

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

3137 South Liberty Street, Canton, MS 39046  
Office (601) 855-5582 FAX (601) 859-5857

**MEMORANDUM**

March 26, 2024

To: Casey Brannon, 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  
Lewis Farms, Phase 1, Madison County

The Engineering Department recommends approval of the final plat of Lewis Farms, Phase 1. The development is 38 lots on approximately 15.93 acres. The letter of credit has been received for the final wearing surface.

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CASEY BRANNON  
District One

TREY BAXTER  
District Two

GERALD STEEN  
District Three

KARL M. BANKS  
District Four

PAUL GRIFFIN  
District Five

# LEWIS FARMS, PHASE 1

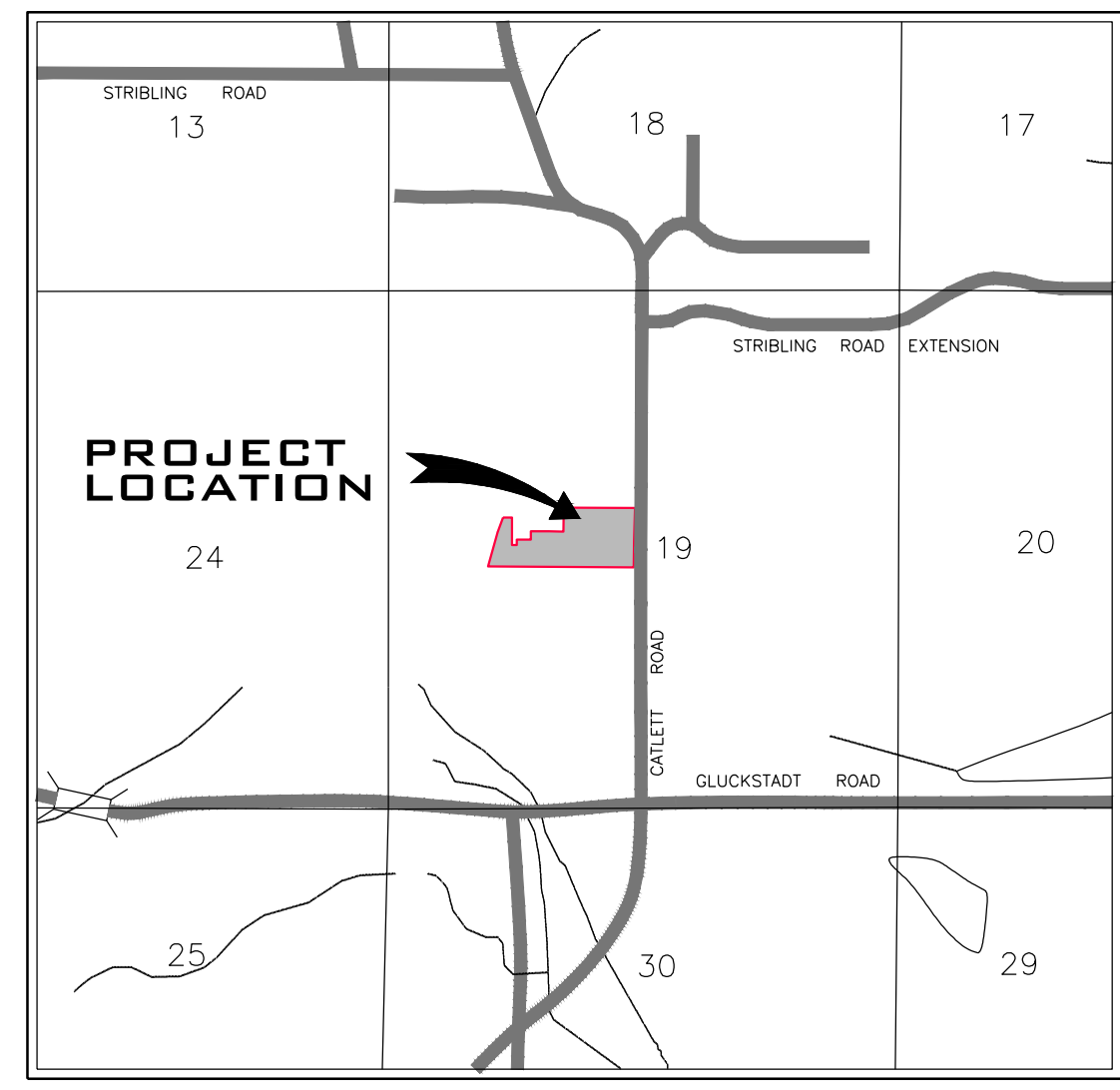
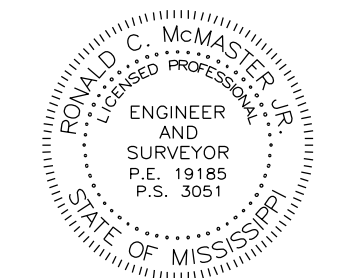
SITUATED IN THE WEST 1/2 OF SECTION 19, T8N-R2E,  
MADISON COUNTY, MISSISSIPPI

