

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 15, 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
Glenwild, Part Seven

The Engineering Department recommends approval of the final plat of Glenwild, Part Seven. The development is 73 lots on approximately 25.7574 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

GLENWILD, PART SEVEN

SITUATED IN THE NW 1/4 OF SECTION 26, T8N-R2E,
MADISON COUNTY, MISSISSIPPI

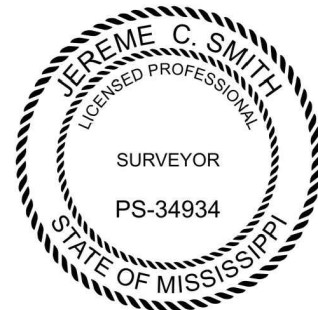
Class "B" Survey
Bearings Based on Survey
Grade GPS Observations
Taken May 8, 2014
(Geodetic North)

Our Job No. M-2206-B-Final Plat-Part 7
Date of Plat-July 6, 2026
Date of Field Survey-May 13, 2026

Iron Pin Set (1/2"x1/8" Iron Rebar)
Easement Boundary
Building Setback Line

Drainage and/or Utility Easement

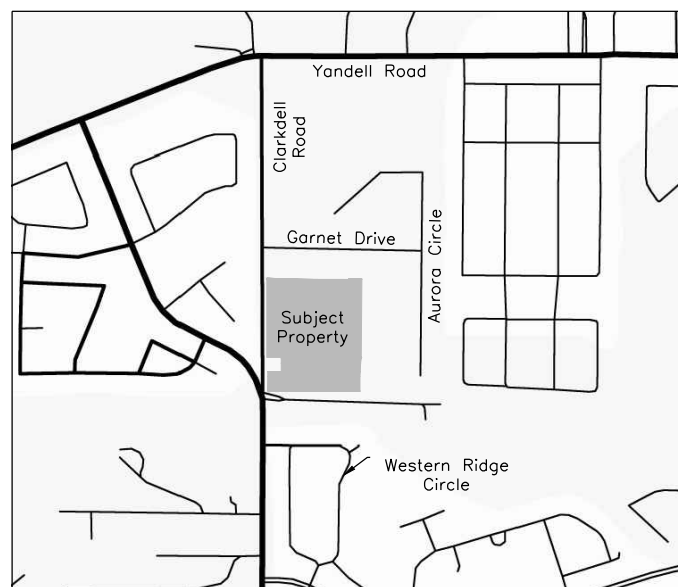
Common Area



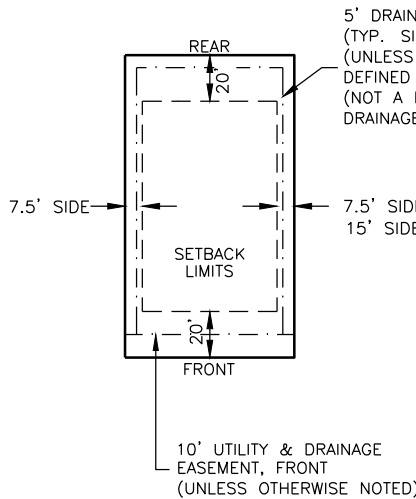
Scale in Feet
1" = 100'

Curve Table						
Curve #	Length	Radius	Delta	Chord Direction	Chord Length	
C1	10.89	20.20	30.91	N18° 06' 01" E	10.76	
C2	44.50	50.00	51.00	S8° 08' 10" W	43.05	
C3	90.13	50.00	103.29	S70° 30' 07" E	78.42	
C4	5.86	20.00	16.78	S66° 14' 38" W	5.84	
C5	32.41	20.00	92.83	N46° 44' 40" E	28.98	
C6	30.43	20.00	87.17	S43° 15' 20" E	27.58	
C7	6.47	20.00	18.53	S83° 53' 50" W	6.44	
C8	30.43	20.00	87.17	S43° 15' 20" E	27.58	
C9	32.41	20.00	92.83	N46° 44' 40" E	28.98	
C10	30.43	20.00	87.17	S43° 15' 20" E	27.58	

TOTAL AREA
± 25,757.4 Acres
± 1,121,992.17 Sq. Ft.



