

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 1, 2026

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
Glendale Farms, Phase 3

The Engineering Department recommends approval of the final plat of Glendale Farms, Phase 3. The development is 68 lots on approximately 27.74 acres. The letter of credit for the final wearing surface has been received.

CASEY BRANNON
District One

TREY BAXTER
District Two

GERALD STEEN
District Three

KARL M. BANKS
District Four

PAUL GRIFFIN
District Five

GLENDALE FARMS III

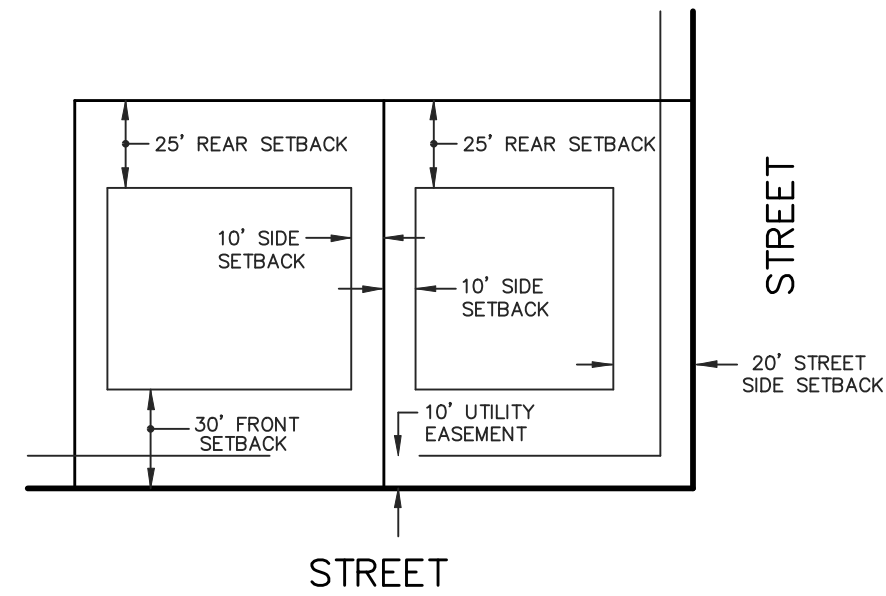
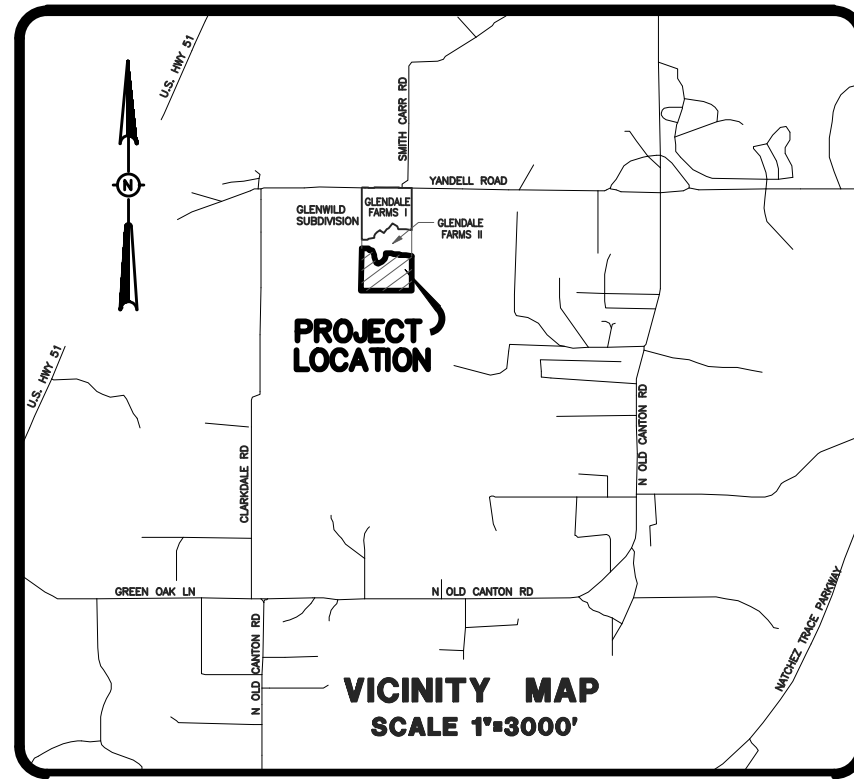
SITUATED IN THE

