

**BEFORE THE BOARD OF SUPERVISORS OF THE COUNTY OF MADISON
STATE OF MISSISSIPPI**

**IN THE MATTER OF REZONING OF
CERTAIN REAL PROPERTY SITUATED
IN MADISON COUNTY, MISSISSIPPI**

PETITIONER:

Walker Lands, LLC

PETITION TO REZONE AND RECLASSIFY REAL PROPERTY

COMES NOW Walker Lands, LLC, owner in interest of the hereinafter described land and property and files this, its petition with the Board of Supervisors of Madison County, Mississippi, to re-zone and re-classify certain tracts and parcels of land consisting of approximately 1,993 acres and comprised of Parcel 1, Parcel 2, Parcel 3, Parcel 4, Parcel 5 and Parcel 6, located in Madison County, Mississippi and which are more particularly described by the legal descriptions attached as Exhibit "A" and which are shown on the map attached as Exhibit "B", as well as the survey attached as Exhibit "C" which are all incorporated in this petition, from its present Zoning District Classification of A-1 Agricultural District to an I-2 Heavy Industrial District, and in support thereof would respectfully show as follows, to wit:

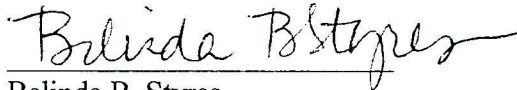
1. The subject property consists of approximately 1,976 acres.
2. The zoning proposed is not compliance with the adopted Land Use and Transportation Plan of Madison County. However, it is the highest and best use of the property.
3. Petitioner seeks the aforementioned re-zoning and re-classification of its property in order to facilitate said property being developed and offered as a first-class, large scale qualified commercial/industrial "mega-site" in order to attract large employers to Madison County, Mississippi. Although approved industrial parks currently exist in nearby Flora, Canton and Gluckstadt, none of these industrial parks contain parcels large enough to accommodate facilities which would be necessary for large employers seeking to locate in Madison County.
4. Petitioner and Madison County Economic Development Authority ("MCEDA") have entered into an Option and Joint Marketing Agreement in order to market said property to

commercial/industrial corporate clients in various fields in order to create jobs and increase the quality of life for the citizens of Madison County and Mississippi as a whole. Amending the land use plan to reflect the requested re-zoning, and re-classification of this property is essential to the success of the marketing and development of this property.

WHEREFORE PREMISES CONSIDERED, the Petitioner respectfully requests that this petition be received, and after due consideration, the Board of Supervisors of Madison County will enter an order amending the land use plan to reflect the requested re-zoning, and re-classifying this property from its present A-1 Agricultural classification to an I-2 Heavy Industrial District.

Respectfully submitted, this the 13th day of February, 2013.

Walker Lands, LLC



Belinda B. Styres

Executive Vice President

RECEIVED

FEB 28 2013

Legal Description

EXHIBIT "A"