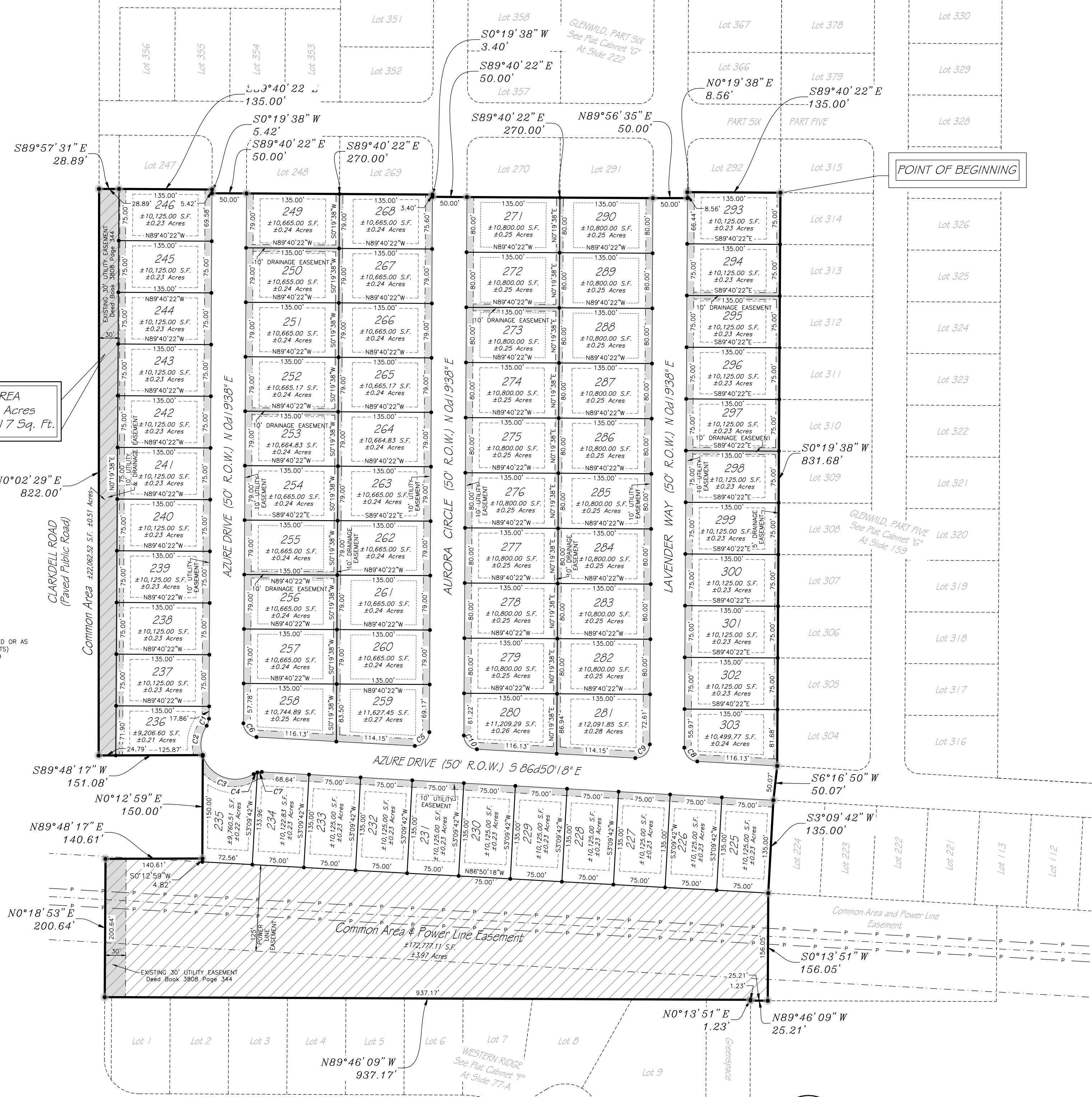
VICINITY MAP
N.T.S.



TYPICAL LOT DETAIL
N.T.S.

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. 28089C0415G, revised date of January 17, 2025.
- 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.
- 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 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.



GLENWILD, PART SEVEN

SITUATED IN THE NW 1/4 OF SECTION 26, T8N-R2E,
MADISON COUNTY, MISSISSIPPI

SURVEYOR'S CERTIFICATE OF COMPLIANCE
STATE OF MISSISSIPPI
COUNTY OF MADISON

I, Jereme C. Smith, Professional 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 _____, 2026.

Jereme C. Smith, Professional Surveyor

CERTIFICATE OF COMPARISON
STATE OF MISSISSIPPI
COUNTY OF MADISON

We, Ronny Lott, Chancery Clerk and Jereme C. Smith, Professional Surveyor, do hereby certify that we have carefully compared this plot of GLENWILD, PART SEVEN, with the original thereof, as made by Jereme C. Smith, Professional 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 _____, 2026.

Jereme C. Smith, 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 Arthur H. Noble, Attorney-in-Fact 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 Jereme C. Smith, Professional 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 _____, 2026.

Ronny Lott, Chancery Clerk

By: _____ D.C.

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 SEVEN was filed for record in my office on this the _____ day of _____, 2026, and was duly recorded in Plot Cabinet _____ at Slide _____ of the records of maps and plots of land in Madison County, Mississippi.