Class "B" Survey  
Bearings Based on Survey  
Grade GPS Observations  
Taken May 4, 2020  
(Geodetic North)

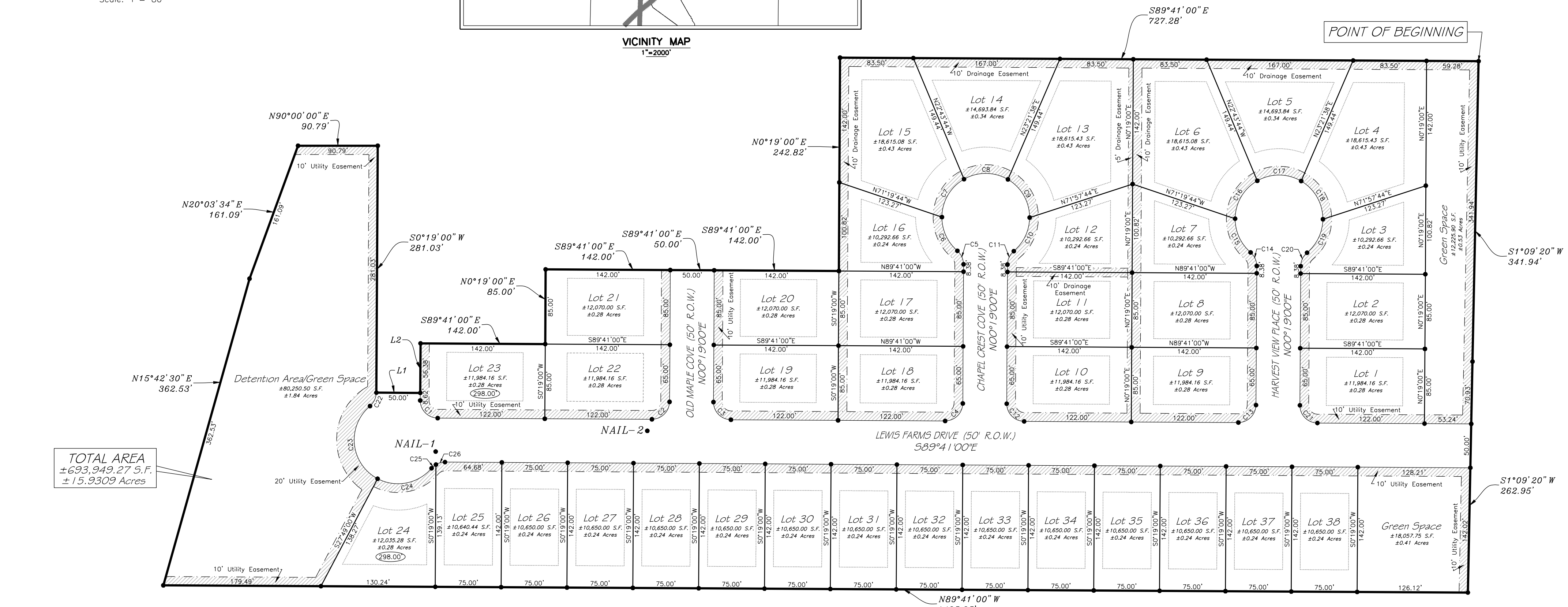
Our Job No. M-2789-Final/Flat-Phase 1  
Date of Plat- March 25, 2024  
Date of Field Survey- April 15, 2021

