

BOARD OF SUPERVISORS

MADISON COUNTY, MISSISSIPPI

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

January 27, 2026

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 2

The Engineering Department recommends approval of the final plat of Lewis Farms, Phase 2. The development is 81 lots on approximately 17.23 acres. The letter of credit for the final wearing surface has been received.

CASEY BRANNON
District One

TREY BAXTER
District Two

GERALD STEEN
District Three

KARL M. BANKS
District Four

PAUL GRIFFIN
District Five

LEWIS FARMS, PHASE 2

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

Class "B" Survey
Bearings Based on Survey Grade
GPS Observations Taken On
May 4, 2020
(Geodetic North)
Our Job No. M-2789-2-FINAL PLAT
Date of Survey: November 11, 2025
Date of Plat: January 26, 2026

POB Point of Beginning
POC Point of Commencement
Iron Pin (1/2"x1/8" Iron Rebar)
Easement Boundary
Building Setback Line
Utility Easement
Drainage Easement
Common Area



±304.00' Finished Floor Elevation

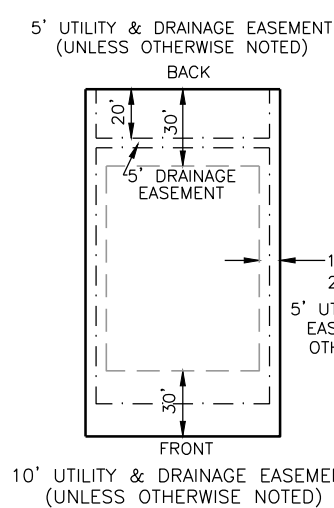
0' 100' 200'
Scale 1" = 100'

Curve Table				
Curve #	Length	Radius	Delta	Chord Direction
C1	17.45	20.00	49.99	S25° 18' 51"W
C2	17.73	50.00	20.31	N40° 09' 21"E
C3	58.41	50.00	66.93	N3° 27' 59"W
C4	51.45	50.00	58.95	N66° 24' 36"W
C5	38.49	50.00	44.11	S62° 03' 32"W
C6	17.45	20.00	49.99	N65° 00' 09"E
C7	31.42	20.00	90.00	N45° 00' 00"W
C8	31.42	20.00	90.00	S45° 00' 00"W
C9	31.42	20.00	90.00	N45° 00' 00"W
C10	31.42	20.00	90.00	S45° 00' 00"W
C11	31.53	20.00	90.32	N44° 50' 30"W
C12	31.31	20.00	89.68	S45° 09' 30"W
C13	31.53	20.00	90.32	N44° 50' 30"W

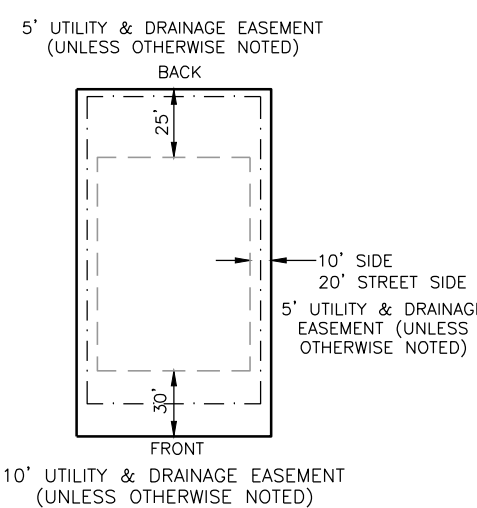
NAIL IN CURB ELEVATION TABLE	
NAIL NO.	ELEVATION
NAIL-1	304.89'
NAIL-2	288.75'
NAIL-3	303.28'
NAIL-4	294.46'
NAIL-5	304.02'
NAIL-6	293.60'

NOTES:

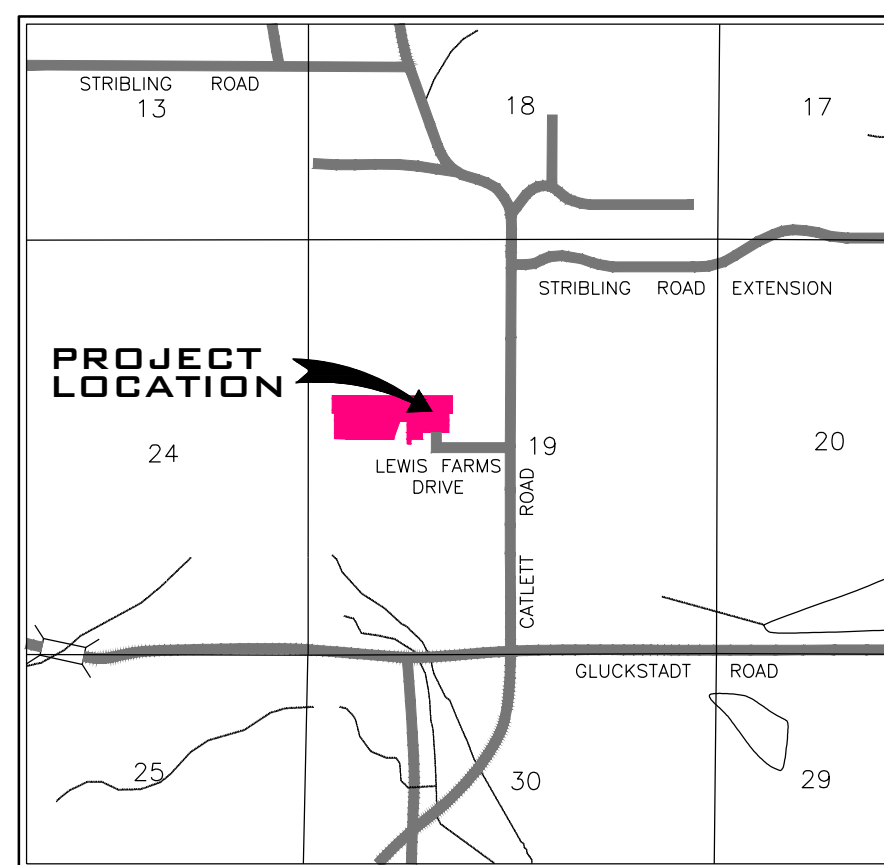
- This is to certify that this property is located in Zone "X"-Other Areas, defined as "Areas determined to be outside the 0.2% annual chance floodplain", as shown on FIRM Map Number No. 28089C0395F, revised date of March 17, 2010.
- Iron pins at lot corners as shown on this plat. Field work meets or 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 herein.
- 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/Green Spaces are the responsibility of 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.



