

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

3137 South Liberty Street, Canton, MS 39046
Office (601) 790-2525 FAX (601) 859-3430

MEMORANDUM

January 24, 2023

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

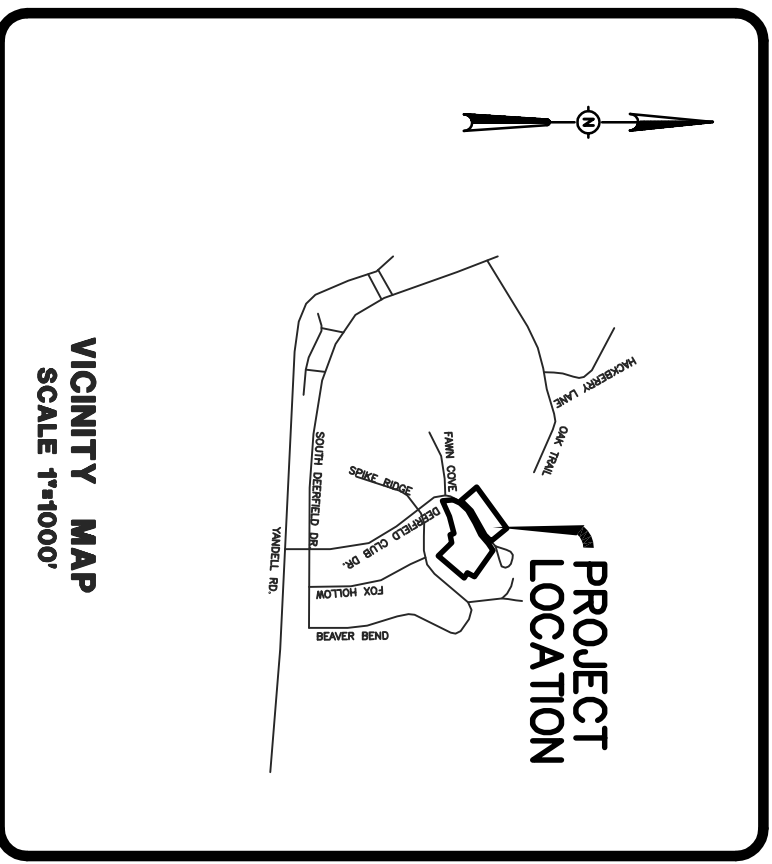
Re: Deerfield Clubhouse Estates
Final Plat

The Engineering Department recommends approval of the final plat of Deerfield Clubhouse Estates. The development contains 7 lots on 3.67 acres. There is no public infrastructure associated with this development.

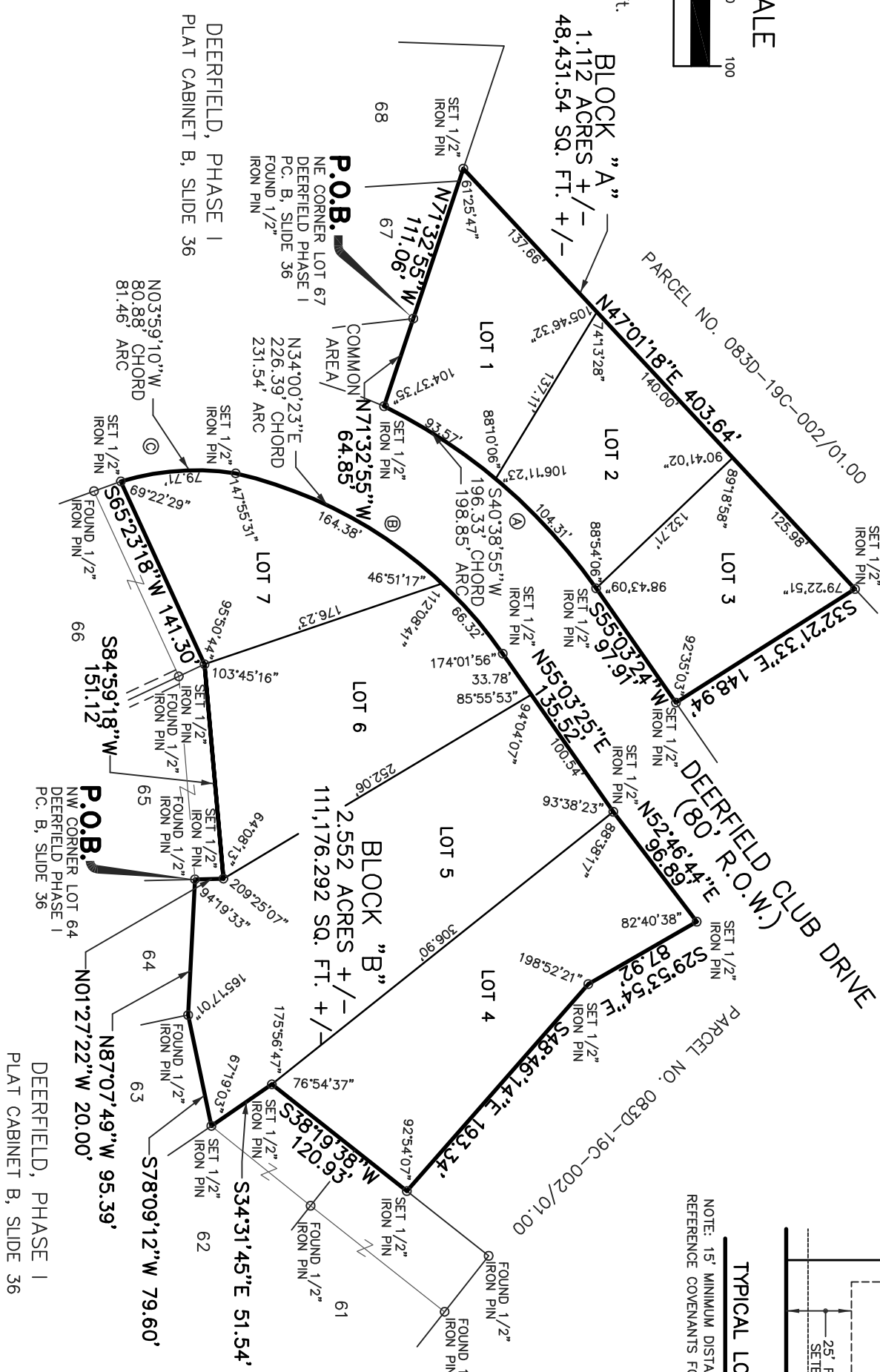
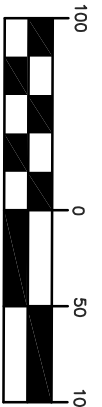
DEERFIELD CLUBHOUSE ESTATES

