BOARD OF SUPERVISORS

MADISON COUNTY, MISSISSIPPI

Department of Engineering Tim Bryan, P.E., County Engineer 3137 South Liberty Street, Canton, MS 39046 Office (601) 790-2520 FAX (601) 859-3430

MEMORANDUM

October 30, 2019

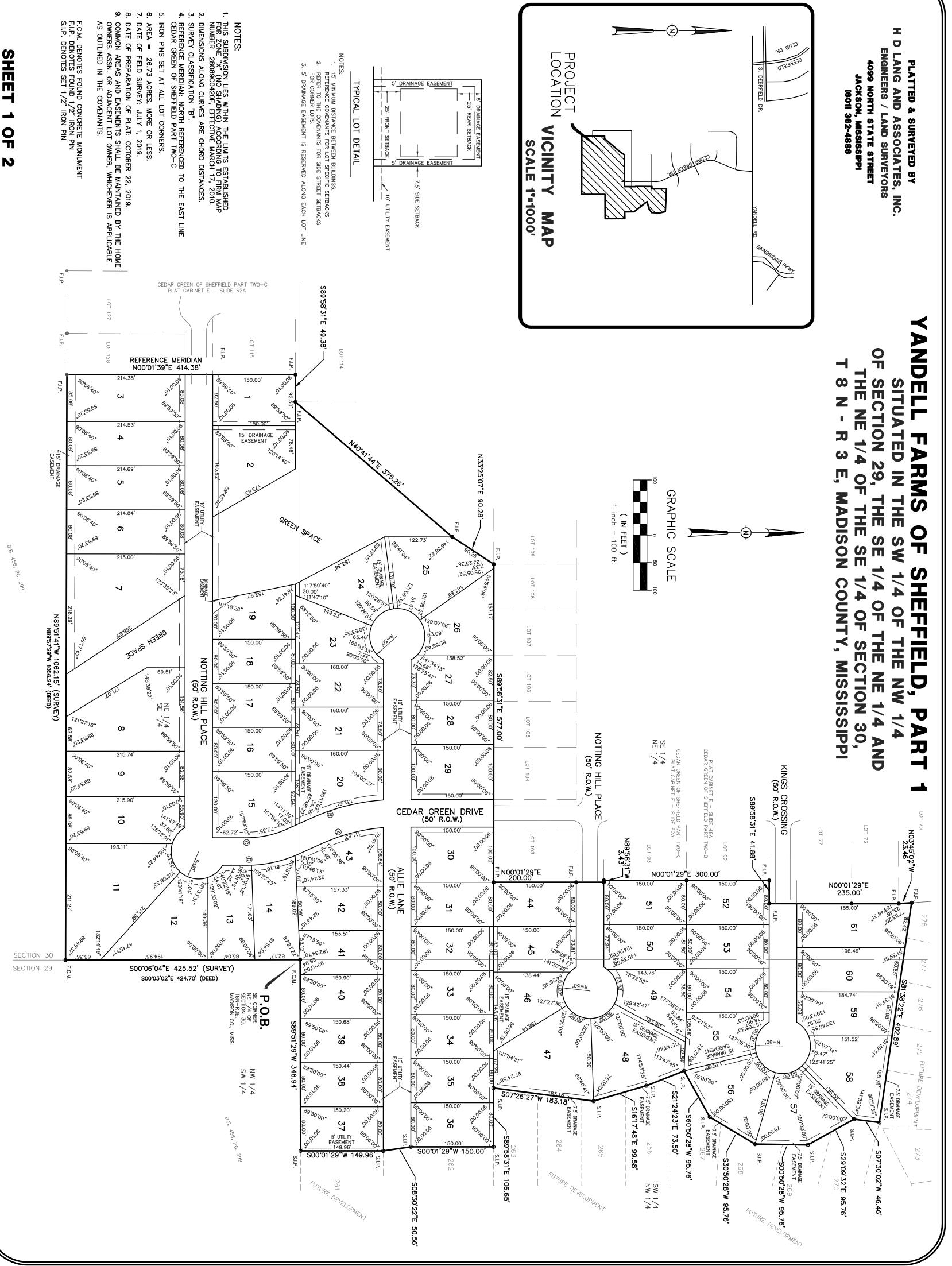
To: Sheila Jones, Supervisor, District I Trey Baxter, Supervisor, District II Gerald Steen, Supervisor, District III David Bishop, Supervisor, District IV Paul Griffin, Supervisor, District V