PARCEL 1

TRACT 1: All NE $\frac{1}{2}$ of Section 28, less and except the E $\frac{1}{2}$ E $\frac{1}{2}$ NE $\frac{1}{4}$; all NW $\frac{1}{2}$ of Section 28, less and except 21 feet on the north end of the W $\frac{1}{2}$ of said NW $\frac{1}{2}$; all SW $\frac{1}{2}$ of Section 28; and 96 acres off the east side of Section 29, being a strip of 12 chains evenly off the east side of Section 29; and all NW $\frac{1}{4}$ of Section 33, north of the public road; and all NW $\frac{1}{4}$ SW $\frac{1}{4}$ north of the public road in Section 33, and all NE $\frac{1}{4}$ of Section 33 north of the public road, less and except a strip of 3.33 chains evenly off the North end of the said NE $\frac{1}{4}$, North of the road, all in Township 9 North, Range 2 East, Madison County, Mississippi; LESS AND EXCEPT the Pleasant Grove Baptist Church lot, described as lying North of the Canton and Livingston Road on the West side of the W $\frac{1}{2}$ NW $\frac{1}{4}$ of Section 33, Township 9 North, Range 2 East, and beginning at a point marked by an Elm tree standing on the north bank of the Canton and Livingston Road, and running thence North 9 degrees west 6.36 chains, thence North 72 degrees East 3.18 chains, thence South 9 degrees east 6.36 chains to a Holly on the bank of said road, and thence in a westerly direction along said road 3.18 chains to the point of beginning; ALSO LESS AND EXCEPT the Pleasant Grove Baptist Church Willing Workers Society lot, described as commencing at the southwest corner of the Pleasant Grove Baptist Church lot, and running thence in a westerly direction along the north edge of the Canton and Livingston Road 35 yards, thence North 9 degrees West 140 yards, thence in an easterly direction to the Northwest corner of the above described Church lot, thence in a Southerly direction along the western boundary of said Church lot to the point of beginning; all in Township 9 North, Range 2 East; ALSO LESS AND EXCEPT a tract of land containing 25.80 acres, more or less, partly in the W $\frac{1}{2}$ of Section 28, and partly in the NE $\frac{1}{4}$ NW $\frac{1}{4}$ Section 33, Township 9 North, Range 2 East, Madison County, Mississippi, and being more particularly described as beginning at a point which is described as from the northwest corner of Section 28, Township 9 North, Range 2 East, run thence East for 15.21 chains, thence South 5 degrees 20 minutes East for 15.33 chains to the Northwest corner of the tract to be described and point of beginning, and from said point of beginning run thence South 5 degrees 20 minutes East for 68.71 chains, thence running North 84 degrees 15 minutes East for 3.15 chains, thence running North 02 degrees 05 minutes East for 3.41 chains, thence running South 86 degrees 50 minutes East for 6.60 chains, here designated "Course 4," thence running North 14 degrees 00 minutes West for 6.00 chains, thence running North 52 degrees 30 minutes West for 8.00 chains, thence running North 5 degrees 20 minutes West for 55.6 chains, thence running South 84 degrees 40 minutes West for 3.03 chains to the point of beginning, containing in all 25.80 acres, more or less, and being 25.30 acres in W $\frac{1}{2}$

of Section 28, and 0.50 acres in the NE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 33, all in Township 9 North, Range 2 East.

TRACT II: SW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 27; SE $\frac{1}{4}$ of Section 28 less 7 $\frac{1}{2}$ acres described as beginning at the northeast corner of said SE $\frac{1}{4}$ and running thence South 15 chains to a stake, thence North 34 degrees West 18.02 chains to the southwest corner of the E $\frac{1}{2}$ NE $\frac{1}{4}$ of said Section 28, thence East 10 chains to the point of beginning; also, a tract in the north end of the NE $\frac{1}{4}$ of said Section 33, described as beginning at a point 3.33 chains South of the northwest corner of the W $\frac{1}{2}$ NE $\frac{1}{4}$ of said Section 33, and running thence East to the Canton and Livingston Road, thence with the said road in a northeasterly direction to the line between Sections 28 and 33, thence West to the north-west corner of the W $\frac{1}{2}$ NE $\frac{1}{4}$ of Section 33, thence South 3.33 chains to the point of beginning, all in Township 9 North, Range 2 East.

TRACT III: E $\frac{1}{2}$ SE $\frac{1}{4}$ of Section 30, all of the SW $\frac{1}{4}$ and the W $\frac{1}{2}$ SE $\frac{1}{4}$ less a strip of 4.0 chains evenly off east side of same and SW $\frac{1}{4}$ NE $\frac{1}{4}$ less a strip of 4.0 chains evenly off east side of same, Section 29; also all of the NE $\frac{1}{4}$ and all of the NE $\frac{1}{4}$ SE $\frac{1}{4}$ lying North of the road containing approximately 46.0 acres, and all of the E $\frac{1}{2}$ SW $\frac{1}{4}$ lying North of the road containing approximately 56.5 acres, being in Section 32, less and except 4.0 acres, more or less, being the church and cemetery lot; all containing 622.0 acres, more or less, and being 256.0 acres in Section 29, 80.0 acres in Section 30, 295 acres in Section 32, all in Township 9 North, Range 2 East, LESS AND EXCEPT 3.9 acres sold by L.W. Simpson and Morris C. Simpson to the State Highway Commission by warranty deed dated October 2, 1950, recorded in Book 48, at Page 366; ALSO LESS AND EXCEPT 25 acres evenly off the West side of the E $\frac{1}{2}$ SE $\frac{1}{4}$ Section 30, Township 9 North, Range 2 East.