SITUATED IN THE
SOUTH 1/2 OF SECTION 19, 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 362-4986



VICINITY MAP
SCALE 1"=1000'



NOTE: 15' MINIMUM DISTANCE BETWEEN BUILDINGS
REFERENCING COVENANTS FOR LOT SPECIFIC SETBACKS

RIGHT-OF-WAY
CURVE DATA

⊙ D = 144.239'	⊙ D = 181.400'	⊙ D = 31.3839'
L = 198.40'	L = 231.54'	L = 81.561'
Δ = 283.5700°	Δ = 42.00704°	Δ = 253.519°

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 parcels of land being situated in the South 1/2 of Section 19, T8N-R3E, Madison County, Mississippi:

Block A

Begin at an existing 1/2" iron pin marking the Northeast corner of Lot 67 Deerfield, Phase 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 B at Slide 36 and run thence North 71 degrees 32 minutes 53 seconds West along the North line of said Lot 67 and along the North line of Lot 68 of said Deerfield, Phase 1 for a distance of 111.06 feet to a set 1/2" iron pin; leaving said North line of Lot 68, run thence North 47 degrees 01 minutes 18 seconds East for a distance of 403.64 feet to a set 1/2" iron pin; run thence South 32 degrees 21 minutes 33 seconds East for a distance of 148.94 feet to a set 1/2" iron pin on the western right-of-way line of Deerfield Club Drive; run thence South 55 degrees 03 minutes 24 seconds West along said western right-of-way line of Deerfield Club Drive for a distance of 97.91 feet to the left having a central angle of 28 degrees 43 minutes 00 seconds and a radius of 395.85 feet; run thence southwesterly along said western right-of-way line of Deerfield Club Drive and along the arc of said curve an arc length of 198.85 feet to a set 1/2" iron pin marking the Northeast corner of Common Area of Deerfield, Phase 1; said curve having a chord bearing of South 40 degrees 38 minutes 55 seconds West and a chord distance of 196.33 feet; leaving said western right-of-way line of Deerfield Club Drive and the arc of said curve, run thence North 71 degrees 32 minutes 53 seconds West along the North line of said Common Area for a distance of 64.85 feet to the POINT OF BEGINNING, containing 48,431.54 square feet or 1.112 acres, more or less.