From: Tim Bryan, P.E. County Engineer

Re: Yandell Farms of Sheffield, Part 1 Final Plat

The Engineering Department recommends the approval of Yandell Farms of Sheffield, Part 1 final plat. The development is approximately 26.73 acres with 61 lots. The Letter of Credit has been accepted for this development.

GERALD STEEN District Three DAVID BISHOP District Four PAUL GRIFFIN District Five



SHEET N P N

Donald L McDonald, Professional Surveyor

ŝ Ë Bryan, ₽.E County

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.

COUNTY ENGINEER'S RECOMMENDATION STATE OF MISSISSIPPI COUNTY OF MADISON

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

Witness my signature this the

day of

20

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.

signature this the day **약**

Witness

тy

Donald

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McDonald, Professional

Surveyo

J. D. Robinson, Member

ACKNOWLEDGEMENT STATE OF MISSISSIPPI COUNTY OF HINDS

Personally appeared before me, the unders jurisdiction aforesaid, the within named J. D. Rot that he is Member of JWAR Properties, LLC, a Missis owner, who acknowledged to me that he signed and the certificates thereon as his own act and JWAR Properties, LLC, after being authorized so to do, Surveyor, who acknowledged to me that he signed certificates thereon as his own act and deed, on the

Given under my hand and seal of office this the 20____

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Notary Public

5. IRON PINS SET AT ALL LOT CORNERS.
6. AREA = 26.73 ACRES, MORE OR LESS.
7. DATE OF FIELD SURVEY: JULY 1, 2019.
8. DATE OF PREPARATION OF PLAT: OCTOBER 22, 2019.
9. COMMON AREAS AND EASEMENTS SHALL BE MAINTAINED BY THE HOME OWNERS ASSN. OR ADJACENT LOT OWNER, WHICHEVER IS APPLICABLE AS OUTLINED IN THE COVENANTS.

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NOTES:

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ASSOCIATES, INC.

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SECTION 29,

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E, MADISON

THIS SUBDIVISION LIES WITHIN THE LIMITS ESTABLISHED FOR ZONE "X" (NO SHADING) ACCORDING TO FIRM MAP NUMBER 28089C0420F, EFFECTIVE MARCH 17, 2010.

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REFERENCE MERIDIAN: NORTH REFERENCED TO THE EAST LINE CEDAR GREEN OF SHEFFIELD PART TWO-C

DIMENSIONS ALONG CURVES ARE CHORD DISTANCES. SURVEY CLASSIFICATION "B".

SURVEYOR'S CERTIFICATE STATE OF MISSISSIPPI COUNTY OF MADISON

1, 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 Southwest ¼ of the Northwest ¼ of Section 29, and in the Southeast ¼ of the Northeast ¼ and the Northeast ¼ of the Southeast ¼ of Section 30, TBN-R3E, Madison County, Mississippi:

Begin of an existing concrete manument marking the Southeast corner of the differential Northeast ¥ of Section 30, TBN-RSE. From Sec POINT OF EECINNUK, run therees South 000 degrees 00 minutes 41 seconds East along the East line of the Northeast ¥ of the Southeast ¥ for a distance of 435.52 feet to an existing concrete to an existing ¾ from pin marking the Southeast W of the Southeast ¥ and as now recorded in Plut Cabinet E at Slde 62-14. run there along the East line of and Cedar Green of Sheffield, Part Two-C. the following benches 13 seconds East line of distance of 33.52 feet to an existing ½ from pin: North 30 degrees 32 minutes 33 seconds East for a distance of 44.33 feet to an existing ½ from pin: North 30 degrees 01 minutes 33 seconds East for a distance of 44.33 feet to an existing ½ from pin: North 40 degrees 14 minutes 14 seconds East for a distance of 43.33 feet to an existing ½ from pin: North 40 degrees 15 minutes 33 seconds East for a distance of 3.34 feet to an existing ½ from pin: North 30 degrees 25 minutes 31 seconds East for a distance of 3.34 feet to an existing ½ from pin: North 30 degrees 35 minutes 31 seconds East for a distance of 44.35 degrees 45 minutes 31 seconds East for a distance of 3.36 feet to an existing ½ from pin: North 30 degrees 50 minutes 31 seconds East for a distance of 44.50 feet to a second East for a distance of 5.56 feet to a existing ½ from pin: North 00 degrees 01 minutes 31 seconds East for a distance of 3.56 feet to a second West for a distance of 1.50 feet to an existing ½ from pin: North 00 degrees 01 minutes 31 seconds East for a distance of 0.26 feet to an existing 2 from pin: North 00 degrees 35 minutes 31 seconds West for a distance of 44.45 feet to a set ½ from pin: nut theree South 100 degrees 50 minutes 33 seconds East for a distance of 1.50 feet to a set 10 for distance of 1.50 feet to a set 10 for pin: North 00 degrees 50 minutes 33 seconds East for a distance of 1.50 feet to a set 10 for distance of 1.50 feet to a set 10 for distance of 1.50 fe

CERTIFICATE AND DEDICATION OF OWNER STATE OF MISSISSIPPI COUNTY OF MADISON

I, J. D. Robinson, Member of JWAR Properties, LLC, a do hereby certify that the aforementioned is the in the foregoing certificate of Donald L McDon that as Member of said JWAR Properties, LLC subdivided and platted as shown hereon, subdivision as the free act and deed of said Lin designated the same as Yandell Farms of Sheffield rights—of—ways and drainage easements as show

JWAR Properties, LLC, A Mississippi Limited Liability Witness my signature this the day of

SHEFFIELD, PART 1 1/4 OF THE NW 1/4 1/4 OF THE NE 1/4 AND 1/4 OF SECTION 30, COUNTY, MISSISSIPPI	PLATTED & SURVEYED BY H D LANG AND ASSOCIATES, I ENGINEERS / LAND SURVEYORS 4099 NORTH STATE STREET JACKSON, MISSISSIPPI 1801) 382-4886
LC, a Mississippi Limited Liability Company, d is the owner of the land described McDonald, Professional Surveyor, and s. LLC, has caused the same to be recon, and hereby adopt this plat said Limited Liability company and has heffield, Part 1 and dedicates the street s shown hereon for public use forever.	APPROVAL OF THE BOARD OF SUPERVISORS STATE: OF MISSISSIPPI 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
Andersigned officer in and for the D. Robinson, who acknowledged to me Mississippi Limited Liability Company, the he signed and delivered this plat to do, and Donald L McDonald, Professional signed and delivered this plat and the , on the day and year herein mentioned. day of	CERTIFICATE OF COMPARISON STATE OF MADISON We, Ronny Lott, Chancery Clerk and Donald L. McDonald, Professional Surveyor, do hereby certify that we have carefully compared this plat of 'randell Prems of Sheffield, Part 1 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
	FILING AND RECORDATION STATE OF MISSISSIPPI

COUNTY OF MADISON

l, Ronny Lott, Clerk of the Chancery Court in and for said County and State, do hereby certify that the final plat of Yandell Farms of Sheffield, Part 1 was filed for record in my office on this the day of 20 and was duly of maps duly

recorded in Plat Cabinet _____ at Slides and plats of land in Madison County, Mississippi. and 약 the records

day of

Given under my hand and seal of office this the 20____

Ronny Lott, Chancery Clerk

D.C.

By: