

Department of Engineering
Tim Bryan, P.E., County Engineer

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MEMORANDUM

January 13, 2021

To: Sheila Jones, 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
Highlands of Yandell Farms, Part 1A

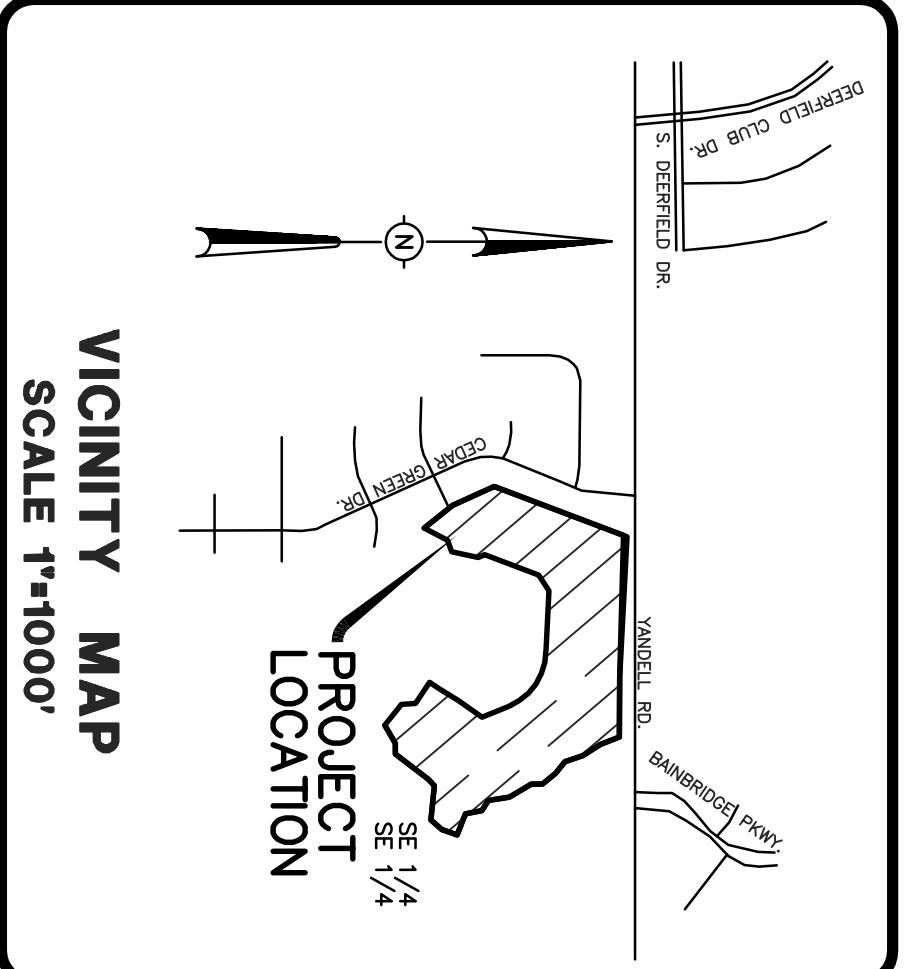
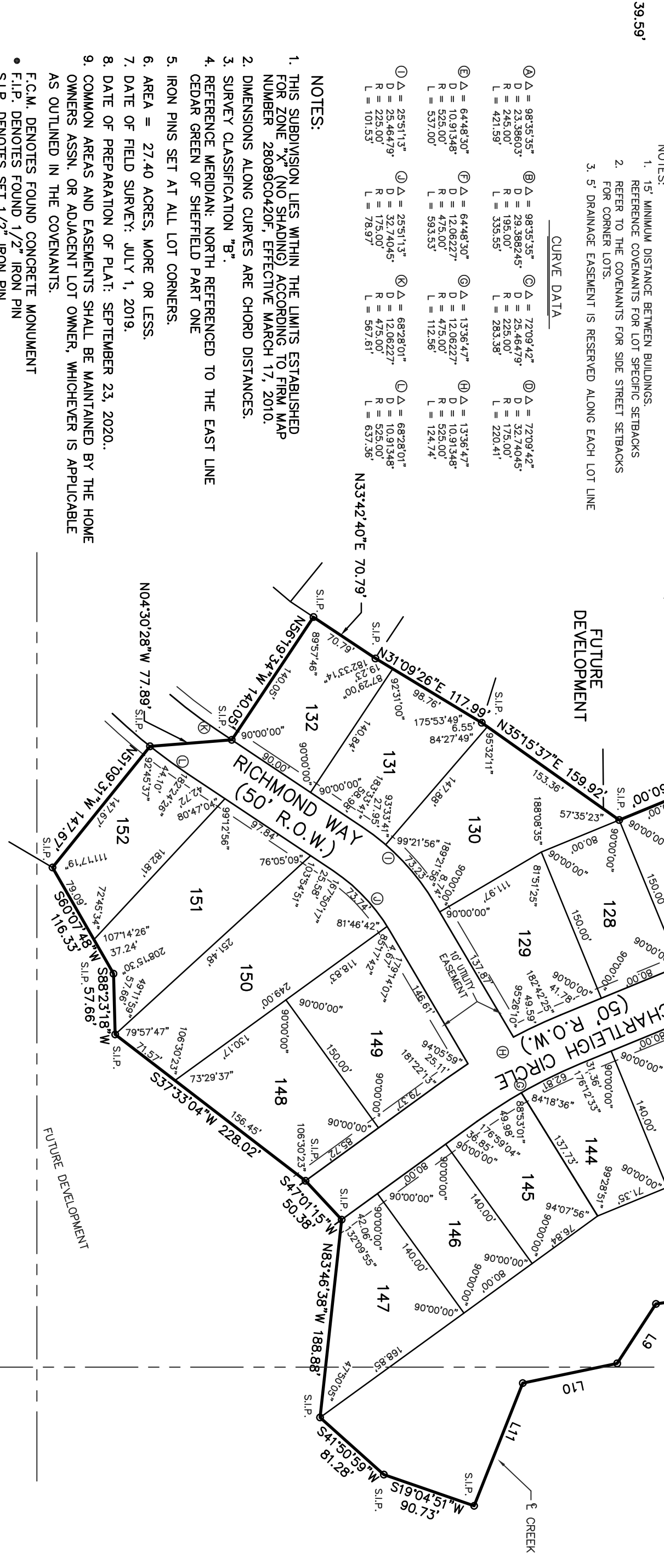
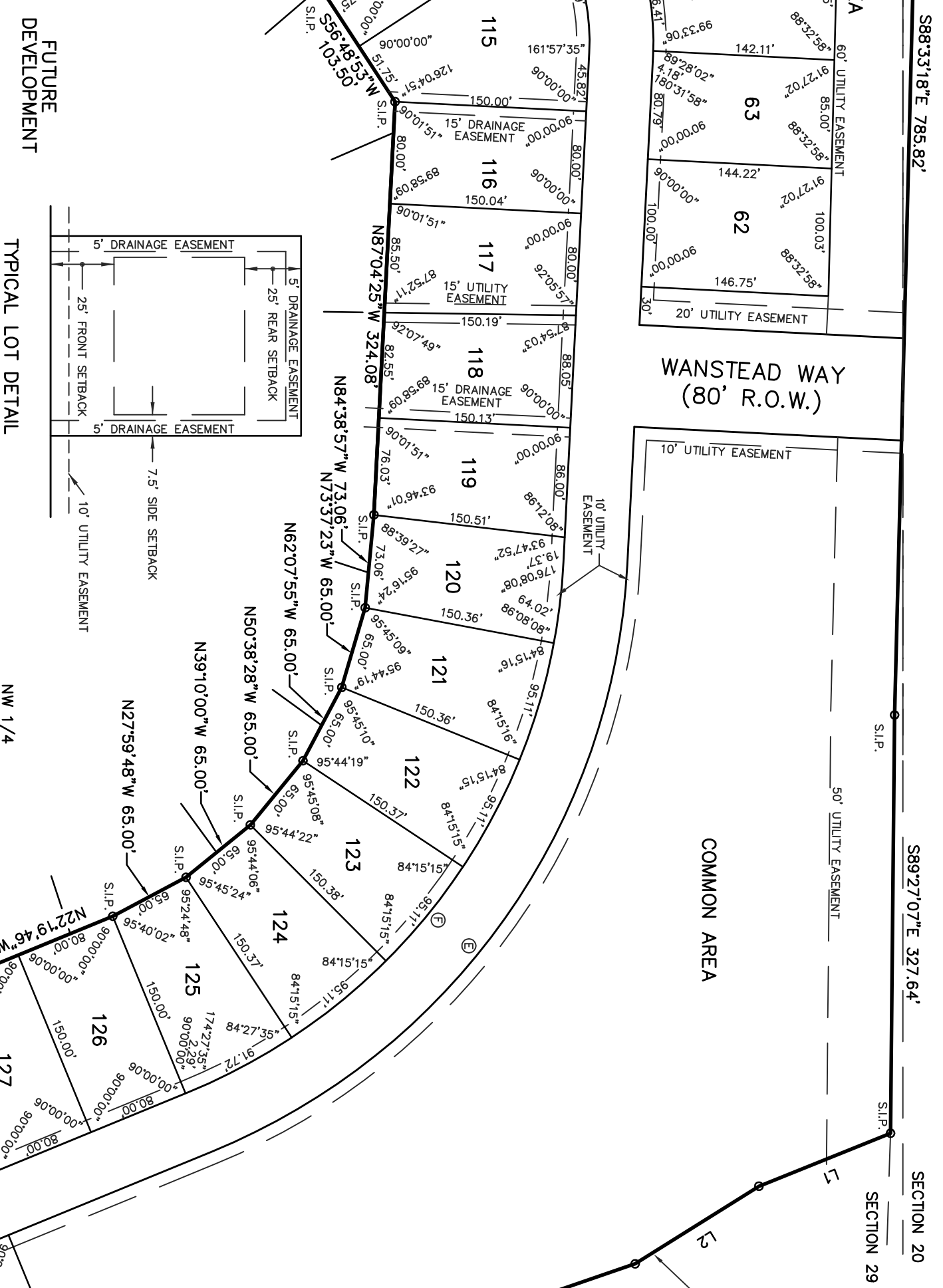