Block B

Begin at an existing 1/2" iron pin marking the Northwest corner of Lot 64, Deerfield, Phase 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 B at Slide 36 and run thence North 01 degrees 27 minutes 22 seconds West along the East line of Lot 65 of said Deerfield, Phase 1 for a distance of 20.00 feet to a set 1/2" iron pin marking the Northeast corner thereof; leaving said East line of Lot 65, run thence South 84 degrees 59 minutes 18 seconds West along the North line of said Lot 65 for a distance of 151.12 feet to a set 1/2" iron pin marking the Northwest corner thereof; run thence South 65 degrees 23 minutes 18 seconds West along the North line of Lot 66 of said Deerfield, Phase 1 for a distance of 141.30 feet to a set 1/2" iron pin on the eastern right-of-way line of Deerfield Club Drive marking the Northwest corner thereof; said point also being on the arc of a 31.3939 degree curve bearing to the right having a central angle of 25 degrees 36 minutes 19 seconds and a radius of 182.51 feet; leaving said North line of Lot 66, run thence northwesterly along said eastern right-of-way line of Deerfield Club Drive and along the arc of said curve an arc length of 81.46 feet to a set 1/2" iron pin; said curve having a chord bearing of North 03 degrees 59 minutes 10 seconds West and a chord distance of 80.88 feet; said set 1/2" iron pin marking the Point of Compound Curvature of a 18.1400 degree curve bearing to the right having a central angle of 42 degrees 00 minutes 04 seconds and a radius of 315.85 feet; run thence northwesterly along said eastern right-of-way line of Deerfield Club Drive and along the arc of said curve an arc length of 231.54 feet to a set 1/2" iron pin marking the Point of Tangency of said curve; said curve having a chord bearing of North 34 degrees 00 minutes 23 seconds East and a chord distance of 226.39 feet; run thence North 55 degrees 03 minutes 25 seconds East along said eastern right-of-way line of Deerfield Club Drive for a distance of 135.52 feet to a set 1/2" iron pin; run thence North 52 degrees 46 minutes 44 seconds East along said eastern right-of-way line of Deerfield Club Drive for a distance of 90.89 feet to a set 1/2" iron pin; leaving said eastern right-of-way line of Deerfield Club Drive, run thence South 29 degrees 53 minutes 54 seconds East for a distance of 87.92 feet to a set 1/2" iron pin; run thence South 48 degrees 46 minutes 14 seconds East for a distance of 193.34 feet to a set 1/2" iron pin on the western line of Lot 61 of the aforesaid Deerfield, Phase 1; run thence South 38 degrees 19 minutes 38 seconds West along said western line of said Lot 61 and Lot 62 of said Deerfield, Phase 1 for a distance of 120.93 feet to a set 1/2" iron pin; run thence South 34 degrees 31 minutes 45 seconds East for a distance of 51.54 feet to a set 1/2" iron pin marking the Northeast corner of Lot 65 of said Deerfield, Phase 1; run thence South 78 degrees 09 minutes 12 seconds West along the North line of said Lot 65 for a distance of 79.60 feet to an existing 1/2" iron pin marking the Northwest corner thereof; run thence North 87 degrees 07 minutes 49 seconds West along the North line of the aforesaid Lot 64 for a distance of 95.39 feet to the POINT OF BEGINNING, containing 111,176.292 square feet or 2.552 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, Brian Sartain, President of Sartain Associates, Inc., a Mississippi Corporation, 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 President of said Sartain Associates, Inc., a Mississippi Corporation, has caused the same to be subdivided and platted as shown hereon, and hereby adopt this plat subdivision as the true act and deed of said Sartain Associates, Inc., and has designated the same as Deerfield Clubhouse Estates 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____
Sartain Associates, Inc., a Mississippi Corporation

By: _____
Brian Sartain, President

ACKNOWLEDGEMENT
STATE OF MISSISSIPPI
COUNTY OF HINDS

Personally appeared before me, the undersigned officer in and for the jurisdiction aforesaid, the within named Brian Sartain, who acknowledged to me that he is President of Sartain Associates, Inc., a Mississippi Corporation, 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 Sartain Associates, Inc., 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: _____
Board President

Attest: _____
Romy Lott, Chancery Clerk

CERTIFICATE OF COMPARISON
STATE OF MISSISSIPPI
COUNTY OF MADISON

We, Romy Lott, Chancery Clerk and Donald L. McDonald, Professional Surveyor, do hereby certify that we have carefully compared this plat of Deerfield Clubhouse Estates 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____

By: _____
D.C.

By: _____
Romy Lott, Chancery Clerk

FLING AND RECORDATION
STATE OF MISSISSIPPI
COUNTY OF MADISON

I, Romy Lott, Clerk of the Chancery Court in and for said County and State, do hereby certify that the final plat of Deerfield Clubhouse Estates was filed for record in my office on this the _____ day of _____ 20____ and was duly recorded in Plat Cabinet _____ at Slide _____ 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____

By: _____
Romy Lott, Chancery Clerk