

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

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MEMORANDUM

August 11, 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.
County Engineer

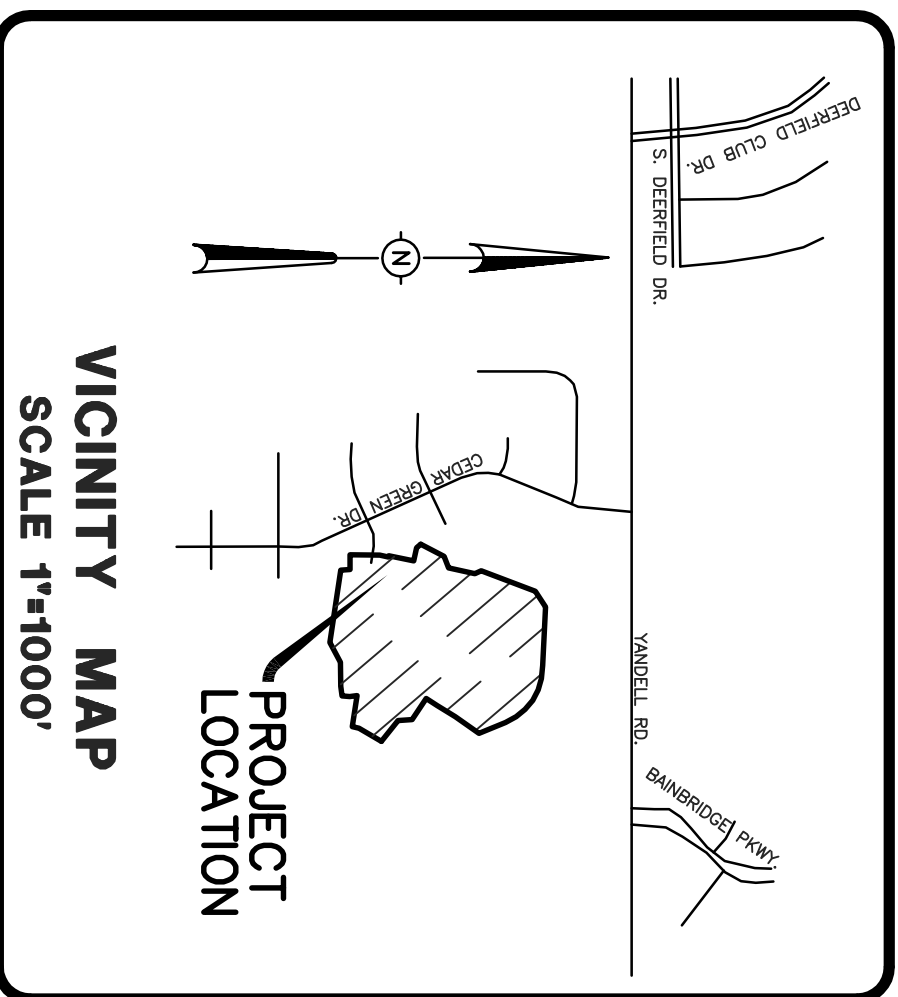
Re: Highlands of Yandell Farms, Part 1B
Final Plat

The Engineering Department recommends approval of JWAR Properties LLC's Final Plat of Highlands of Yandell Farms, Part 1B. The Development is approximately 21.80 acres with 50 lots at roughly ¼ acre each. The letter of credit for asphalt wearing surface etc. has been received.

HIGHLANDS OF YANDELL FARMS, PART 1B

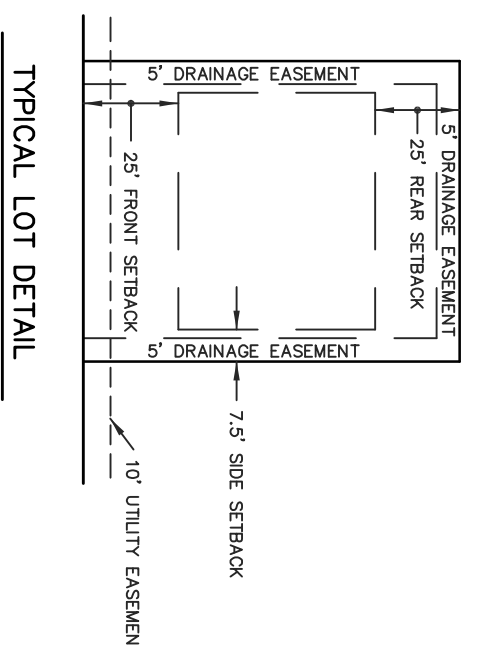
SITUATED IN THE
 NW 1/4 OF SECTION 29 AND THE
 EAST 1/2 OF THE NE 1/4 OF SECTION 30,
 T 8 N - R 3 E, MADISON COUNTY, MISSISSIPPI