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
4099 NORTH STATE STREET
JACKSON, MISSISSIPPI
601 362-4886



TYPICAL LOT DETAIL

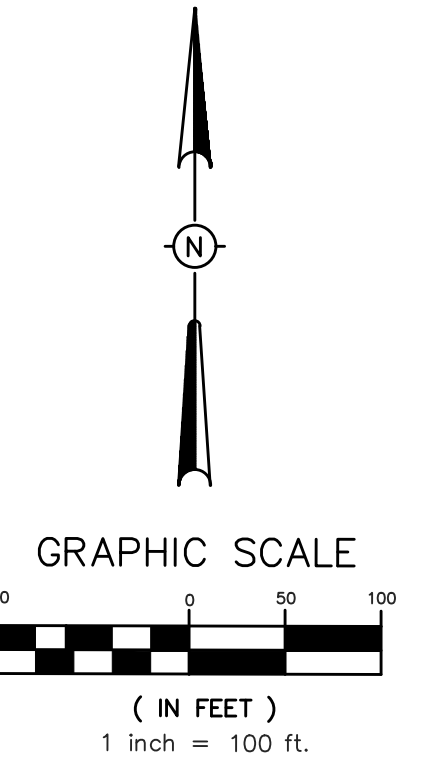
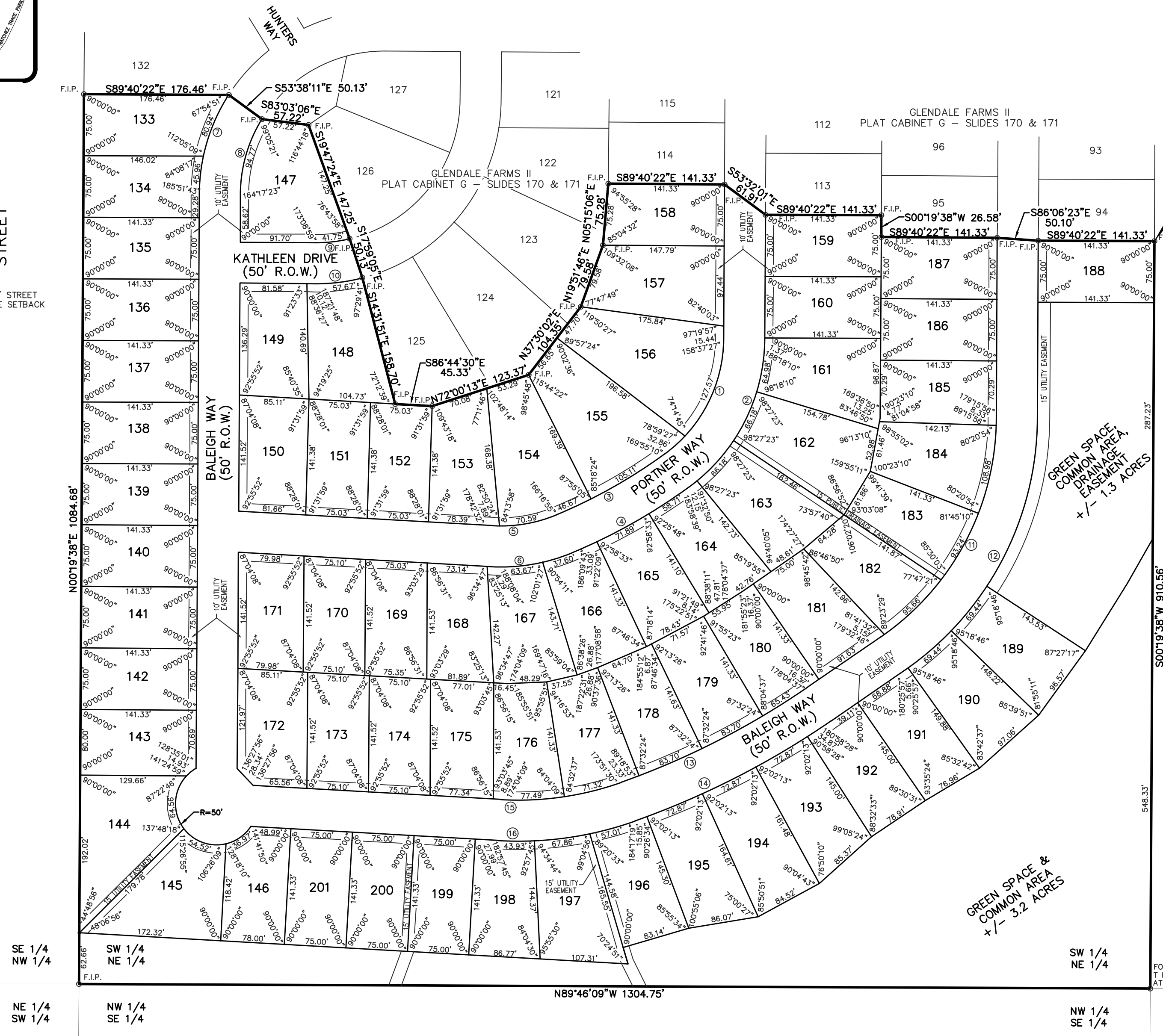
NOTE: 15' MINIMUM DISTANCE BETWEEN BUILDINGS.
REFERENCE COVENANTS FOR LOT SPECIFIC SETBACKS

