

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

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## MEMORANDUM

March 31, 2022

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

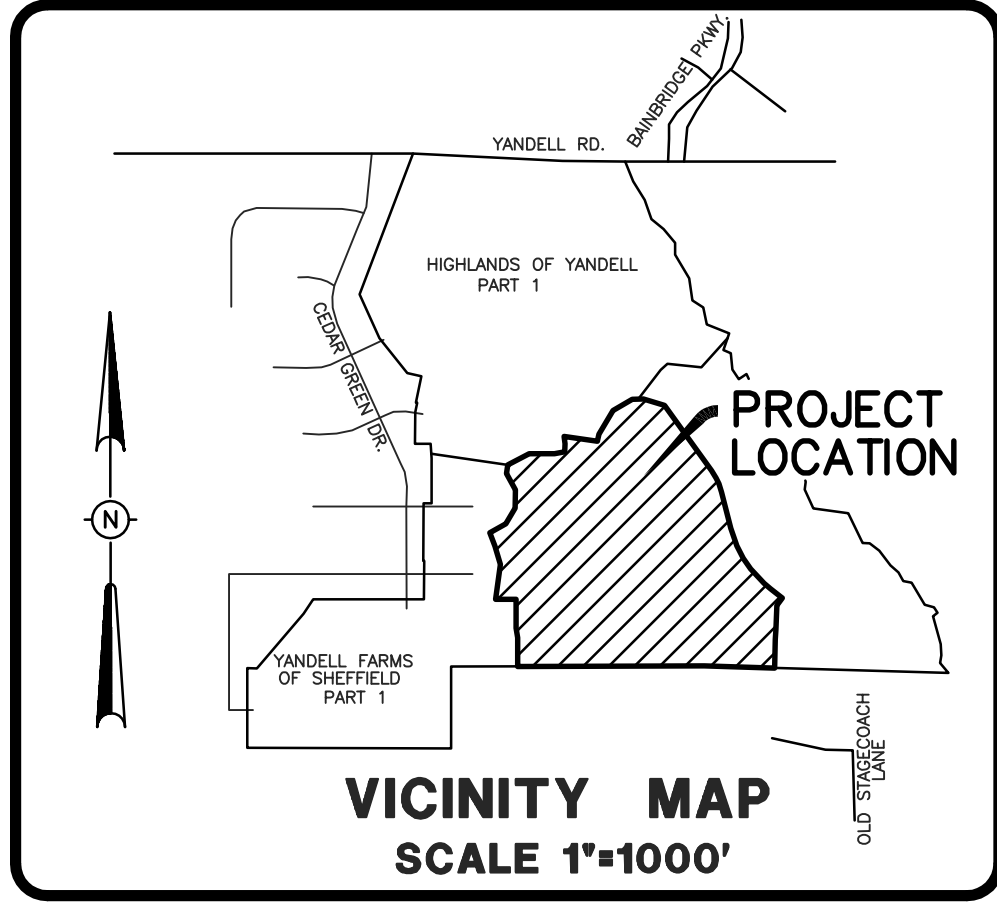
Re: Yandell Farms of Sheffield, Part 2  
Final Plat

The Engineering Department recommends approval of the final plat o Yandell Farms of Sheffield, Part 2. The development contains 80 lots on 34.43 acres. The Letter of Credit for the final wearing surface has been received by the County.

