence  
North 89 degrees 40 minutes 22 seconds West for a distance of 135.00 feet; thence  
North 89 degrees 57 minutes 31 seconds West for a distance of 28.89 feet; thence  
North 00 degrees 02 minutes 29 seconds East for a distance of 78.26 feet; thence  
Continue North 00 degrees 02 minutes 29 seconds East for a distance of 50.00 feet; thence  
South 89 degrees 40 minutes 22 seconds East for a distance of 29.53 feet; thence  
North 00 degrees 19 minutes 38 seconds East for a distance of 135.00 feet; thence  
South 89 degrees 40 minutes 22 seconds East for a distance of 320.00 feet; thence  
North 00 degrees 19 minutes 38 seconds East for a distance of 165.00 feet; thence  
North 45 degrees 19 minutes 38 seconds East for a distance of 479.34 feet; thence

184.57 feet along the arc of a 235.00 foot radius curve to the right, said arc having a 179.86 foot chord which bears North 67 degrees 49 minutes 38 seconds East; thence

South 89 degrees 40 minutes 22 seconds East for a distance of 91.31 feet to the POINT OF BEGINNING of the above described parcel or tract of land.

Witness my signature, this the \_\_\_\_\_ day of \_\_\_\_\_, 2025.

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



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

212 WATERFORD SQUARE  
SUITE 300  
MADISON, MS 39110  
601.605.1090