Iron Pin Set (1/2"x1/8" Iron Rebar)  
Easement Boundary  
Building Setback Line  
Drainage and/or Utility Easement  
Minimum Finished Floor Elevation

Scale: 1" = 80'

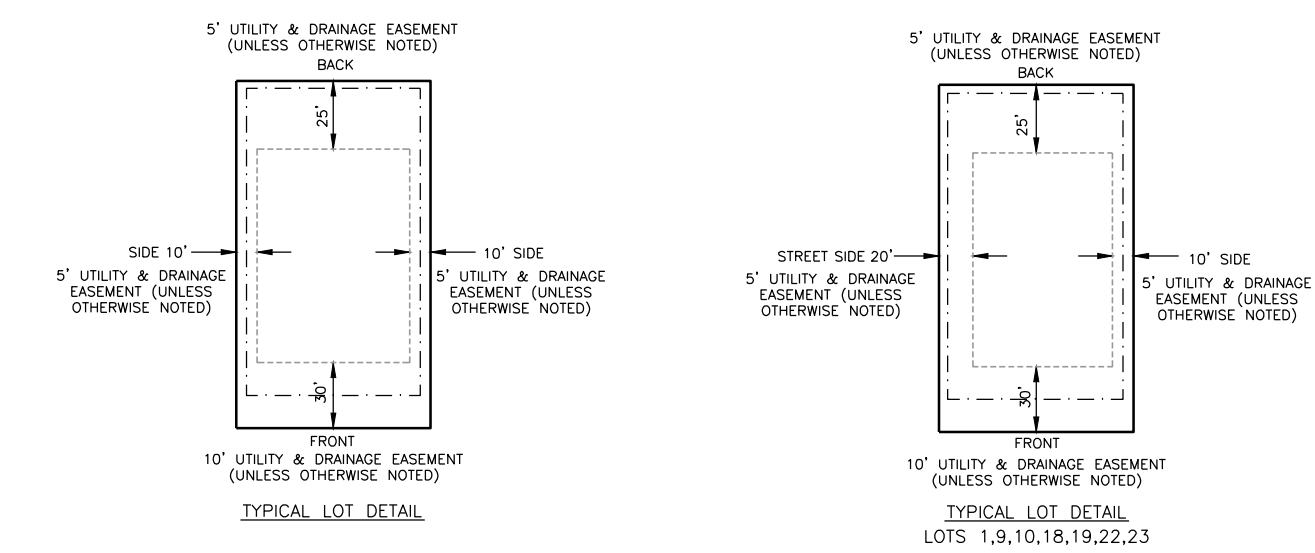


- NOTES:**
- This is to certify that this property is located in Zone "X"-Other Areas, defined as "Areas determined to be outside the 0.2% annual chance floodplain", as shown on FIRM Map Number No. 28089C0395F, revised date of March 17, 2010.
  - Iron pins at lot corners as shown on this plot. Field work meets or exceeds the requirements for a Class "B" survey.
  - No fences or other obstructions may be placed in or otherwise block/interfere with the drainage easements or relief swales shown.
  - No building may be constructed within any drainage or utility easement shown hereon.
  - Damage caused to any infrastructure owned or maintained by Madison County resulting from work done by others including, but not limited to, the placing of utilities and fences shall be the financial responsibility of the owner of said work.
  - Maintenance of all drainage easements and common areas are the responsibility of the the Homeowner's Association.
  - The individual lot owners/builders are responsible for additional drainage improvements (i.e. catch basins, storm pipe, french drains etc.) needed to facilitate water flow on or across their lot.
  - The finish floor elevations shown represent the minimum elevation for the proposed structures, and should be adjusted higher to correspond with existing drainage patterns and surrounding grades.
  - A relief swale shall be constructed down each lot line and shall be a minimum depth of 18" below the finished floor elevation of the home. All surface drainage shall be directed to these swales and away from the home.
  - The Total Area is 693,949.27 Sq. Ft. or ±15.9309 Acres.