NOTE: STREET SIDE, SIDE SETBACKS ARE 2/3 OF
THE FRONT SETBACK. LOTS 147, 149, 150, 171 AND 172

NOTES:

1. THIS SUBDIVISION LIES WITHIN THE LIMITS ESTABLISHED FOR ZONE "X" (NO SHADING) ACCORDING TO FIRM MAP NUMBER 28089C0415 G & 28089C0420 G, EFFECTIVE JANUARY 17, 2025.
2. DIMENSIONS ALONG CURVES ARE CHORD DISTANCES.
3. SURVEY CLASSIFICATION "B".
4. REFERENCE MERIDIAN: NORTH REFERENCED TO THE SOUTH LINE OF LOT 94 GLENDAL FARM II.
5. IRON PINS SET AT ALL LOT CORNERS.
6. AREA = 27.74 ACRES, MORE OR LESS.
7. DATE OF FIELD SURVEY: AUGUST 19, 2024.
8. DATE OF PREPARATION OF PLAT: MAY 29, 2026.
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



RIGHT-OF-WAY CURVE DATA

① Δ = 53°31'35"	② Δ = 53°31'35"	③ Δ = 13°33'02"	④ Δ = 13°33'02"
D = 32.74044"	D = 25.46479"	D = 8.91985"	D = 8.27567"
R = 175.00'	R = 225.00'	R = 642.34'	R = 692.34'
L = 163.49'	L = 210.20'	L = 151.91'	L = 163.74'
⑤ Δ = 25°51'15"	⑥ Δ = 25°51'15"	⑦ Δ = 90°00'00"	⑧ Δ = 90°00'00"
D = 32.74044"	D = 25.46479"	D = 25.46479"	D = 32.74044"
R = 175.00'	R = 225.00'	R = 225.00'	R = 175.00'
L = 78.97'	L = 101.53'	L = 353.43'	L = 274.89'
⑨ Δ = 90°00'00"	⑩ Δ = 90°00'00"	⑪ Δ = 55°06'00"	⑫ Δ = 55°06'00"
D = 32.74044"	D = 25.46479"	D = 17.62947"	D = 15.27887"
R = 175.00'	R = 225.00'	R = 325.00'	R = 375.00'
L = 274.89'	L = 353.43'	L = 312.54'	L = 360.63'
⑬ Δ = 15°03'25"	⑭ Δ = 15°03'25"	⑮ Δ = 22°46'27"	⑯ Δ = 22°46'27"
D = 5.87649"	D = 5.58983"	D = 15.27887"	D = 13.48136"
R = 975.00'	R = 1025.00'	R = 375.00'	R = 425.00'
L = 256.22'	L = 269.36'	L = 149.06'	L = 168.93'