Given under my hand and seal of office this the _____ day of _____, 2026.

Ronny Lott, Chancery Clerk

By: _____ D.C.

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 _____, 2026.

Madison County Board of Supervisors

Attest:

By: _____

Gerald Steen, President

Ronny Lott, Chancery Clerk

CERTIFICATE AND DEDICATION OF OWNER
STATE OF MISSISSIPPI
COUNTY OF MADISON

I, Arthur H. Noble, Attorney-in-Fact 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 Jereme C. Smith, Professional Surveyor, and that as Attorney-in-Fact 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 true act and deed of said limited liability company and owner and have designated the same as GLENWILD, PART SEVEN.

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 _____, 2026.

GLENWILD, LLC

A Mississippi Limited Liability Company

By:

Arthur H. Noble, Attorney-in-Fact

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 Bryon, P.E.

Madison County Engineer

PROFESSIONAL LAND SURVEYOR'S CERTIFICATE
STATE OF MISSISSIPPI
COUNTY OF MADISON

I, Jereme C. Smith, Professional 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 25,757.4 acres (1,121,992.17 Sq. Ft.), more or less, lying and being situated in the NW 1/4 of 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 Plot Cabinet "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 Plot 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, said point also lying at the NE corner of Glenwild, Part Six as shown on map or plot of same in Plot Cabinet "G" at Slide 222 of the Records of said Madison County, Mississippi; thence

Along the Westerly boundary of said Glenwild, Part Five and the Easterly boundary of said Glenwild, Part Six 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

Continue 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

Continue South 00 degrees 19 minutes 38 seconds West for a distance of 50.00 feet; thence

Continue South 00 degrees 19 minutes 38 seconds West for a distance of 78.04 feet to the SE corner of said Glenwild, Part Six and **POINT OF BEGINNING** of the herein described property; thence

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

South 00 degrees 19 minutes 38 seconds West for a distance of 831.68 feet; thence

South 06 degrees 16 minutes 50 seconds West for a distance of 50.07 feet; thence

South 03 degrees 09 minutes 42 seconds West for a distance of 135.00 feet; thence

South 00 degrees 13 minutes 51 seconds West for a distance of 156.05 feet to the SW corner, thereof, said point also lying on the Southerly boundary 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 25.21 feet to a one-half inch iron rebar lying on the Easterly boundary of Western Ridge as shown on map or plot of same in Plot Cabinet "F" at Slide 77-A of the Records of said Madison County, Mississippi; thence

North 00 degrees 13 minutes 51 seconds East along the Easterly boundary of said Western Ridge for a distance of 1.23 feet to a one-half inch iron rebar lying at the NE corner, thereof; thence

North 89 degrees 46 minutes 09 seconds West along the Northerly boundary of said Western Ridge for a distance of 937.17 feet to a one-half inch iron rebar lying at the NW corner, thereof, said point also lying on the Easterly boundary of Clarkdell Road, as it existed in June, 2026; thence

North 00 degrees 18 minutes 53 seconds East along the Easterly boundary of said Clarkdell Road for a distance of 200.64 feet to a one-half inch iron rebar lying on the Southerly boundary of the Bear Creek Water Association, Inc. property as described in Deed Book 4161 at Page 468 of the Records of said Madison County, Mississippi; thence

Leaving the Easterly boundary of said Clarkdell Road, run North 89 degrees 48 minutes 17 seconds East along the Southerly boundary of said Bear Creek Water Association, Inc. property for a distance of 140.61 feet to a one-half inch iron rebar; thence

North 00 degrees 12 minutes 59 seconds East along the Easterly boundary of said Bear Creek Water Association, Inc. property for a distance of 150.00 feet to a one-half inch iron rebar lying at the NE corner, thereof; thence

South 89 degrees 48 minutes 17 seconds West along the Northerly boundary of said Bear Creek Water Association, Inc. property and the extension, thereof, for a distance of 151.08 feet to a one-half inch iron rebar lying on the Easterly boundary of said Clarkdell Road; thence

North 00 degrees 02 minutes 29 seconds East along the Easterly boundary of said Clarkdell Road for a distance of 822.00 feet to a one-half inch iron rebar lying at the SW corner of the above referenced Glenwild, Part Six; thence