# YANDELL FARMS OF SHEFFIELD, PART 2

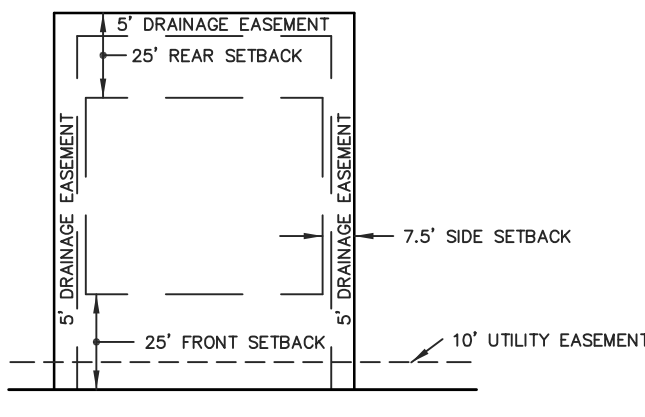
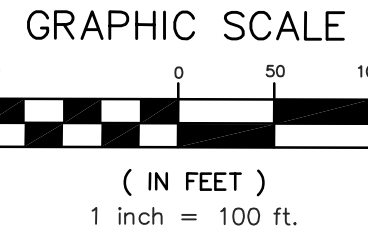
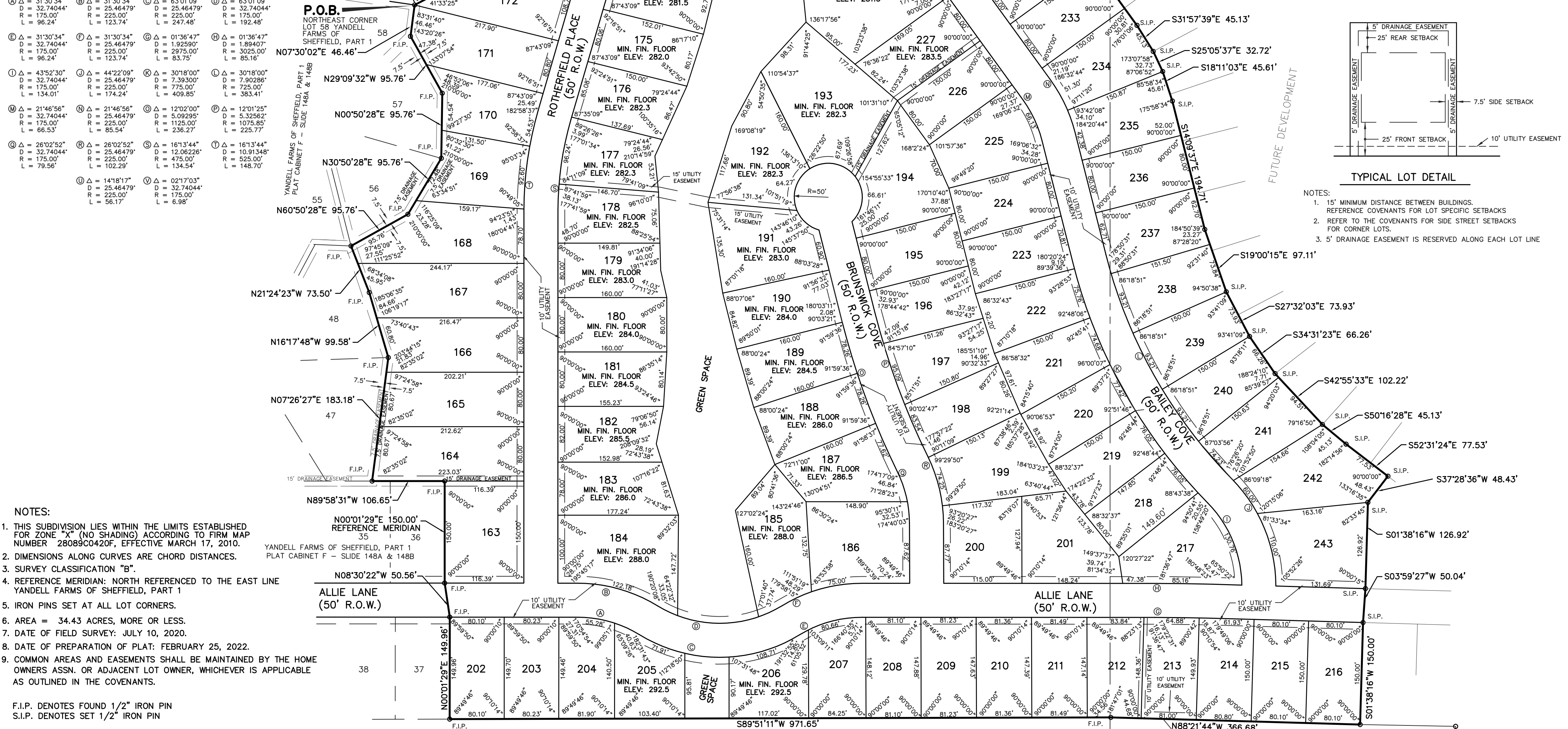
SITUATED IN THE  
NW 1/4 OF SECTION 29,  
T 8 N - R 3 E, MADISON COUNTY, MISSISSIPPI

PLATTED & SURVEYED BY  
H D LANG AND ASSOCIATES, INC.  
ENGINEERS / LAND SURVEYORS  
4099 NORTH STATE STREET  
JACKSON, MISSISSIPPI  
1(601) 362-4886