LOT 48 DETAIL



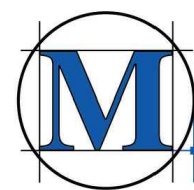
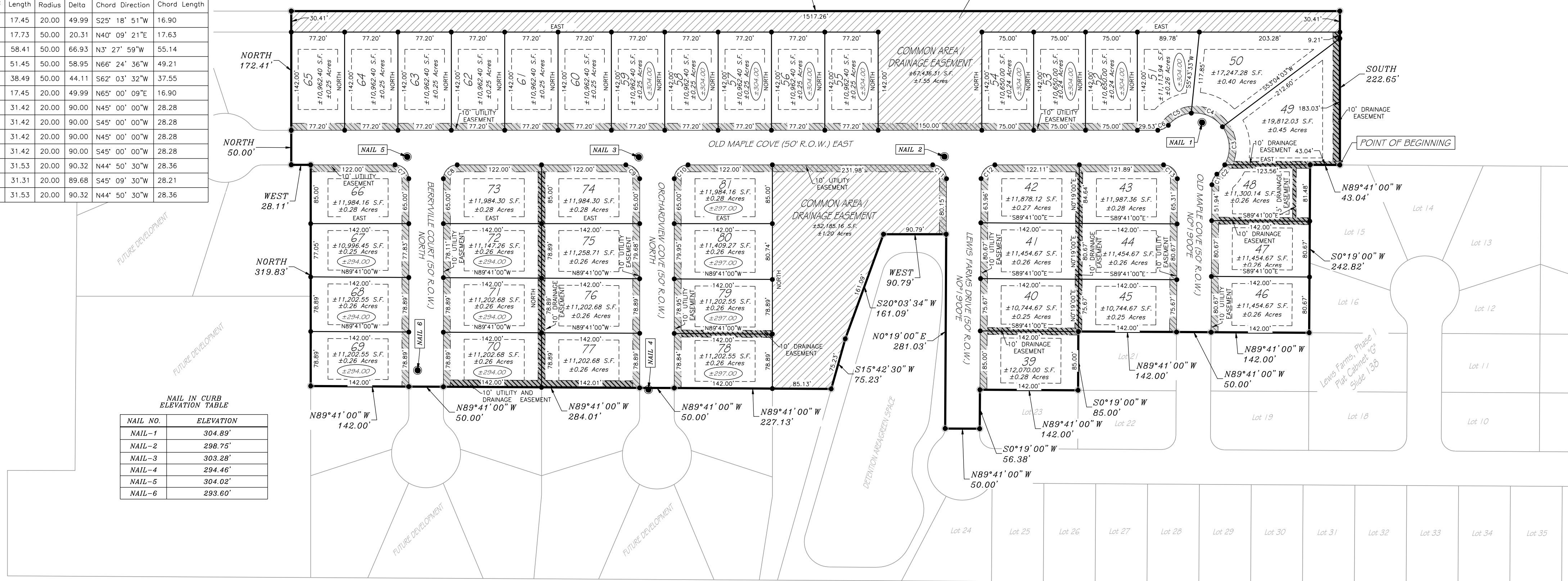
TYPICAL LOT DETAIL



VICINITY MAP

Green Space/Retention Area
Falls Crossing, Phase 6
See Plat Cabinet "P"
At Slide 96-B

Total Area
±750,703.75 S.F.
±17.2338 Acres



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

212 WATERFORD SQUARE
SUITE 300
MADISON, MS 39110
601.605.1090

LEWIS FARMS, PHASE 2

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

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

I, Jereme C. Smith, 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 _____, 2026.

Jereme C. Smith, Professional Surveyor

CERTIFICATE OF COMPARISON
STATE OF MISSISSIPPI
COUNTY OF MADISON

We, Ronny Lott, Chancery Clerk and Jereme C. Smith, Professional Surveyor, do hereby certify that we have carefully compared this plat of LEWIS FARMS, PHASE 2, with the original thereof, as made by Jereme C. Smith, 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 _____, 2026.

Jereme C. Smith, Professional Surveyor

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 plat and the certificates thereon, as his own act and deed, and Jereme C. Smith, 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 _____, 2026.

By: _____ D.C.

Ronny Lott, Chancery Clerk

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 plat of LEWIS FARMS, PHASE 2, was filed for record in my office on this the _____ day of _____, 2026, 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 _____, 2026.

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 plat was approved by the Board of Supervisors of Madison County in session on the _____ day of _____, 2026.

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 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: _____
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 Jereme C. Smith, Professional 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 plat 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 2. 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 _____, 2026.