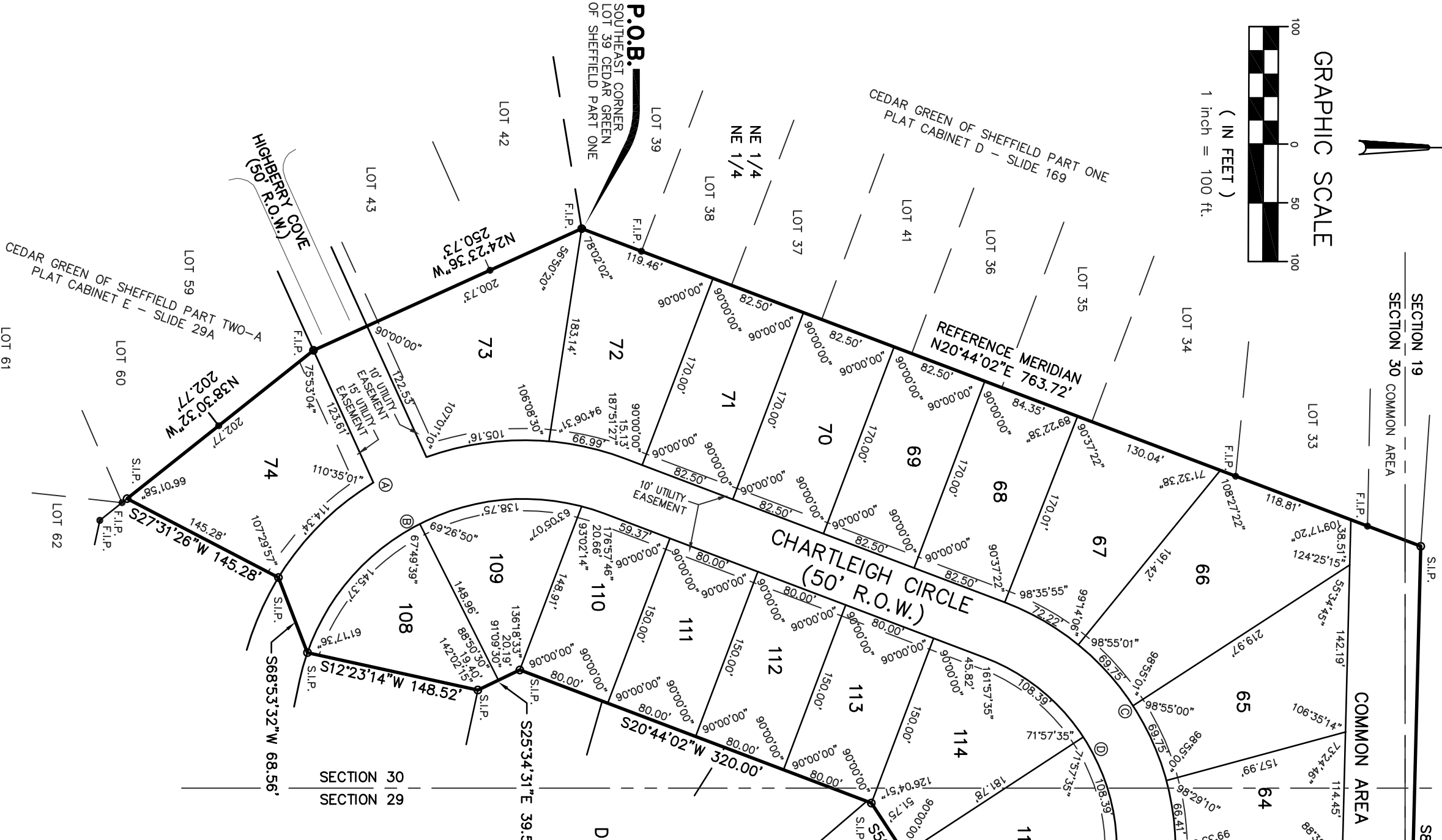
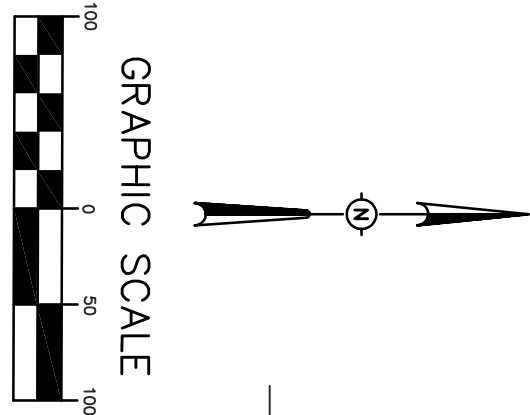
The Engineering Department recommends the approval of JWAR Properties LLC's Final Plat of Highlands of Yandell Farms, Part 1A. The development is approximately 27.40 acres including 90 lots with an average size of 0.25 acres. The letter of credit for the surface lift of asphalt has been received.