LOT NO.	MIN. F.F. ELEV.
144	271.5
145	271.5
146	271.0
188	266.0
189	266.0
190	266.5
191	267.0
192	267.5
193	267.5
194	268.0
195	268.5
196	269.0
197	269.5
198	270.0
199	270.2
200	270.5
201	270.7

GLENDALE FARMS III

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
 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 Northeast ¼ of Section 26, T8N—R2E, Madison County, Mississippi:

Begin at an existing ½" iron pin marking the Southeast corner of Lot 94, Glendale Farms II, 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 G at Slides 170 and 171; from said POINT OF BEGINNING, run thence South 00 degrees 19 minutes 38 seconds West for a distance of 910.56 feet to an existing T post marking the Southeast corner of the Southwest ¼ of the aforesaid Northeast ¼ of Section 26, T8N—R2E; run thence North 89 degrees 46 minutes 09 seconds West along the South line of said Southwest ¼ of the Northeast ¼ of Section 26 for a distance of 1,304.75 feet to an existing ½" iron pin marking the Southwest corner thereof; leaving said South line of the Southwest ¼ of the Northeast ¼ of Section 26, run thence North 00 degrees 19 minutes 38 seconds East along the West line of said Southwest ¼ of the Northeast ¼ of Section 26 for a distance of 1,084.68 feet to an existing ½" iron pin marking the Southwest corner of Lot 132 of the aforesaid Glendale Farms II; leaving said West line of the Southwest ¼ of the Northeast ¼ of Section 26, run thence along the South line of said Glendale Farms II the following bearings and distances: South 89 degrees 40 minutes 22 seconds East for a distance of 176.46 feet to an existing ½" iron pin; South 53 degrees 38 minutes 11 seconds East for a distance of 50.13 feet to an existing ½" iron pin; South 83 degrees 03 minutes 06 seconds East for a distance of 57.22 feet to an existing ½" iron pin; South 19 degrees 47 minutes 24 seconds East for a distance of 147.25 feet to an existing ½" iron pin; South 17 degrees 59 minutes 05 seconds East for a distance of 50.13 feet to an existing ½" iron pin; South 14 degrees 31 minutes 51 seconds East for a distance of 158.70 feet to an existing ½" iron pin; South 86 degrees 44 minutes 30 seconds East for a distance of 45.33 feet to an existing ½" iron pin; North 72 degrees 00 minutes 13 seconds East for a distance of 123.37 feet to an existing ½" iron pin; North 37 degrees 30 minutes 02 seconds East for a distance of 104.35 feet to an existing ½" iron pin; North 19 degrees 51 minutes 46 seconds East for a distance of 79.58 feet to an existing ½" iron pin; North 05 degrees 15 minutes 06 seconds East for a distance of 75.28 feet to an existing ½" iron pin; South 89 degrees 40 minutes 22 seconds East for a distance of 141.33 feet to an existing ½" iron pin; South 53 degrees 32 minutes 01 seconds East for a distance of 61.91 feet to an existing ½" iron pin; South 89 degrees 40 minutes 22 seconds East for a distance of 141.33 feet to an existing ½" iron pin; South 00 degrees 19 minutes 38 seconds West for a distance of 26.58 feet to an existing ½" iron pin; South 89 degrees 40 minutes 22 seconds East for a distance of 141.33 feet to an existing ½" iron pin; South 86 degrees 06 minutes 23 seconds East for a distance of 50.10 feet to an existing ½" iron pin; South 89 degrees 40 minutes 22 seconds East for a distance of 141.33 feet to the POINT OF BEGINNING, containing 27.74 acres, more or less.

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

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 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 III 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 certificate 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 III 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.

FILING 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 III 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.