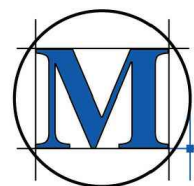
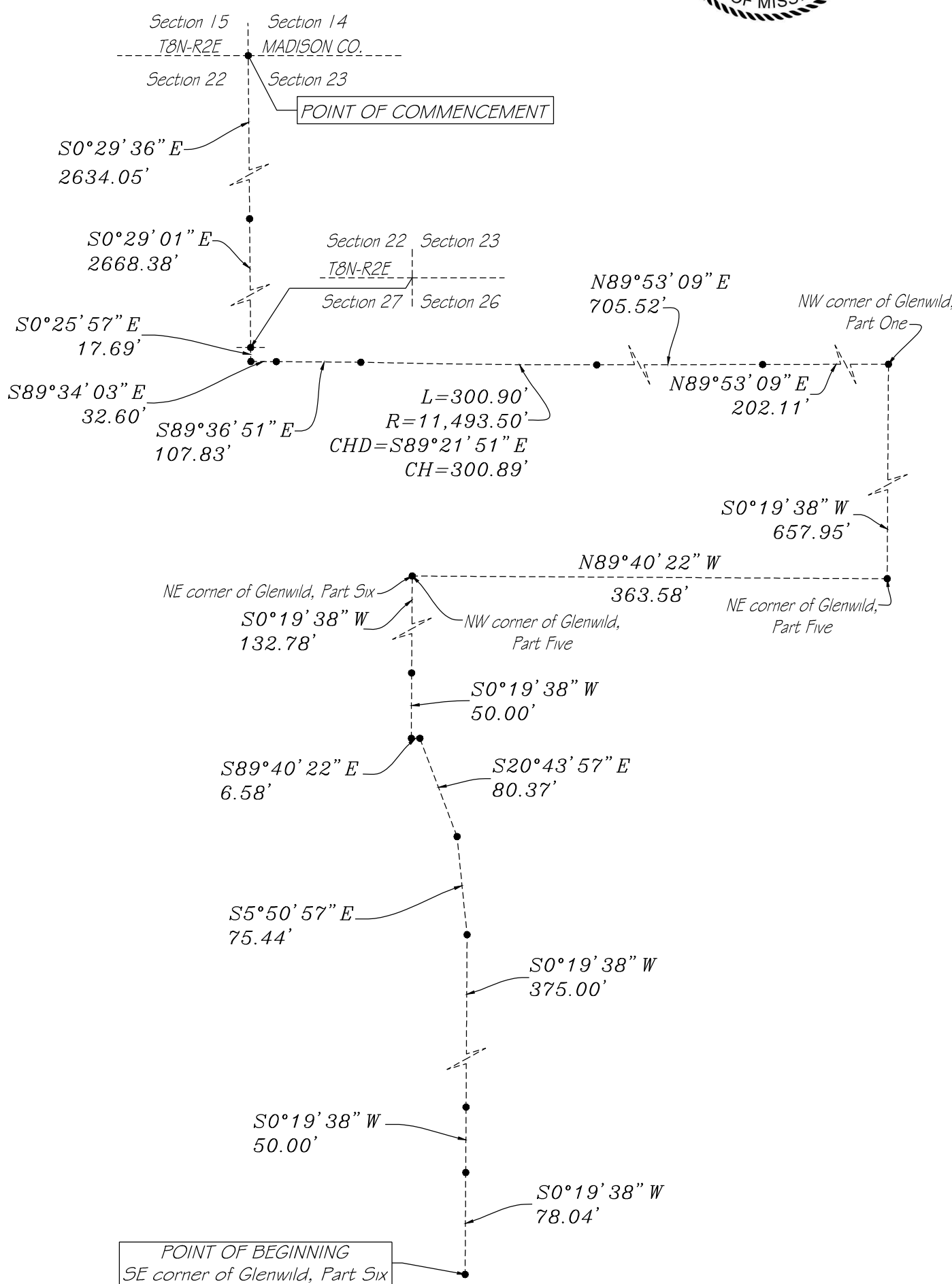
Leaving the Easterly boundary of said Clarkdell Road, run along the Southerly boundary of said Glenwild, Part Six to one-half inch iron rebars at each of the following calls;

South 89 degrees 57 minutes 31 seconds East for a distance of 28.89 feet; thence
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 5.42 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 270.00 feet; thence
South 00 degrees 19 minutes 38 seconds West for a distance of 3.40 feet; thence
South 89 degrees 40 seconds 22 seconds East for a distance of 50.00 feet; thence
Continue South 89 degrees 40 minutes 22 seconds East for a distance of 270.00 feet; thence
North 89 degrees 56 minutes 35 seconds East for a distance of 50.00 feet; thence
North 00 degrees 19 minutes 38 seconds East for a distance of 8.56 feet; thence

South 89 degrees 40 minutes 22 seconds East for a distance of 135.00 feet to the **POINT OF BEGINNING** of the above described parcel or tract of land.

Witness my signature, this the _____ day of _____, 2026.

Jereme C. Smith, Professional Surveyor,
Mississippi P.S. No. 34934



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

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