**NAIL-IN-CURB ELEVATION TABLE**

NAIL NO.	ELEVATION
NAIL-1	298.09'
NAIL-2	300.25'



**Curve Table**

Curve #	Length	Radius	Chord Direction	Chord Length
C1	31.42	20.00	S44° 41' 00"E	28.28
C2	31.42	20.00	N45° 19' 00"E	28.28
C3	31.42	20.00	S44° 41' 00"E	28.28
C4	31.42	20.00	N45° 19' 00"E	28.28
C5	17.45	20.00	N24° 40' 51"W	16.90
C6	43.63	50.00	S24° 40' 51"E	42.26
C7	52.36	50.00	S30° 19' 00"W	50.00
C8	52.36	50.00	N89° 41' 00"W	50.00
C9	52.36	50.00	N29° 41' 00"W	50.00
C10	43.63	50.00	N20° 18' 51"E	42.26
C11	17.45	20.00	S25° 18' 51"W	16.90
C12	31.42	20.00	S44° 41' 00"E	28.28
C13	31.42	20.00	N45° 19' 00"E	28.28

**Curve Table**

Curve #	Length	Radius	Chord Direction	Chord Length
C14	17.45	20.00	N24° 40' 51"W	16.90
C15	43.63	50.00	S24° 40' 51"E	42.26
C16	52.36	50.00	S30° 19' 00"W	50.00
C17	52.36	50.00	N89° 41' 00"W	50.00
C18	52.36	50.00	N29° 41' 00"W	50.00
C19	43.63	50.00	N20° 18' 51"E	42.26
C20	17.45	20.00	S25° 18' 51"W	16.90
C21	31.42	20.00	S44° 41' 00"E	28.28
C22	17.45	20.00	N25° 18' 51"E	16.90
C23	98.17	50.00	S5° 56' 09"E	83.14
C24	67.63	50.00	N79° 04' 09"E	62.59
C25	6.61	20.00	S49° 47' 27"W	6.58
C26	10.84	20.00	S74° 47' 18"W	10.71

**Parcel Line Table**

Line No.	Length	Direction
L1	50.00	S89°41'00"E
L2	56.38	N00°19'00"E

**M** MASTER & ASSOCIATES, INC.  
CIVIL ENGINEERS & LAND SURVEYORS

212 WATERFORD SQUARE  
SUITE 300  
MADISON, MS 39110  
601.665.1990



# LEWIS FARMS, PHASE 1

SITUATED IN THE WEST 1/2 OF SECTION 19, T8N-R2E,  
MADISON COUNTY, MISSISSIPPI

## SURVEYOR'S CERTIFICATE OF COMPLIANCE STATE OF MISSISSIPPI COUNTY OF MADISON

I, Ronald C. McMaster, Jr., Professional Engineer and Surveyor, do hereby certify that the monuments and markers shown hereon are in place on the ground and the plot 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 \_\_\_\_\_, 2024.

\_\_\_\_\_  
Ronald C. McMaster, Jr., Professional Engineer and Surveyor

## CERTIFICATE OF COMPARISON STATE OF MISSISSIPPI COUNTY OF MADISON

We, Ronny Lott, Chancery Clerk and Ronald C. McMaster, Jr., Professional Engineer and Surveyor, do hereby certify that we have carefully compared this plot of LEWIS FARMS, PHASE 1, with the original thereof, as made by Ronald C. McMaster, Jr., Professional Engineer and Surveyor, and find it to be a true and correct copy of said map or plot.

Given under my hand and seal of office this the \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
Ronald C. McMaster, Jr., P.E., P.S.      Ronny Lott, Chancery Clerk

By: \_\_\_\_\_ D.C.