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, Jereme C. Smith, Jr., Professional Surveyor, do hereby certify that at the request of LFP, LLC, a Mississippi Limited Liability Company, the owner, have subdivided and platted the following described land, as follows, to-wit:

A parcel or tract of land, containing 17.2338 acres, (750,703.75 sq. ft.) 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, Deed Book 4034 at Page 20, and Deed Book 4297 at Page 410 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 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, said point also lying at the NE corner of Lewis Farms, Phase 1 as shown on map or plot of same in Plat Cabinet "G" at Slide 138 of the Records of said Madison County, Mississippi; thence

Leaving the Westerly Right-of-Way of said Catlett Road, run North 89 degrees 41 minutes 00 seconds West along the Northerly boundary of said Lewis Farms, Phase 1 for a distance of 684.24 feet to a one-half inch iron rebar and POINT OF BEGINNING of the herein described property; thence

Along the Northerly boundary of said Lewis Farms, Phase 1 to one-half inch iron rebars at each of the following calls;

Continue North 89 degrees 41 minutes 00 seconds West for a distance of 43.04 feet; thence
South 00 degrees 19 minutes 00 seconds West for a distance of 242.82 feet; thence
North 89 degrees 41 minutes 00 seconds West for a distance of 142.00 feet; thence
Continue North 89 degrees 41 minutes 00 seconds West for a distance of 50.00 feet; thence
Continue North 89 degrees 41 minutes 00 seconds West for a distance of 142.00 feet; thence
South 00 degrees 19 minutes 00 seconds West for a distance of 85.00 feet; thence
North 89 degrees 41 minutes 00 seconds West for a distance of 142.00 feet; thence
South 00 degrees 19 minutes 00 seconds West for a distance of 56.38 feet; thence
North 89 degrees 41 minutes 00 seconds West for a distance of 50.00 feet; thence
North 00 degrees 19 minutes 00 seconds East for a distance of 281.03 feet; thence

West for a distance of 90.79 feet to a one-half inch iron rebar lying at the NW corner of said Lewis Farms, Phase 1; thence

South 20 degrees 03 minutes 34 seconds West along the Westerly boundary of said Lewis Farms, Phase 1 for a distance of 161.09 feet to a one-half inch iron rebar; thence

South 15 degrees 42 minutes 30 seconds West along the Westerly boundary of said Lewis Farms, Phase 1 for a distance of 75.23 feet to a one-half inch iron rebar; thence

Leaving the Westerly boundary of said Lewis Farms, Phase 1, run to one-half inch iron rebars at each of the following calls;

North 89 degrees 41 minutes 00 seconds West for a distance of 227.13 feet; thence
Continue North 89 degrees 41 minutes 00 seconds West for a distance of 50.00 feet; thence
Continue North 89 degrees 41 minutes 00 seconds West for a distance of 284.01 feet; thence
Continue North 89 degrees 41 minutes 00 seconds West for a distance of 50.00 feet; thence
Continue North 89 degrees 41 minutes 00 seconds West for a distance of 142.00 feet; thence
North for a distance of 319.83 feet; thence
West for a distance of 28.11 feet; thence
North for a distance of 50.00 feet; thence