PLATTED & SURVEYED BY
 H D LANG AND ASSOCIATES, INC.
 ENGINEERS / LAND SURVEYORS
 4099 NORTH STATE STREET
 JACKSON, MISSISSIPPI
 16011 362-4886

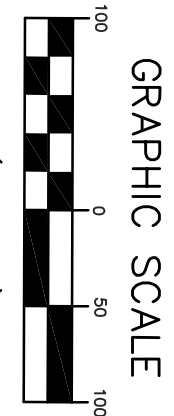
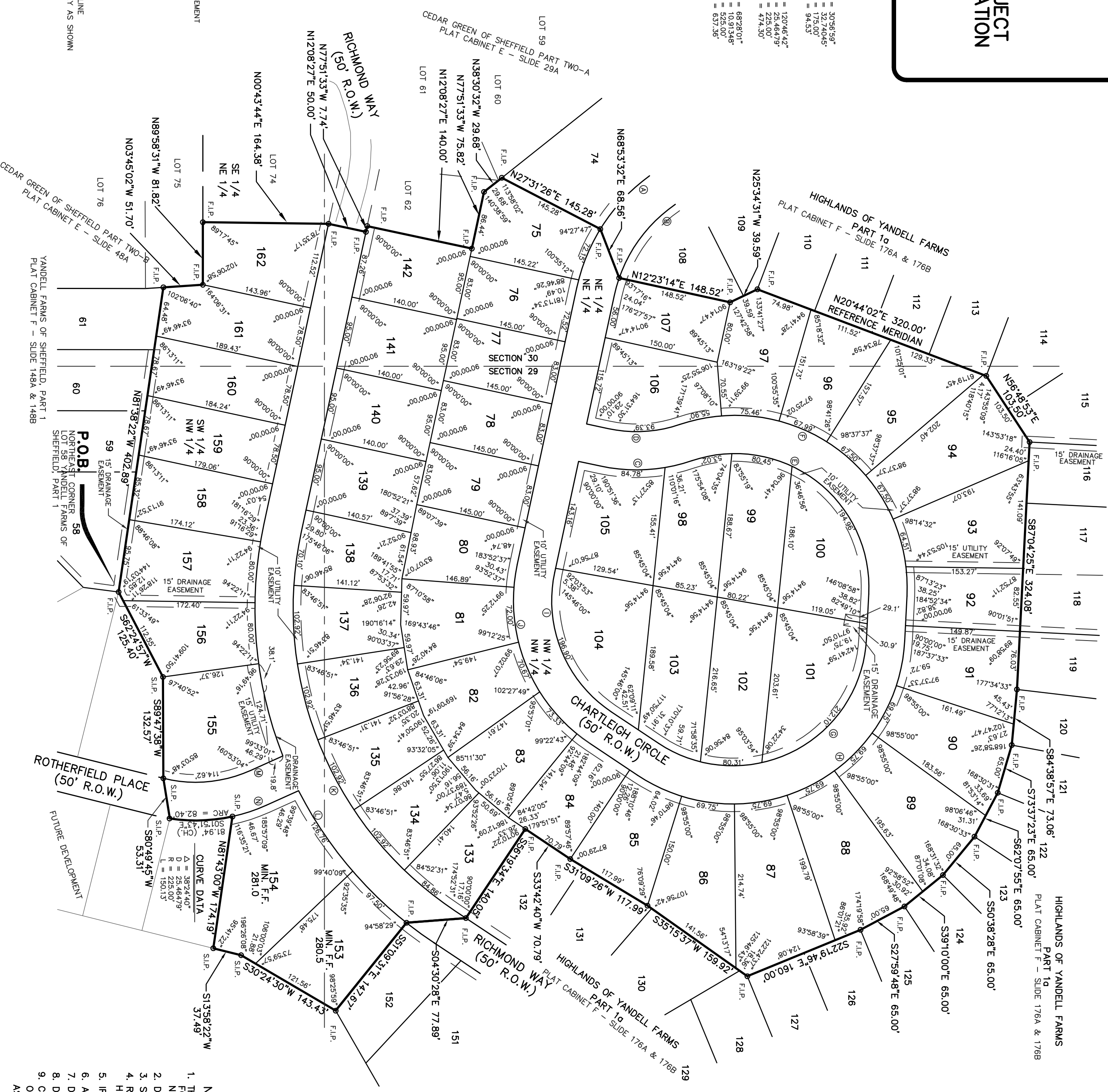


