

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

April 29, 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
Woodscape of Oakfield, Phase 6

The Engineering Department recommends approval of the final plat of Woodscape of Oakfield, Phase 6. The development is 60 lots on approximately 20.91 acres. The letter of credit for the final wearing surface has been received.

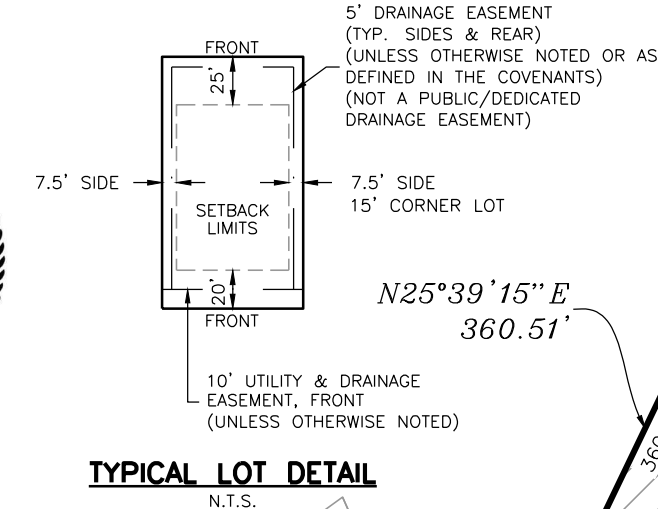
WOODSCAPE OF OAKFIELD, PHASE 6

SITUATED IN THE SOUTH 1/2 OF SECTION 26, AND THE NORTH 1/2 OF SECTION 35, T8N-R2E, MADISON COUNTY, MISSISSIPPI

Class "B" Survey
 Bearings Based on Survey
 Grade GPS Observations
 Taken May 17, 2016
 (Geodetic North)

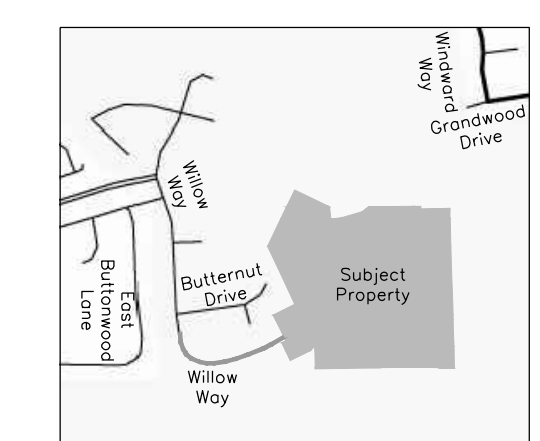
Our Job No. M-2403-B-Final-Plat-P6
 Date of Plat. April 29, 2026
 Date of Field Survey. March 19, 2026

Iron Pin Set (1/2"x1/8" Iron Rebar)
 Building Setback Line
 Easement Boundary
 Drainage and/or Utility Easement
 Common Area/Detention Area