### RIGHT-OF-WAY CURVE DATA

|  |  |  |  |
|--|--|--|--|
| Ⓐ Δ = 31°30'34"<br>D = 32.74044'<br>R = 175.00'<br>L = 96.24'  | Ⓞ Δ = 31°30'34"<br>D = 25.46479'<br>R = 225.00'<br>L = 123.74' | Ⓢ Δ = 63°01'09"<br>D = 25.46479'<br>R = 225.00'<br>L = 247.48' | Ⓣ Δ = 63°01'09"<br>D = 32.74044'<br>R = 175.00'<br>L = 192.48' |
| Ⓒ Δ = 31°30'34"<br>D = 32.74044'<br>R = 175.00'<br>L = 96.24'  | Ⓠ Δ = 31°30'34"<br>D = 25.46479'<br>R = 225.00'<br>L = 123.74' | Ⓤ Δ = 01°36'47"<br>D = 1.89407'<br>R = 2975.00'<br>L = 83.75'  | Ⓡ Δ = 01°36'47"<br>D = 1.89407'<br>R = 3025.00'<br>L = 85.16'  |
| Ⓚ Δ = 43°52'30"<br>D = 32.74044'<br>R = 175.00'<br>L = 134.01' | Ⓛ Δ = 44°22'09"<br>D = 25.46479'<br>R = 225.00'<br>L = 174.24' | Ⓜ Δ = 30°18'00"<br>D = 7.39300'<br>R = 775.00'<br>L = 409.85'  | Ⓨ Δ = 30°18'00"<br>D = 7.90286'<br>R = 725.00'<br>L = 383.41'  |
| Ⓩ Δ = 21°46'56"<br>D = 32.74044'<br>R = 175.00'<br>L = 66.53'  | Ⓨ Δ = 21°46'56"<br>D = 25.46479'<br>R = 225.00'<br>L = 85.54'  | ⓐ Δ = 12°02'00"<br>D = 5.09295'<br>R = 1125.00'<br>L = 236.27' | ⓑ Δ = 12°01'25"<br>D = 5.32562'<br>R = 1075.85'<br>L = 225.77' |
| Ⓚ Δ = 26°02'52"<br>D = 32.74044'<br>R = 175.00'<br>L = 79.96'  | Ⓛ Δ = 26°02'52"<br>D = 25.46479'<br>R = 225.00'<br>L = 102.29' | Ⓝ Δ = 16°13'44"<br>D = 12.06226'<br>R = 475.00'<br>L = 134.54' | Ⓞ Δ = 16°13'44"<br>D = 10.91348'<br>R = 525.00'<br>L = 148.70' |
| Ⓚ Δ = 14°18'17"<br>D = 25.46479'<br>R = 225.00'<br>L = 56.17'  | Ⓛ Δ = 02°17'03"<br>D = 32.74044'<br>R = 175.00'<br>L = 6.98'   |  |  |



- NOTES:
- 15' MINIMUM DISTANCE BETWEEN BUILDINGS. REFERENCE COVENANTS FOR LOT SPECIFIC SETBACKS
  - REFER TO THE COVENANTS FOR SIDE STREET SETBACKS FOR CORNER LOTS.
  - 5' DRAINAGE EASEMENT IS RESERVED ALONG EACH LOT LINE

- 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 YANDELL FARMS OF SHEFFIELD, PART 1
  5. IRON PINS SET AT ALL LOT CORNERS.
  6. AREA = 34.43 ACRES, MORE OR LESS.
  7. DATE OF FIELD SURVEY: JULY 10, 2020.
  8. DATE OF PREPARATION OF PLAT: FEBRUARY 25, 2022.
  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.

F.I.P. DENOTES FOUND 1/2" IRON PIN  
S.I.P. DENOTES SET 1/2" IRON PIN

# YANDELL FARMS OF SHEFFIELD, PART 2

## SITUATED IN THE NW 1/4 OF SECTION 29, 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**  
**1601 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 Northwest ¼ of Section 29, T8N-R3E, Madison County, Mississippi:

Begin at an existing ½" iron pin marking the Northeast corner of Lot 58, Yandell 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; said point also being the Southwest corner of Lot 156, Highlands of Yandell Farms, Part 1B, 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 183A and 183B; from said POINT OF BEGINNING, run thence along the South and East lines of said Highlands of Yandell Farms, Part 1B the following bearings and distances: North 62 degrees 24 minutes 57 seconds East for a distance of 125.40 feet to an existing ½" iron pin; North 89 degrees 47 minutes 38 seconds East for a distance of 132.57 feet to an existing ½" iron pin; North 80 degrees 49 minutes 45 seconds East for a distance of 53.31 feet to an existing ½" iron pin on the arc of a 25.46479 degree curve bearing to the left having a central angle of 38 degrees 24 minutes 40 seconds and a radius of 225.00 feet; run thence northwesterly along the arc of said curve an arc length of 82.40 feet to an existing ½" iron pin; said curve having a chord bearing of North 01 degrees 51 minutes 43 seconds West and a chord distance of 81.94 feet; leaving the arc of said curve, run thence South 81 degrees 43 minutes 00 seconds East for a distance of 174.19 feet to an existing ½" iron pin; North 13 degrees 58 minutes 22 seconds East for a distance of 37.49 feet to an existing ½" iron pin; North 30 degrees 24 minutes 30 seconds East for a distance of 143.43 feet to an existing ½" iron pin; marking the Southwest corner of Lot 152, Highlands of Yandell 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 East line of Highlands of Yandell Farms, Part 1B, run thence North 60 degrees 07 minutes 48 seconds East along the South line of said Highlands of Yandell Farms, Part 1A for a distance of 116.33 feet to an existing ½" iron pin; run thence North 88 degrees 23 minutes 18 seconds East along said South line of Highlands of Yandell Farms, Part 1A for a distance of 57.66 feet to an existing ½" iron pin; leaving said South line of Highlands of Yandell Farms, Part 1A, run thence South 72 degrees 34 minutes 05 seconds East for a distance of 115.02 feet to a set ½" iron pin; run thence South 35 degrees 56 minutes 33 seconds East for a distance of 418.66 feet to a set ½" iron pin; run thence South 31 degrees 57 minutes 39 seconds East for a distance of 45.13 feet to a set ½" iron pin; run thence South 25 degrees 05 minutes 37 seconds East for a distance of 32.72 feet to a set ½" iron pin; run thence South 18 degrees 11 minutes 03 seconds East for a distance of 45.61 feet to a set ½" iron pin; run thence South 14 degrees 09 minutes 37 seconds East for a distance of 194.71 feet to a set ½" iron pin; run thence South 19 degrees 00 minutes 15 seconds East for a distance of 97.11 feet to a set ½" iron pin; run thence South 27 degrees 32 minutes 03 seconds East for a distance of 73.93 feet to a set ½" iron pin run thence South 34 degrees 31 minutes 23 seconds East for a distance of 66.26 feet to a set ½" iron pin; run thence South 42 degrees 55 minutes 33 seconds East for a distance of 102.22 feet to a set ½" iron pin; run thence South 50 degrees 16 minutes 28 seconds East for a distance of 45.13 feet to a set ½" iron pin; run thence South 52 degrees 31 minutes 24 seconds East for a distance of 77.53 feet to a set ½" iron pin; run thence South 37 degrees 28 minutes 36 seconds West for a distance of 48.43 feet to a set ½" iron pin; run thence South 01 degrees 38 minutes 16 seconds West for a distance of 126.92 feet to a set ½" iron pin; run thence South 03 degrees 59 minutes 27 seconds West for a distance of 50.04 feet to a set ½" iron pin; run thence South 01 degrees 38 minutes 16 seconds West for a distance of 150.00 feet to a set ½" iron pin on the North line of Madisonville Estates, Part Two, 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 Slides 28B; run thence North 88 degrees 21 minutes 44 seconds West along said North line of Madisonville Estates, Part Two for a distance of 366.68 feet to an existing ½" iron pin marking the Northwest corner of Lot 19 of said Madisonville Estates, Part Two; leaving said North line of Madisonville Estates, Part Two, run thence South 89 degrees 51 minutes 11 seconds West for a distance of 971.65 feet to an existing ½" iron pin marking the Southeast corner of Lot 37 of the aforesaid Yandell Farms of Sheffield, Part 1; run thence along the East line of said Yandell Farms of Sheffield, Part 1 the following bearings and distances: North 00 degrees 01 minutes 29 seconds East for a distance of 149.96 feet to an existing ½" iron pin; North 08 degrees 30 minutes 22 seconds West for a distance of 50.56 feet to an existing ½" iron pin; North 00 degrees 01 minutes 29 seconds East for a distance of 150.00 feet to an existing ½" iron pin; North 89 degrees 58 minutes 31 seconds West for a distance of 106.65 feet to an existing ½" iron pin; North 07 degrees 26 minutes 27 seconds East for a distance of 183.18 feet to an existing ½" iron pin; North 16 degrees 17 minutes 48 seconds West for a distance of 99.58 feet to an existing ½" iron pin; North 21 degrees 24 minutes 23 seconds West for a distance of 73.50 feet to an existing ½" iron pin; North 60 degrees 50 minutes 28 seconds East for a distance of 95.76 feet to an existing ½" iron pin; North 30 degrees 50 minutes 28 seconds East for a distance of 95.76 feet to an existing ½" iron pin; North 00 degrees 50 minutes 28 seconds East for a distance of 95.76 feet to an existing ½" iron pin; North 29 degrees 09 minutes 32 seconds West for a distance of 95.76 feet to an existing ½" iron pin; North 07 degrees 30 minutes 02 seconds East for a distance of 46.46 feet to the POINT OF BEGINNING, containing 34.43 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, 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 Yandell Farms of Sheffield, Part 2 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

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.

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

Paul Griffin, Board President

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 Yandell Farms of Sheffield, Part 2 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

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 Yandell Farms of Sheffield, Part 2 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

D.C.