RIGHT-OF-WAY
 CURVE DATA

① Δ = 98°35'35"	② Δ = 98°35'35"	③ Δ = 30°55'59"	④ Δ = 30°55'59"
D = 23.38603'	D = 29.388245'	D = 25.46479'	D = 32.74045'
R = 245.00'	R = 195.00'	R = 175.00'	R = 175.00'
L = 421.59'	L = 335.55'	L = 121.54'	L = 94.53'
⑤ Δ = 111°42'16"	⑥ Δ = 111°42'16"	⑦ Δ = 120°46'42"	⑧ Δ = 120°46'42"
D = 32.74045'	D = 25.46479'	D = 32.74045'	D = 25.46479'
R = 175.00'	R = 175.00'	R = 175.00'	R = 225.00'
L = 537.00'	L = 583.53'	L = 567.61'	L = 474.30'
⑨ Δ = 120°46'42"	⑩ Δ = 120°46'42"	⑪ Δ = 68°29'01"	⑫ Δ = 68°29'01"
D = 32.74045'	D = 25.46479'	D = 12.08227'	D = 10.817948'
R = 175.00'	R = 225.00'	R = 475.00'	R = 525.00'
L = 209.12'	L = 288.67'	L = 567.61'	L = 637.36'
⑬ Δ = 381°3'52"	⑭ Δ = 381°3'52"	⑯ Δ = 25°46'47.9"	⑰ Δ = 25°46'47.9"
D = 32.74045'	D = 25.46479'	D = 475.00'	D = 475.00'
R = 175.00'	R = 175.00'	R = 116.77'	R = 116.77'
L = 150.13'	L = 150.13'	L = 116.77'	L = 116.77'



- NOTES:
1. 15' MINIMUM DISTANCE BETWEEN BUILDINGS.
 2. REFERENCE COVENANTS FOR LOT SPECIFIC SETBACKS FOR CORNER LOTS.
 3. 5' DRAINAGE EASEMENT IS RESERVED ALONG EACH LOT LINE.
 4. 15' UTILITY EASEMENT ON LOT 156 ALONG RICHMOND WAY AS SHOWN.



- NOTES:
1. THIS SUBDIVISION LIES WITHIN THE LIMITS ESTABLISHED FOR ZONE "X" (NO SHADING) ACCORDING TO FIRM MAP NUMBER 28089C0420F, EFFECTIVE MARCH 17, 2010.
 2. DIMENSIONS ALONG CURVES ARE CHORD DISTANCES.
 3. SURVEY CLASSIFICATION "B".
 4. REFERENCE MERIDIAN: NORTH REFERENCED TO THE EAST LINE HIGHLANDS OF YANDELL FARMS PART 1A.
 5. IRON PINS SET AT ALL LOT CORNERS.
 6. AREA = 21.80 ACRES, MORE OR LESS.
 7. DATE OF FIELD SURVEY: JULY 10, 2020.
 8. DATE OF PREPARATION OF PLAT: MAY 25, 2021.
 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.

HIGHLANDS OF YANDELL FARMS, PART 1B

SITUATED IN THE

NW 1/4 OF SECTION 29 AND THE
EAST 1/2 OF THE NE 1/4 OF SECTION 30,
T 8 N - R 3 E, MADISON COUNTY, MISSISSIPPI

PLATTED & SURVEYED BY
H D LANG AND ASSOCIATES, INC.
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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 Northwest ¼ of Section 29 and in the East ½ of the Northeast ¼ of Section 30, 18N-R3E, Madison County, Mississippi:

