

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

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## MEMORANDUM

March 29, 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

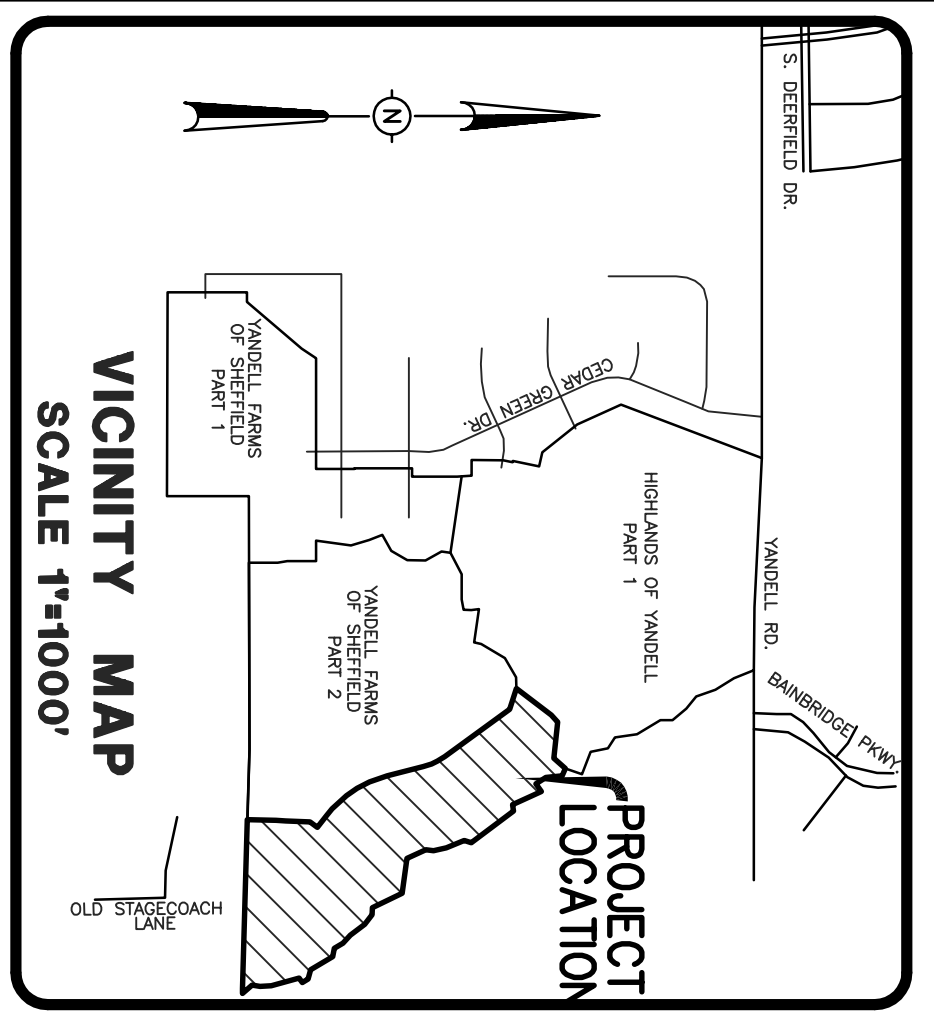
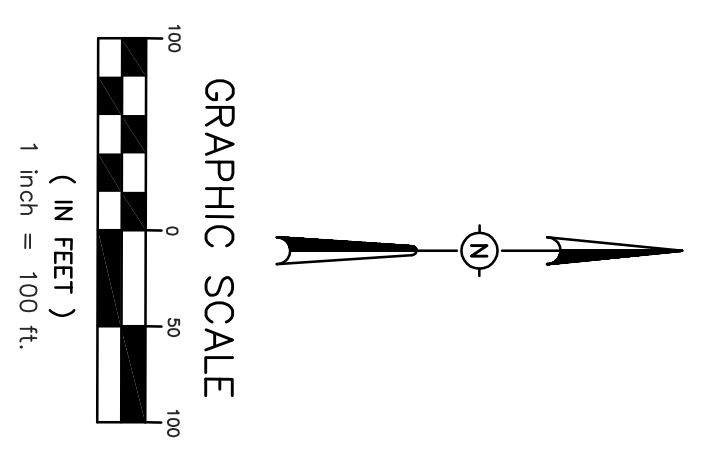
From: Tim Bryan, PE  
County Engineer

Re: Final Plat  
Yandell Farms of Sheffield, Part 3

The Engineering Department recommends approval of the final plat of Yandell Farms of Sheffield, Part 3. The development is approximately 23.51 acres with 41 lots. The Letter of Credit has been received for the final lift of asphalt for this development.

**PLATTED & SURVEYED BY**  
**H D LANG AND ASSOCIATES, INC.**  
**ENGINEERS / LAND SURVEYORS**  
**4099 NORTH STATE STREET**  
**JACKSON, MISSISSIPPI**  
**1601 362-4886**

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



RIGHT-OF-WAY  
CURVE DATA

Ⓐ Δ = 21°46'56"	Ⓞ Δ = 21°46'56"	Ⓒ Δ = 38°21'47"
D = 12062.27'	D = 10,913.99'	D = 13,481.35'
L = 180.58'	L = 192.59'	L = 294.55'
Ⓛ Δ = 38°21'47"	Ⓛ Δ = 53°22'43"	Ⓛ Δ = 53°33'09"
D = 15272.88'	D = 32,270.06'	D = 25,464.80'
L = 251.09'	L = 163.04'	L = 210.30'

**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 2
5. IRON PINS SET AT ALL LOT CORNERS.
6. AREA = 23.51 ACRES, MORE OR LESS.
7. DATE OF FIELD SURVEY: JULY 10, 2020.
8. DATE OF PREPARATION OF PLAT: SEPTEMBER 30, 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

**SHEET 1 OF 2**