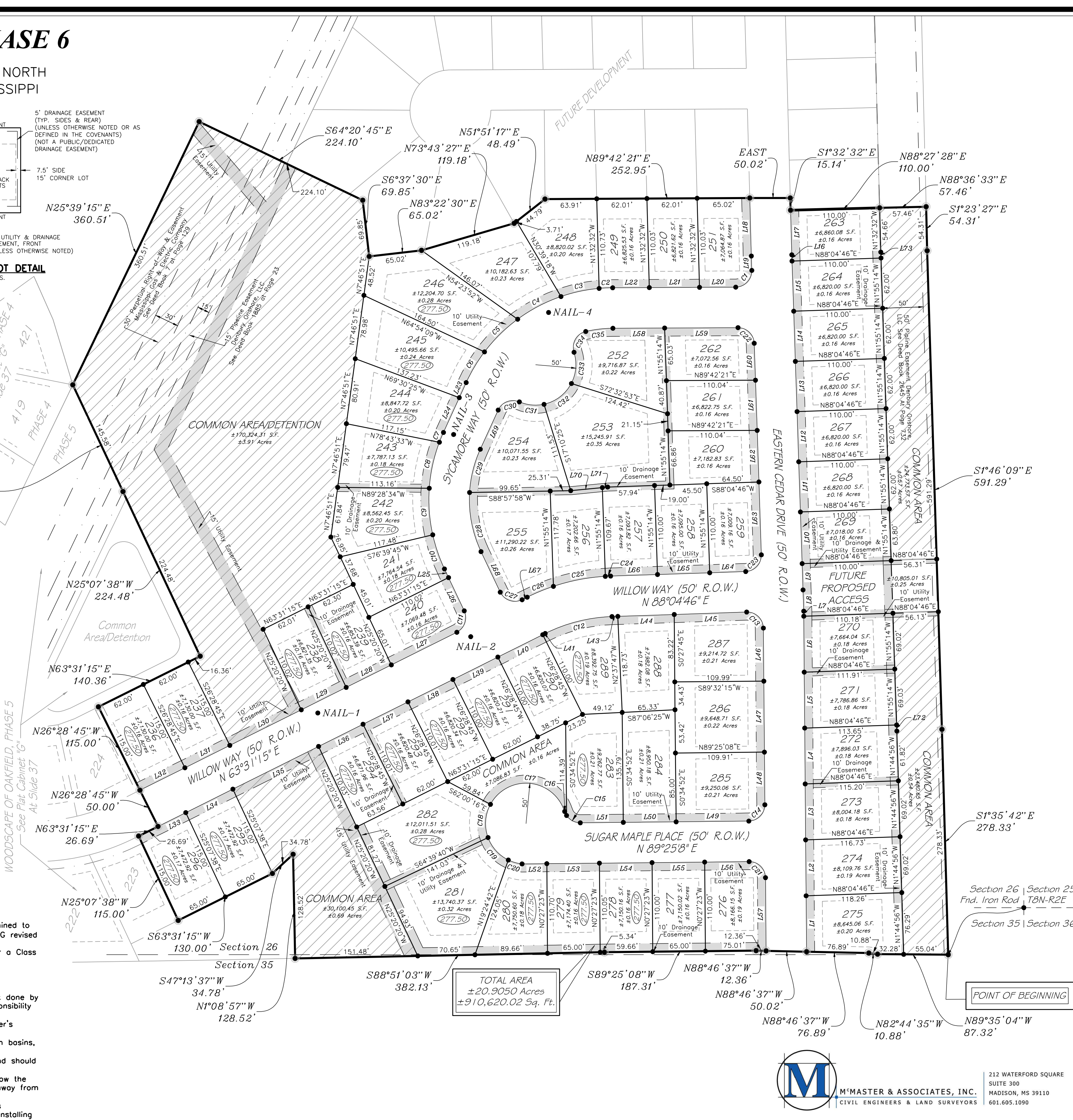
NAIL-IN-CURB ELEVATION TABLE

| NAIL NO. | ELEVATION |
|----------|-----------|
| NAIL-1 | 276.91' |
| NAIL-2 | 275.70' |
| NAIL-3 | 277.49' |
| NAIL-4 | 280.25' |