## ACKNOWLEDGMENT STATE OF MISSISSIPPI COUNTY OF MADISON

Personally appeared before me, the undersigned officer in and for the jurisdiction aforesaid, the within named Scott Shoemaker, Manager of LFP, LLC, a Mississippi Limited Liability Company, who acknowledged to me that he signed and delivered this plot and the certificates thereon, as his own act and deed, and Ronald C. McMaster, Jr., Professional Engineer and Surveyor, who acknowledged to me that he signed and delivered this plot 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 \_\_\_\_\_, 2024.

\_\_\_\_\_  
Ronny Lott, Chancery Clerk      By: \_\_\_\_\_ D.C.

## FILING AND RECORDATION STATE OF MISSISSIPPI COUNTY OF MADISON

I, Ronny Lott, Chancery Clerk in and for said County and State, do hereby certify that the final plot of LEWIS FARMS, PHASE 1, was filed for record in my office on this the \_\_\_\_\_ day of \_\_\_\_\_, 2024, and was duly recorded in Plot 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 \_\_\_\_\_, 2024.

\_\_\_\_\_  
Ronny Lott, Chancery Clerk      By: \_\_\_\_\_ D.C.

## APPROVAL OF THE BOARD OF SUPERVISORS STATE OF MISSISSIPPI COUNTY OF MADISON

I hereby certify that this is a true copy and that this plot was approved by the Board of Supervisors of Madison County in session on the \_\_\_\_\_ day of \_\_\_\_\_, 2024.

Madison County Board of Supervisors      Attest:  
By: \_\_\_\_\_      \_\_\_\_\_  
Gerald Steen, President      Ronny Lott, Chancery Clerk

## COUNTY ENGINEER'S RECOMMENDATION STATE OF MISSISSIPPI COUNTY OF MADISON

I have examined this plot 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: \_\_\_\_\_  
Timothy Bryan, P.E.  
Madison County Engineer

## CERTIFICATE AND DEDICATION OF OWNER STATE OF MISSISSIPPI COUNTY OF MADISON

I, Scott Shoemaker, Manager of LFP, LLC, a Mississippi Limited Liability Company, do hereby certify that the aforementioned is the owner of the land described in the foregoing certificate of Ronald C. McMaster, Jr., Professional Engineer and Surveyor, and that as Manager of said LFP, LLC, and Owner, have caused the same to be subdivided and platted as shown hereon, and hereby adopt this plot of said subdivision as the free act and deed of said limited liability company and owner and have designated the same as LEWIS FARMS, PHASE 1. All utilities, utility easements, and other easements are as designated and defined hereon. All utilities, utility easements, streets, and street rights-of-way shall be dedicated for public use.

Witness my signature this the \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
Scott Shoemaker, Manager, LFP, LLC  
A Mississippi Limited Liability Company

By: \_\_\_\_\_  
Scott Shoemaker, Manager

## PROFESSIONAL LAND SURVEYOR'S CERTIFICATE STATE OF MISSISSIPPI COUNTY OF MADISON

I, Ronald C. McMaster, Jr., Professional Engineer and Surveyor, do hereby certify that at the request of LFP, LLC, the owner, have subdivided and platted the following described land, as follows, to-wit:

A parcel or tract of land, containing 15,9309 acres, more or less, lying and being situated in the West 1/2 of Section 19, T8N-R2E, Madison County, Mississippi, being a part of the LFP, LLC property as described in Deed Book 4033 at Page 754 and Deed Book 4034 at Page 20 of the Records of the Office of the Chancery Clerk of said Madison County, at Canton, Mississippi, and being more particularly described as follows:

COMMENCING at a concrete monument lying at the NW corner of said Section 19, T8N-R2E, Madison County, Mississippi; run thence

East for a distance of 2,612.80 feet; thence

South for a distance of 2,224.90 feet to the Northeast corner of said LFP, LLC property (Deed Book 4033 at Page 754); thence