HIGHLANDS OF VANDELL FARMS, PART 1A

SITUATED IN THE SE 1/4 OF THE SE 1/4 OF SECTION 19, THE SW 1/4 OF THE SW 1/4 OF SECTION 20, THE NW 1/4 OF THE NW 1/4 OF SECTION 29, AND THE NE 1/4 OF THE NE 1/4 OF SECTION 30, MADISON COUNTY, MISSISSIPPI

YANDELL ROAD
(80' R.O.W.)

SW 1/4
 SW 1/4



CALLS PER SURVEY

NUMBER	DIRECTION	DISTANCE
1	S21°55'02"E	111.13'
2	S32°06'06"E	114.40'
3	S18°57'13"E	105.46'
4	S50°59'43"E	81.17'
5	S39°45'33"E	94.64'
6	SOUTH	61.74'
7	S30°54'18"E	142.49'
8	S08°22'21"E	115.92'
9	S56°52'26"E	67.43'
10	S11°46'08"E	91.61'
11	S68°21'39"E	125.34'

- NOTES:**
1. THIS SUBDIVISION LIES WITHIN THE LIMITS ESTABLISHED FOR ZONE X (NO SHADING) ACCORDING TO FIRM MAP NUMBER 28089C04200, EFFECTIVE MARCH 17, 2010.
 2. DIMENSIONS ALONG CURVES ARE CHORD DISTANCES.
 3. SURVEY CLASSIFICATION "B".
 4. REFERENCE MERIDIAN: NORTH REFERENCED TO THE EAST LINE CEDAR GREEN OF SHEFFIELD PART ONE
 5. IRON PINS SET AT ALL LOT CORNERS.
 6. AREA = 27.40 ACRES, MORE OR LESS.
 7. DATE OF FIELD SURVEY: JULY 1, 2019.
 8. DATE OF PREPARATION OF PLAT: SEPTEMBER 23, 2020.
 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.
 10. F.C.M. DENOTES FOUND CONCRETE MONUMENT
 11. F.I.P. DENOTES FOUND 1/2" IRON PIN
 12. S.I.P. DENOTES SET 1/2" IRON PIN

CURVE DATA

Stationing	Δ	D	R	L	Stationing	Δ	D	R	L
① Δ = 295°11'3"	Δ = 25°46'47"	D = 225.00'	R = 175.00'	L = 101.53'	⑩ Δ = 68°28'01"	Δ = 12°06'27"	D = 10.91348'	R = 525.00'	L = 637.38'
② Δ = 98°35'35"	Δ = 29°09'42"	D = 72.09442'	R = 175.00'	L = 220.41'	⑪ Δ = 13°36'42"	Δ = 13°36'42"	D = 13.36427'	R = 13.36427'	L = 13.36427'
③ Δ = 233°36'03"	Δ = 23°38'24"	D = 29.388245'	R = 195.00'	L = 533.53'	⑫ Δ = 32°74'05"	Δ = 32°74'05"	D = 32.74050'	R = 475.00'	L = 587.81'
④ Δ = 245°00'	Δ = 195°00'	D = 195.00'	R = 195.00'	L = 283.38'	⑬ Δ = 13°36'42"	Δ = 13°36'42"	D = 13.36427'	R = 13.36427'	L = 13.36427'
⑤ Δ = 45°13'39"	Δ = 25°09'42"	D = 72.09442'	R = 175.00'	L = 220.41'	⑭ Δ = 13°36'42"	Δ = 13°36'42"	D = 13.36427'	R = 13.36427'	L = 13.36427'
⑥ Δ = 64°48'30"	Δ = 64°48'30"	D = 64.48300'	R = 475.00'	L = 593.53'	⑮ Δ = 13°36'42"	Δ = 13°36'42"	D = 13.36427'	R = 13.36427'	L = 13.36427'
⑦ Δ = 64°48'30"	Δ = 64°48'30"	D = 64.48300'	R = 475.00'	L = 593.53'	⑯ Δ = 13°36'42"	Δ = 13°36'42"	D = 13.36427'	R = 13.36427'	L = 13.36427'
⑧ Δ = 64°48'30"	Δ = 64°48'30"	D = 64.48300'	R = 475.00'	L = 593.53'	⑰ Δ = 13°36'42"	Δ = 13°36'42"	D = 13.36427'	R = 13.36427'	L = 13.36427'
⑨ Δ = 25°46'47"	Δ = 32°74'05"	D = 32.74050'	R = 475.00'	L = 587.81'	⑱ Δ = 68°28'01"	Δ = 68°28'01"	D = 68.28010'	R = 525.00'	L = 637.38'
⑰ Δ = 25°46'47"	Δ = 32°74'05"	D = 32.74050'	R = 475.00'	L = 587.81'	⑲ Δ = 68°28'01"	Δ = 68°28'01"	D = 68.28010'	R = 525.00'	L = 637.38'
⑱ Δ = 25°46'47"	Δ = 32°74'05"	D = 32.74050'	R = 475.00'	L = 587.81'	⑳ Δ = 68°28'01"	Δ = 68°28'01"	D = 68.28010'	R = 525.00'	L = 637.38'