| Line # | Length | Direction | Line # | Length | Direction | Line # | Length | Direction |
|--------|--------|---------------|--------|--------|---------------|--------|--------|---------------|
| L1 | 69.05 | S0° 28' 46"E | L25 | 11.80 | N25° 20' 20"W | L50 | 65.28 | S89° 25' 08"W |
| L2 | 69.05 | S0° 28' 46"E | L26 | 45.41 | N25° 20' 20"W | L51 | 53.13 | S89° 25' 08"W |
| L3 | 69.05 | S0° 28' 46"E | L27 | 90.42 | N63° 31' 15"E | L52 | 30.57 | N89° 25' 08"E |
| L4 | 69.02 | S0° 28' 46"E | L28 | 62.30 | N63° 31' 15"E | L53 | 65.00 | N89° 25' 08"E |
| L5 | 69.07 | S0° 28' 46"E | L29 | 62.01 | N63° 31' 15"E | L54 | 65.00 | N89° 25' 08"E |
| L6 | 69.05 | S0° 28' 46"E | L30 | 98.60 | N63° 31' 15"E | L55 | 65.00 | N89° 25' 08"E |
| L7 | 6.24 | S0° 28' 46"E | L31 | 62.00 | N63° 31' 15"E | L56 | 54.96 | N89° 25' 08"E |
| L8 | 26.07 | S1° 53' 37"E | L32 | 62.00 | N63° 31' 15"E | L57 | 90.35 | S0° 27' 23"E |
| L9 | 32.54 | N1° 55' 14"W | L33 | 38.31 | N63° 31' 15"E | L58 | 63.93 | N89° 42' 21"E |
| L10 | 63.80 | N1° 55' 14"W | L34 | 65.00 | N63° 31' 15"E | L59 | 90.60 | N89° 42' 21"E |
| L11 | 62.00 | N1° 55' 14"W | L35 | 118.29 | N63° 31' 15"E | L60 | 45.59 | S1° 55' 14"E |
| L12 | 62.00 | N1° 55' 14"W | L36 | 61.37 | N63° 31' 15"E | L61 | 62.02 | S1° 55' 14"E |
| L13 | 62.00 | N1° 55' 14"W | L37 | 62.00 | N63° 31' 15"E | L62 | 63.74 | S1° 55' 14"E |
| L14 | 62.00 | N1° 55' 14"W | L38 | 62.00 | N63° 31' 15"E | L63 | 90.00 | S1° 55' 14"E |
| L15 | 62.00 | N1° 55' 14"W | L39 | 62.00 | N63° 31' 15"E | L64 | 44.50 | S88° 04' 46"E |
| L16 | 7.70 | N1° 55' 14"W | L40 | 62.00 | N63° 31' 15"E | L65 | 64.50 | S88° 04' 46"E |
| L17 | 55.03 | N1° 32' 32"W | L41 | 3.39 | N63° 31' 15"E | L66 | 57.94 | S88° 04' 46"E |
| L18 | 71.67 | N1° 32' 32"W | L43 | 7.15 | N88° 04' 46"E | L67 | 7.02 | S63° 31' 15"W |
| L19 | 17.78 | N1° 55' 14"W | L44 | 69.79 | N88° 04' 46"E | L68 | 55.41 | N25° 20' 20"W |
| L20 | 44.69 | N89° 42' 21"E | L45 | 89.49 | N88° 04' 46"E | L69 | 53.24 | N24° 29' 48"E |
| L21 | 62.01 | N89° 42' 21"E | L46 | 65.50 | S0° 28' 46"E | L70 | 39.28 | N84° 25' 42"E |
| L22 | 45.27 | N89° 42' 21"E | L47 | 87.63 | S0° 28' 46"E | L71 | 6.57 | N84° 25' 42"E |
| L23 | 20.42 | N24° 29' 48"E | L48 | 65.04 | S0° 28' 46"E | L72 | 7.18 | N1° 55' 14"W |
| L24 | 47.27 | N24° 29' 48"E | L49 | 89.79 | S89° 25' 08"W | L73 | 7.34 | N1° 55' 14"W |

- 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 Numbers No. 28089C0420G revised date of January 17, 2025.
 - 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 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.
 - Special consideration should be given to the final home/lot elevations and drainage plans for lots 263-281 to assure offsite drainage is accounted for by directing runoff to existing inlets or by installing additional storm drainage improvements to prevent potential flooding/damage to property.



TOTAL AREA
 ±20,905.0 Acres
 ±910,620.02 Sq. Ft.

POINT OF BEGINNING

212 WATERFORD SQUARE
 SUITE 300
 MADISON, MS 39110
 601.695.1090

WOODSCAPE OF OAKFIELD, PHASE 6

SITUATED IN THE SOUTH 1/2 OF SECTION 26, AND THE NORTH 1/2 OF SECTION 35, 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 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 _____, 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 plot of WOODSCAPE OF OAKFIELD, PHASE 6, 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 plot.

Given under my hand and seal of office this the _____ day of _____, 2026.

Jereme C. Smith, 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 J. Blake Cress, Manager of Stillhouse Creek, 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 Jereme C. Smith, Professional 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 _____, 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 plot of WOODSCAPE OF OAKFIELD, PHASE 6 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.

By: _____ D.C.

Ronny Lott, Chancery Clerk

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

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 _____, 2026.

Madison County Board of Supervisors Attest:

By: _____ Ronny Lott, Chancery Clerk

Gerald Steen, President

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 plot 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 COUNTY OF MADISON STATE OF MISSISSIPPI

I, J. Blake Cress, Manager of Stillhouse Creek, 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 Stillhouse Creek, LLC and owner, have caused the same to be subdivided and plotted of said 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 WOODSCAPE OF OAKFIELD, PHASE 6.