PARCEL 2

A certain parcel of land in Section 29, Township 9 North, Range 2 East and more particularly described as commencing at a stake at the southeast corner of Susan Shelburn's land due East on the south boundary of said Section 29, 264 yards to a stake, thence north one mile to a stake, thence west 106 yards to a stake, thence south 140 yards to a stake, thence west 70 yards to a stake, thence south 300 yards to a stake, thence west 88 yards to a stake, thence south 1320 yards to the beginning, containing 84 $\frac{1}{2}$ acres, more or less. Reference is expressly made to that certain deed to Julia Montgomery from Willis Montgomery, dated January 12, 1874, which is recorded in

Deed Book BB on Page 245 in the office of the Chancery Clerk of Madison County, Mississippi, such reference being made in aid of and as a part of this description.

PARCEL 3

A tract of land containing 25.80 acres, more or less, partly in the W 1/2 of Section 28 and partly in the NE 1/4 of NW 1/4 of Section 33, Township 9 North, Range 2 East, Madison County, Mississippi, and being more particularly described as beginning at point which is described as from the northwest corner of Section 28, Township 9 North, Range 2 East, run thence east for 15.21 chains, thence south 5 degrees 20 minutes east for 15.33 chains to the northwest corner of the tract to be described and point of beginning, and from said point of beginning, run thence south 5 degrees 20 minutes east for 68.71 chains, thence running north 84 degrees 15 minutes east for 3.15 chains, thence running north 02 degrees 05 minutes east for 3.41 chains, thence running south 86 degrees 50 minutes east for 6.60 chains, here designated "Course 4," thence running north 14 degrees 00 minutes west for 6.00 chains, thence running north 5 degrees 20 minutes west for 55.6 chains, thence running south 84 degrees 40 minutes west for 3.03 chains to the point of beginning, containing in all 25.80 acres, more or less, and being 25.30 acres in W 1/2 of Section 28, and 0.50 acres in the NE 1/4 NW 1/4 of Section 33, all in Township 9 North, Range 2 East; ALSO an easement thirty (30) feet in width for a right-of-way from the point of connection on Mississippi Highway No. 22 in the NW 1/4 NE 1/4 of Section 33, northwesterly to or about the end of "Course 4" above, to provide ingress and egress to and from said 25.80 acre tract, (intending to convey and hereby conveying the property known as Riddell Airstrip west of Canton, Madison County, Mississippi).

PARCEL 4:

TRACT 1

E 1/2 NE 1/4 less 10 acres in the northeast corner thereof, Section 30, Township 9 North, Range 2 East, and 12 acres in the southwest corner of NW 1/4 Section 29, Township 9 North, Range 2 East.

TRACT 2

Thirty-five (35) acres evenly off the south end of SW 1/4 SE 1/4 Section 30, Township 9 North, Range 2 East.

TRACT 3

6.84 chains evenly off the west side of all that part of E 1/2 E 1/2 which lies north of Canton and Livingston Road, Section 31, Township 9 North, Range 2 East, containing 29.50 acres.

Also a right-of-way and easement in fee over and across the northeast corner of the W 1/2 NE 1/4 Section 31, Township 9 North, Range 2 East, which said right-of-way is herein conveyed in order to give grantee access to and from Tract 2 hereinabove described and Tract 3.

TRACT 4

25 acres evenly off the west side of the E 1/2 of the SE 1/4, Section 30, Township 9 North, Range 2 East, Madison County, Mississippi.

PARCEL 5:

That part of the East half of the Southwest Quarter (E 1/2 SW 1/4) of Section 22 that lies South of the Canton-Virillia Road, less and except 3 acres, more or less, (which is church property) and containing 13 acres, more or less; and

All that part of the Northwest Quarter (NW 1/4) and that part of the Northwest Quarter of the Southwest Quarter (NW 1/4 SW 1/4) of Section 27 that lies North and West of Mississippi Highway No. 22, and containing 122 acres, more or less; and

The East half of the East half of the Northeast Quarter (E 1/2 E 1/2 NE 1/4) and 7.5 acres in the Southeast Quarter of Section 28 which is described as beginning at the Northeast corner of said Southeast Quarter and running thence South 15 chains to the stake, thence North 34 degrees West 18.02 chains to the Southwest corner of the E 1/2 E 1/2 NE 1/4 of said Section 28, thence East 10 chains to the point of beginning, containing in all 47 acres, more or less.

The above described property containing in all 182 acres, more or less.