HIGHLANDS OF YANDELL FARMS, PART 1A

PLATTED & SURVEYED BY
H D LANG AND ASSOCIATES, INC.
ENGINEERS / LAND SURVEYORS
4089 NORTH STATE STREET
JACKSON, MISSISSIPPI
16011 362-4886

SITUATED IN THE SE 1/4 OF
THE SE 1/4 OF SECTION 19, THE SW 1/4 OF
THE SW 1/4 OF SECTION 20, THE NW 1/4 OF
THE NW 1/4 OF SECTION 29, AND THE
THE NE 1/4 OF THE NE 1/4 OF SECTION 30,
T 8 N - R 3 E, MADISON COUNTY, MISSISSIPPI

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 plotted the following described land being situated in the Southeast 1/4 of the Southeast 1/4 of Section 19, in the Southwest 1/4 of the Southwest 1/4 of Section 20, in the Northwest 1/4 of the Northwest 1/4 of Section 29, and in the Northeast 1/4 of the Northeast 1/4 of Section 30, T8N-R3E, Madison County, Mississippi and being more particularly described as follows:

Begin at an existing 1/2" iron pin marking the Southeast corner of Lot 39, Cedar Green of Sheffield, Part One, 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 D at Slide 169; from said POINT OF BEGINNING, run thence North 20 degrees 44 minutes 02 seconds East along the East line of said Cedar Green of Sheffield, Part One for a distance of 763.72 feet to a set 1/2" iron pin on the South right-of-way line of Yandell Road; leaving said East line of Cedar Green of Sheffield, Phase One, run thence South 88 degrees 33 minutes 18 seconds East along said South right-of-way line of Yandell Road for a distance of 785.82 feet to a set 1/2" iron pin; run thence South 89 degrees 27 minutes 07 seconds East along said South right-of-way line of Yandell Road for a distance of 327.64 feet to a set 1/2" iron pin in the centerline of an existing creek; leaving said South right-of-way line of Yandell Road, run thence along said centerline of an existing creek, the following bearings and distances: South 21 degrees 55 minutes 02 seconds East for a distance of 111.13 feet to a point; South 32 degrees 06 minutes 06 seconds East for a distance of 114.40 feet to a point; South 18 degrees 57 minutes 13 seconds East for a distance of 105.46 feet to a point; South 50 degrees 59 minutes 43 seconds East for a distance of 81.17 feet to a point; South 39 degrees 45 minutes 33 seconds East; South 30 degrees 54 minutes 18 seconds East for a distance of 142.49 feet to a point; South 08 degrees 22 minutes 21 seconds East for a distance of 115.92 feet to a point; South 56 degrees 52 minutes 26 seconds East for a distance of 67.43 feet to a point; South 11 degrees 46 minutes 46 seconds East for a distance of 91.61 feet to a point; South 68 degrees 21 minutes 39 seconds East for a distance of 125.34 feet to a set 1/2" iron pin, leaving said centerline of an existing creek, run thence South 19 degrees 04 minutes 51 seconds West for a distance of 90.73 feet to a set 1/2" iron pin; run thence South 41 degrees 30 minutes 59 seconds West for a distance of 81.26 feet to a set 1/2" iron pin; run thence North 83 degrees 46 minutes 38 seconds West for a distance of 185.88 feet to a set 1/2" iron pin; run thence South 47 degrees 01 minutes 15 seconds West for a distance of 50.38 feet to a set 1/2" iron pin; run thence South 37 degrees 33 minutes 04 seconds West for a distance of 228.02 feet to a set 1/2" iron pin; run thence South 88 degrees 23 minutes 18 seconds West for a distance of 57.66 feet to a set 1/2" iron pin; run thence South 60 degrees 07 minutes 48 seconds West for a distance of 116.33 feet to a set 1/2" iron pin; run thence North 51 degrees 09 minutes 31 seconds West for a distance of 147.67 feet to a set 1/2" iron pin; run thence North 04 degrees 30 minutes 28 seconds West for a distance of 77.89 feet to a set 1/2" iron pin; run thence North 56 degrees 19 minutes 34 seconds West for a distance of 140.05 feet to a set 1/2" iron pin; run thence North 33 degrees 42 minutes 40 seconds East for a distance of 70.79 feet to a set 1/2" iron