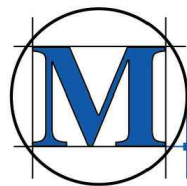
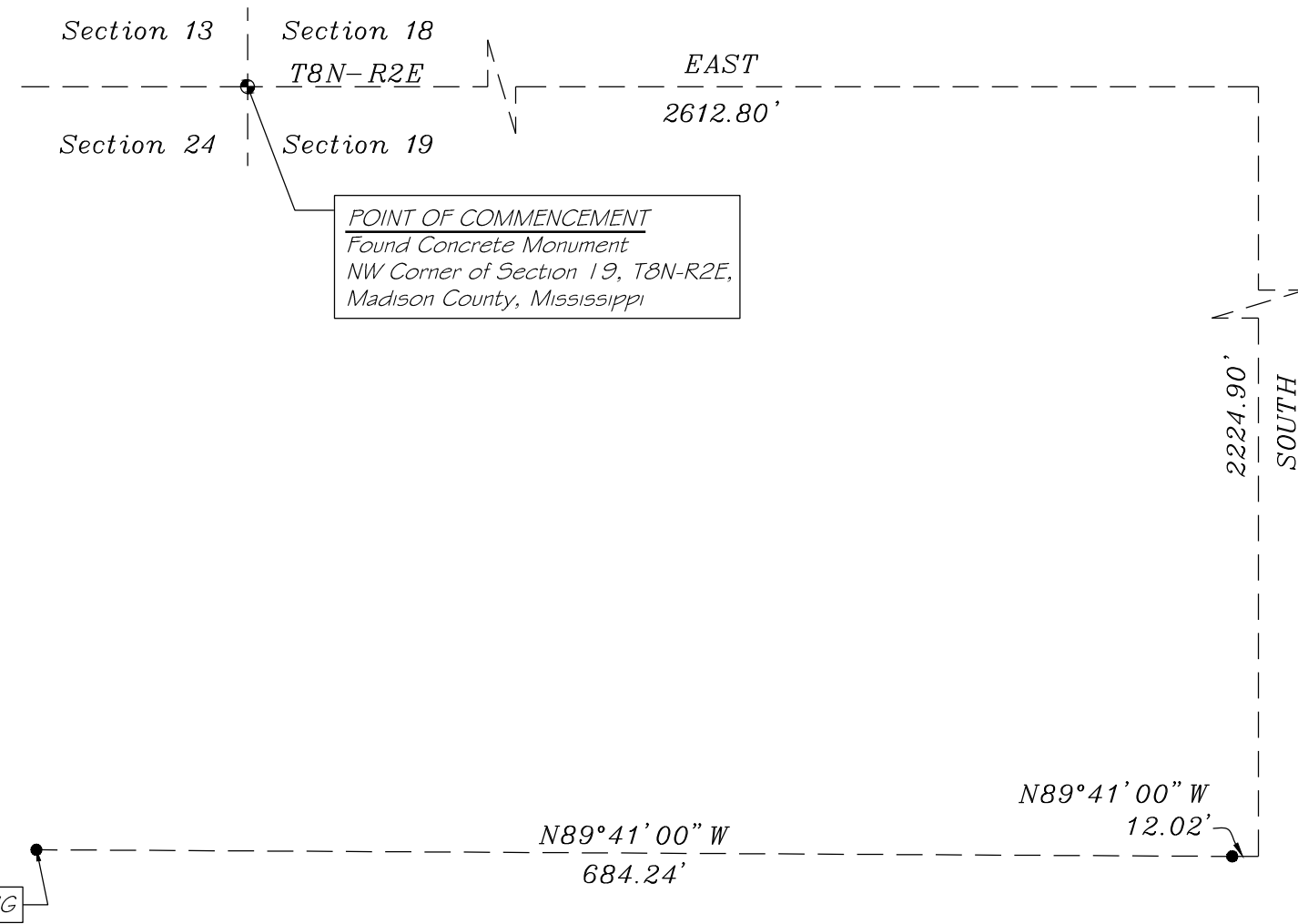
Continue North for a distance of 172.41 feet to the Northerly boundary of the above referenced LFP, LLC property (Deed Book 4297 Page 410), said point also lying on the Southerly boundary of Fall's Crossing, Phase 6 as shown on map or plot of same in Plat Cabinet "F" at Slide 96-B of the Records of said Madison County, Mississippi; thence

East along the Northerly boundary of the said LFP, LLC property (Deed Book 4297 Page 410) and the Southerly boundary of said Fall's Crossing, Phase 6 for a distance of 1,517.26 feet to a one-half inch iron rebar lying at the NE corner of said LFP, LLC property (Deed Book 4297 Page 410), said point also lying at the SE corner of said Fall's Crossing, Phase 6; thence

South along the Easterly boundary of said LFP, LLC property (Deed Book 4297 Page 410) for a distance of 222.65 feet to the POINT OF BEGINNING of the above described parcel or tract of land.

Witness my signature, this the _____ day of _____, 2026.

Jereme C. Smith, Professional Surveyor,
Mississippi P.S. No. 34934



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

212 WATERFORD SQUARE
SUITE 300
MADISON, MS 39110
601.605.1090