North 89 degrees 41 minutes 00 seconds West along the Northerly boundary of said LFP, LLC property (Deed Book 4033 Page 754), for a distance of 12.02 feet to a one-half inch iron rebar lying on the Westerly Right-Of-Way of Catlett Road, as it existed in May 2023 and POINT OF BEGINNING of the herein described property; thence

Leaving the Northerly boundary of said LFP, LLC property (Deed Book 4033 at Page 754), run South 01 degrees 09 minutes 20 seconds West along the Westerly Right-Of-Way of said Catlett Road for a distance of 341.94 feet to a one-half inch iron rebar lying on the Southerly boundary of said LFP, LLC property (Deed Book 4033 Page 754) said point also lying on the Northerly boundary of said LFP, LLC property (Deed Book 4034 Page 20); thence

Leaving the Northerly boundary of said LFP, LLC property (Deed Book 4034 Page 20), continue South 01 degrees 09 minutes 20 seconds West along the Westerly Right-Of-Way of said Catlett Road for a distance of 262.95 feet to a one-half inch iron rebar lying on the Southerly boundary of said LFP, LLC property (Deed Book 4034 Page 20); thence

Leaving the Westerly Right-Of-Way of said Catlett Road, run North 89 degrees 41 minutes 00 seconds West along the Southerly boundary of said LFP, LLC property (Deed Book 4034 Page 20) for a distance of 1,485.85 feet to a one-half inch iron rebar; thence

Leaving the Southerly boundary of said LFP, LLC property (Deed Book 4034 Page 20), run North 15 degrees 42 minutes 30 seconds East for a distance of 362.53 feet to a one-half inch iron rebar; thence

North 20 degrees 03 minutes 34 seconds East for a distance of 161.09 feet to a one-half inch iron rebar; thence

East for a distance of 90.79 feet to a one-half inch iron rebar; thence

South 00 degrees 19 minutes 00 seconds West for a distance of 281.03 feet to a one-half inch iron rebar; thence

South 89 degrees 41 minutes 00 seconds East for a distance of 50.00 feet to a one-half inch iron rebar; thence

North 00 degrees 19 minutes 00 seconds East for a distance of 56.38 feet to a one-half inch iron rebar; thence

South 89 degrees 41 minutes 00 seconds East for a distance of 142.00 feet to a one-half inch iron rebar; thence

North 00 degrees 19 minutes 00 seconds East for a distance of 85.00 feet to a one-half inch iron rebar; thence

South 89 degrees 41 minutes 00 seconds East for a distance of 142.00 feet to a one-half inch iron rebar; thence

Continue South 89 degrees 41 minutes 00 seconds East for a distance of 50.00 feet to a one-half inch iron rebar; thence

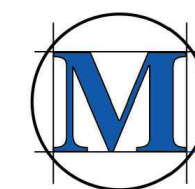
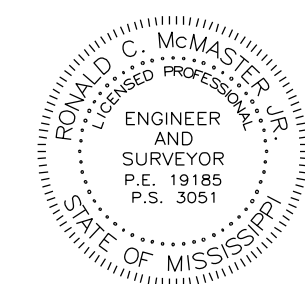
Continue South 89 degrees 41 minutes 00 seconds East for a distance of 142.00 feet to a one-half inch iron rebar; thence

North 00 degrees 19 minutes 00 seconds East for a distance of 242.82 feet to a one-half inch iron rebar lying on the Northerly boundary of the above referenced LFP, LLC property (Deed Book 4033 Page 754); thence

South 89 degrees 41 minutes 00 seconds East along the Northerly boundary of said LFP, LLC property (Deed Book 4033 Page 754) for a distance of 727.28 feet to the POINT OF BEGINNING of the above described parcel or tract of land.

Witness my signature, this the \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
Ronald C. McMaster, Jr., Professional Engineer and Surveyor,  
Mississippi P.S. No. 3051



MCMASTER & ASSOCIATES, INC.  
CIVIL ENGINEERS & LAND SURVEYORS

212 WATERFORD SQUARE  
SUITE 300  
MADISON, MS 39110  
601.605.1090

SHEET 2 OF 2