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.

Stillhouse Creek, LLC
A Mississippi Limited Liability Company

By: _____ J. Blake Cress, Manager

| Curve Table | | | | | |
|-------------|--------|--------|--------|-----------------|--------------|
| Curve # | Length | Radius | Delta | Chord Direction | Chord Length |
| C1 | 31.98 | 20.00 | 91.63 | N43° 53' 34"E | 28.68 |
| C2 | 16.75 | 200.00 | 4.80 | S87° 18' 25"W | 16.74 |
| C3 | 48.32 | 200.00 | 13.84 | S77° 59' 15"W | 48.20 |
| C4 | 60.62 | 200.00 | 17.37 | S62° 22' 59"W | 60.39 |
| C5 | 57.66 | 200.00 | 16.52 | S45° 26' 25"W | 57.46 |
| C6 | 44.28 | 200.00 | 12.68 | S30° 50' 20"W | 44.19 |
| C7 | 13.02 | 200.00 | 3.73 | S22° 37' 54"W | 13.02 |
| C8 | 58.43 | 200.00 | 16.74 | S12° 23' 51"W | 58.22 |
| C9 | 57.87 | 200.00 | 16.58 | S4° 15' 39"E | 57.67 |
| C10 | 44.64 | 200.00 | 12.79 | S18° 56' 40"E | 44.55 |
| C11 | 31.02 | 20.00 | 88.86 | N19° 05' 28"E | 28.00 |
| C12 | 85.72 | 200.00 | 24.56 | S75° 48' 04"W | 85.06 |
| C13 | 31.92 | 20.00 | 91.44 | N46° 12' 00"W | 28.64 |
| C14 | 31.38 | 20.00 | 89.90 | N44° 28' 11"E | 28.26 |
| C15 | 20.07 | 20.00 | 57.51 | S61° 49' 42"E | 19.24 |
| C16 | 5.46 | 20.00 | 15.64 | S25° 15' 24"E | 5.44 |
| C17 | 117.06 | 50.00 | 134.14 | N84° 30' 30"W | 92.10 |
| C18 | 42.36 | 50.00 | 48.54 | S4° 09' 12"W | 41.10 |
| C19 | 38.30 | 50.00 | 43.88 | S42° 03' 22"E | 37.37 |
| C20 | 17.73 | 50.00 | 20.32 | S74° 09' 22"E | 17.64 |
| C21 | 31.46 | 20.00 | 90.12 | N45° 31' 07"W | 28.32 |
| C22 | 30.85 | 20.00 | 88.37 | N46° 06' 26"W | 27.88 |
| C23 | 31.42 | 20.00 | 90.00 | N43° 04' 46"E | 28.28 |
| C24 | 6.56 | 250.00 | 1.50 | S87° 19' 40"W | 6.56 |
| C25 | 65.49 | 250.00 | 15.01 | S79° 04' 16"W | 65.31 |
| C26 | 35.10 | 250.00 | 8.05 | S67° 32' 37"W | 35.08 |
| C27 | 31.81 | 20.00 | 91.14 | S70° 54' 32"E | 28.56 |
| C28 | 75.17 | 150.00 | 28.71 | S10° 58' 56"E | 74.39 |
| C29 | 55.30 | 150.00 | 21.12 | S13° 56' 08"W | 54.99 |
| C30 | 31.09 | 20.00 | 89.06 | S69° 01' 33"W | 28.05 |
| C31 | 31.14 | 50.00 | 35.69 | S84° 17' 18"E | 30.64 |
| C32 | 43.91 | 50.00 | 50.31 | N52° 42' 44"E | 42.51 |
| C33 | 39.75 | 50.00 | 45.55 | N4° 46' 57"E | 38.71 |
| C34 | 33.08 | 20.00 | 94.77 | S29° 23' 37"W | 29.44 |
| C35 | 33.84 | 150.00 | 12.93 | S83° 14' 32"W | 33.77 |

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

I, Jereme C. Smith, Professional Surveyor, do hereby certify that at the request of Stillhouse Creek, LLC, the owner, have subdivided and plotted the following described land, as follows, to-wit:

A parcel or tract of land, containing 20,9050 acres (910,620.02 Sq. Ft.), more or less, lying and being situated in the South 1/2 of Section 26, T8N-R2E, and the North 1/2 of Section 35, T8N-R2E, Madison County, Mississippi, being a part of the Stillhouse Creek, LLC property as described in Deed Book 3700 at Page 886 of the Records of the Office of the Chancery Clerk of said Madison County, at Canton, Mississippi, and being more particularly described as follows:

BEGINNING at an found iron rod lying at the SE corner of Section 26, T8N-R2E, Madison County, Mississippi, said point also being and lying at the SE corner of the above referenced Stillhouse Creek, LLC property; run thence

Along the Southerly boundary of said Stillhouse Creek, LLC property to one-half inch iron rebar at each of the following calls;

North 89 degrees 35 minutes 04 seconds West for a distance of 87.32 feet; thence North 82 degrees 44 minutes 35 seconds West for a distance of 10.88 feet; thence North 88 degrees 46 minutes 37 seconds West for a distance of 76.89 feet; thence Continue North 88 degrees 46 minutes 37 seconds West for a distance of 50.02 feet; thence Continue North 88 degrees 46 minutes 37 seconds West for a distance of 12.36 feet; thence South 89 degrees 25 minutes 08 seconds West for a distance of 187.31 feet; thence

South 88 degrees 51 minutes 03 seconds West for a distance of 382.13 feet to a one-half inch iron rebar lying at the SE corner of Woodscape of Oakfield, Phase 5 as shown on map or plat of same in Plat Cabinet G at Slide 157 of the Records of said Madison County, Mississippi; thence

Leaving the Southerly boundary of said Stillhouse Creek, LLC property, run along the Easterly boundary of said Woodscape of Oakfield, Phase 5 to one-half inch iron rebar at each of the following calls;

North 01 degrees 08 minutes 57 seconds West for a distance of 128.52 feet; thence South 47 degrees 13 minutes 37 seconds West for a distance of 34.78 feet; thence South 63 degrees 31 minutes 15 seconds West for a distance of 130.00 feet; thence North 25 degrees 07 minutes 38 seconds West for a distance of 115.00 feet; thence North 63 degrees 31 minutes 15 seconds East for a distance of 26.69 feet; thence North 26 degrees 28 minutes 45 seconds West for a distance of 50.00 feet; thence Continue North 26 degrees 28 minutes 45 seconds West for a distance of 115.00 feet; thence North 63 degrees 31 minutes 15 seconds East for a distance of 140.36 feet; thence North 25 degrees 07 minutes 38 seconds West for a distance of 224.48 feet; thence

North 25 degrees 11 minutes 56 seconds West for a distance of 145.58 feet to a one-half inch iron rebar lying at the NE corner of said Woodscape of Oakfield, Phase 5; thence

Run to one-half inch iron rebar at each of the following calls;

North 25 degrees 39 minutes 15 seconds East for a distance of 360.51 feet; thence South 64 degrees 20 minutes 45 seconds East for a distance of 224.10 feet; thence South 06 degrees 37 minutes 30 seconds East for a distance of 69.85 feet; thence North 83 degrees 22 minutes 30 seconds East for a distance of 65.02 feet; thence North 73 degrees 43 minutes 27 seconds East for a distance of 119.18 feet; thence North 51 degrees 51 minutes 17 seconds East for a distance of 48.49 feet; thence North 89 degrees 42 minutes 21 seconds East for a distance of 252.95 feet; thence East for a distance of 50.02 feet; thence South 01 degrees 32 minutes 32 seconds East for a distance of 15.14 feet; thence North 88 degrees 27 minutes 28 seconds East for a distance of 110.00 feet; thence

North 88 degrees 36 minutes 33 seconds East for a distance of 57.46 feet to a one-half inch iron rebar lying on the Easterly boundary of the above referenced Stillhouse Creek, LLC property; thence

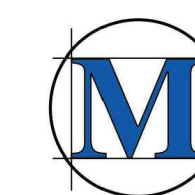
Along the Easterly boundary of said Stillhouse Creek, LLC property to one-half inch iron rebar at each of the following calls;

South 01 degrees 23 minutes 27 seconds East for a distance of 54.31 feet; thence South 01 degrees 46 minutes 09 seconds East for a distance of 591.29 feet; thence

South 01 degrees 35 minutes 42 seconds East for a distance of 278.33 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