PARCEL 6:

Commencing at an in place concrete monument marking the Section Corner common to Sections 16, 17, 20 and 21, Township 9 North, Range 2 East, Madison County, Mississippi, thence run east for a distance of 673.66 feet; thence run south 2144.28 feet to the point of beginning of the following described property and said point being located on the south-right-of-way line of the Canton to Virillia Road.

Thence run south 00 degrees 16' 27" east and along a tangent line between the following described property and the W. Charles Walden Parcel for a distance of 2497.63 feet to a fence corner post; thence run south 89 degrees 13' 52" east and along a tangent line between the following described property and the same said W. Charles Walden Parcel for a distance of 634.45 feet to an half inch iron pin, thence run north and along a tangent line between the following described property and the James E. Peterson Parcel and between a parcel now owned by Elosie P. Ray for a distance of 2182.77 feet to an half inch iron pin located on the south right-of-way line of same said Canton to Virililia Road; thence run north 64 degrees 13' 39" west for a chord distance of 92.74 feet to a point also located on the same said south right-of-way line; thence run north 63 degrees 18' 16" west for a tangent distance of 629.98 feet to the point of beginning.

The above described property is situated in the E ½ of the W ½ of the W ½ of Section 21, Township 9 North, Range 2 East, Madison County, Mississippi and contains 34.37 acres more or less.

ALSO LESS AND EXCEPT

Property conveyed in Warranty Deed recorded at Book 229, Page 693, more Particularly described as follows:

A tract of land situated in the East ½ of the West ½ of the West ½ of Section 21, Township 9 North, Range 2 East, Madison County, Mississippi, and more particularly described as follows:

Beginning at a half inch iron pin in the southern line of the Canton to Virililia Road, said iron pin being in the northeastern corner of a tract of land as described in Deed Book 154 at Pages 235 and 236 of the Madison County Chancery Clerk's office; thence

N 64 degrees 13' 39" W along the southern line of the Canton to Virililia Road for 92.74 feet to a point; thence

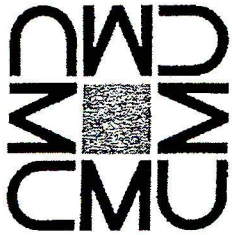
N 64 degrees 18' 16" W and continuing along the said southern line of the Canton to Virililia Road for 131.34 feet to an iron pin; thence

S 41 degrees 39' 40" W for 111.02 feet to an iron pin at a fence line; thence

S 18 degrees 57' 58" E for 207.90 feet and generally along a fence line to an iron pin at a fence corner; thence

S 78 degrees 21' 21" E for 211.44 feet and generally along a fence line and the extension thereof to an iron pin at the eastern portion of a gravel drive; thence

NORTH for 222.91 feet to the said "Point of Beginning," containing 1.41 acres, more or less.



**CANTON
MUNICIPAL
UTILITIES**

COMMISSIONERS

ERNEST BUTTROSS
CHAIRMAN

JOHN NOBLE
LANDRES CHEEKS
WILLIAM FRANKLIN
CLEOETHA WILLIAMS

MANAGEMENT

JOHN WALLACE
GENERAL MANAGER

MARK SNOW
OPERATIONS MANAGER

LINDA COLSON
FINANCE

SANDY SINCLAIR
HUMAN RESOURCE

December 10, 2012

Danielle Winningham
Madison County Economic Development Authority

Re: Walker Development

Dear Ms. Winningham,

Canton Municipal Utilities will be the water, sewer, and gas provider for this site. The water system consists of a 1.5MGD treatment plant with the average usage being 1MGD, leaving 500,000 gallons per day capacity for this site. The existing water lines shown on the enclosed drawing can be used to provide this service, which consist of a 4", 8", and 12" lines at various locations along Hwy 22. The current operating pressure is 50psi on the 12" main that runs from this location to the water plant.

CMU operates an 8MGD wastewater treatment plant located about 9 miles West of this location that is currently treating about 4MGD. There is a 24" forcemain that runs along the North and East property line that is also shown on the drawing that can receive flows from this development. Additional infrastructure will be needed such as a collection system and pump stations to provide this service.

Also natural gas is available with the 4" line that runs along Hwy 22 on this site. Operating pressure is 25- 30 psi.

Let me know if I can be of further assistance.

Sincerely,

Larry Feduccia
Engineering Service Manager

Cc: John Wallace