Begin at an existing ½" iron pin marking the Northeast corner of Lot 58, Vandell Farms of Sheffield, Part 1, 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 F at Slides 148A and 148B and run thence North 81 degrees 38 minutes 22 seconds West along the North line of said Vandell Farms of Sheffield, Part 1 for a distance of 402.89 feet to an existing ½" iron pin on the East line of Lot 75, Cedar Green of Sheffield, Part Two-B, 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 48A; run thence North 03 degrees 45 minutes 02 seconds West along said East line of Cedar Green of Sheffield, Part Two-B for a distance of 51.70 feet to an existing ½" iron pin; run thence North 89 degrees 58 minutes 31 seconds West along said East line of Cedar Green of Sheffield, Part Two-B for a distance of 81.82 feet to an existing ½" 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 29A; run thence along said East line of Cedar Green of Sheffield, Part Two-A the following bearings and distances: North 00 degrees 43 minutes 44 seconds East for a distance of 164.38 feet to an existing ½" iron pin; North 12 degrees 08 minutes 27 seconds East for a distance of 50.00 feet to an existing ½" iron pin; North 77 degrees 51 minutes 33 seconds West for a distance of 7.74 feet to an existing ½" iron pin; North 12 degrees 08 minutes 27 seconds East for a distance of 140.00 feet to an existing ½" iron pin; North 77 degrees 51 minutes 33 seconds West for a distance of 73.82 feet to an existing ½" iron pin; North 38 degrees 30 minutes 52 seconds West for a distance of 29.68 feet to an existing ½" iron pin on the East line of Highlands of Vandell Farms, Part 1A, 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 F at Slides 176A and 176B; leaving said East line of Cedar Green of Sheffield, Part Two-A, run thence along said East line and along the South and West lines of said Highlands of Vandell Farms, Part 1A the following bearings and distances: North 27 degrees 31 minutes 26 seconds East for a distance of 145.28 feet to an existing ½" iron pin; North 68 degrees 53 minutes 32 seconds East for a distance of 68.56 feet to an existing ½" iron pin; North 12 degrees 23 minutes 14 seconds East for a distance of 148.52 feet to an existing ½" iron pin; North 25 degrees 34 minutes 31 seconds West for a distance of 39.59 feet to an existing ½" iron pin; North 20 degrees 44 minutes 02 seconds East for a distance of 320.00 feet to an existing ½" iron pin; North 56 degrees 48 minutes 53 seconds East for a distance of 103.50 feet to an existing ½" iron pin; South 87 degrees 04 minutes 25 seconds East for a distance of 324.08 feet to an existing ½" iron pin; South 84 degrees 38 minutes 57 seconds East for a distance of 73.06 feet to an existing ½" iron pin; South 73 degrees 37 minutes 23 seconds East for a distance of 65.00 feet to an existing ½" iron pin; South 82 degrees 07 minutes 55 seconds East for a distance of 65.00 feet to an existing ½" iron pin; South 50 degrees 38 minutes 26 seconds East for a distance of 65.00 feet to an existing ½" iron pin; South 39 degrees 10 minutes 00 seconds East for a distance of 65.00 feet to an existing ½" iron pin; South 27 degrees 59 minutes 48 seconds East for a distance of 65.00 feet to an existing ½" iron pin; South 22 degrees 19 minutes 46 seconds East for a distance of 160.00 feet to an existing ½" iron pin; South 35 degrees 15 minutes 37 seconds West for a distance of 159.92 feet to an existing ½" iron pin; South 31 degrees 09 minutes 26 seconds West for a distance of 117.99 feet to an existing ½" iron pin; South 33 degrees 42 minutes 40 seconds West for a distance of 70.79 feet to an existing ½" iron pin; South 56 degrees 19 minutes 34 seconds East for a distance of 140.05 feet to an existing ½" iron pin; South 04 degrees 30 minutes 28 seconds East for a distance of 77.89 feet to an existing ½" iron pin; leaving said West line of Highlands of Vandell Farms, Part 1A, run thence South 30 degrees 24 minutes 30 seconds West for a distance of 143.43 feet to a set ½" iron pin; run thence South 13 degrees 58 minutes 22 seconds West for a distance of 37.49 feet to a set ½" iron pin; run thence North 81 degrees 43 minutes 00 seconds West for a distance of 174.19 feet to a set ½" iron pin on the arc of a 25.46/79 degree curve bearing to the right having a central angle of 38 degrees 24 minutes 40 seconds and a radius of 225.00 feet; run thence southeasterly along the arc of said curve an arc length of 62.40 feet to a set ½" iron pin; said curve having a chord bearing of South 01 degrees 51 minutes 43 seconds East and a chord distance of 81.94 feet; leaving the arc of said curve, run thence South 80 degrees 49 minutes 45 seconds West for a distance of 53.31 feet to a set ½" iron pin; run thence South 89 degrees 47 minutes 38 seconds West for a distance of 132.57 feet to a set ½" iron pin; run thence South 62 degrees 24 minutes 57 seconds West for a distance of 125.40 feet to the POINT OF BEGINNING, containing 21.80 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 approved shown hereon are in place on the ground and the plat and plattings 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, 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 subdivided as the free act and deed of said Limited Liability company and has designated the same as Highlands of Vandell Farms, Part 1B 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: Karl Banks, 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 Vandell Farms, Part 1B 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 Vandell Farms, Part 1B 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.