pin; run thence North 31 degrees 09 minutes 26 seconds East for a distance of 117.99 feet to a set 1/2" iron pin; run thence North 35 degrees 15 minutes 37 seconds East for a distance of 159.92 feet to a set 1/2" iron pin; run thence North 22 degrees 19 minutes 46 seconds West for a distance of 160.00 feet to a set 1/2" iron pin; run thence North 27 degrees 59 minutes 49 seconds West for a distance of 65.00 feet to a set 1/2" iron pin; run thence North 39 degrees 00 seconds West for a distance of 65.00 feet to a set 1/2" iron pin; run thence North 50 degrees 36 minutes 28 seconds West for a distance of 65.00 feet to a set 1/2" iron pin; run thence North 62 degrees 07 minutes 55 seconds West for a distance of 65.00 feet to a set 1/2" iron pin; run thence North 73 degrees 37 minutes 27 seconds West for a distance of 65.00 feet to a set 1/2" iron pin; run thence North 84 degrees 38 minutes 57 seconds West for a distance of 73.06 feet to a set 1/2" iron pin; run thence North 87 degrees 04 minutes 25 seconds West for a distance of 324.08 feet to a set 1/2" iron pin; run thence South 56 degrees 48 minutes 53 seconds West for a distance of 103.50 feet to a set 1/2" iron pin; run thence South 20 degrees 44 minutes 02 seconds West for a distance of 320.00 feet to a set 1/2" iron pin; run thence South 25 degrees 34 minutes 12 seconds East for a distance of 39.59 feet to a set 1/2" iron pin; run thence South 12 degrees 23 minutes 14 seconds West for a distance of 148.52 feet to a set 1/2" iron pin; run thence South 68 degrees 53 minutes 53 minutes 32 seconds West for a distance of 68.56 feet to a set 1/2" iron pin; run thence South 27 degrees 31 minutes 26 seconds West for a distance of 145.28 feet to an existing 1/2" iron pin on the East line of Cedar Green of Sheffield, Part Two-A, a subdivision according to the map or plat thereof, on file and of record in the aforesaid Chancery Clerk's office, as now recorded in Plat Cabinet E at Slide 294; run thence North 36 degrees 30 minutes 32 seconds West along said East line of Cedar Green of Sheffield, Part Two-A for a distance of 202.77 feet to an existing 1/2" iron pin; run thence North 24 degrees 23 minutes 36 seconds West along said East line of Cedar Green of Sheffield, Part Two-A for a distance of 250.73 feet to the POINT OF BEGINNING, containing 27.40 acres, more or less.

Witness my signature this _____ 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 descriptions shown hereon are true and correct representations 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, J. D. Robinson, Member of JWAR Properties, 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 Member of said JWAR Properties, 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 Highlands of Yandell Farms, Part 1A 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____

JWAR Properties, LLC, A Mississippi Limited Liability Company

By: J. D. Robinson, Member

ACKNOWLEDGEMENT STATE OF MISSISSIPPI COUNTY OF HINDS

Personally appeared before me, the undersigned officer in and for the jurisdiction aforesaid, the within named J. D. Robinson, who acknowledged to me that he is Member of JWAR Properties, LLC, a Mississippi Limited Liability Company, the owner, who acknowledged to me that he signed and delivered this plat and the certificates thereon as his own act and deed, for and on behalf of said JWAR Properties, 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: Gerald Steen, 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 Highlands of Yandell Farms, Part 1A 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.

FLING 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 Highlands of Yandell Farms, Part 1A was filed for record in my office on this the _____ day of _____ at Slides _____ and _____ and was duly recorded in Plat Cabinet _____ 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.