

Supervisor _____ moved the adoption of the following Order:

AN ORDER OF THE MADISON COUNTY BOARD OF SUPERVISORS SETTING A PUBLIC HEARING PURSUANT TO SECTION 17-1-1 ET SEQ. OF THE MISSISSIPPI CODE OF 1972, AS AMENDED, AND APPLICABLE SECTION OF THE MADISON COUNTY ZONING ORDINANCE ADOPTED DECEMBER, 2019, INCLUDING SECTIONS 803 AND 811 THEREOF TO DETERMINE WHETHER A DIMENSIONAL VARIANCE SHOULD BE GRANTED FOR CERTAIN PARCELS COMPRISING A PORTION OF THE MADISON COUNTY ECONOMIC DEVELOPMENT AUTHORITY (MCEDA) MEGASITE, WHICH ARE OWNED BY OR OTHERWISE UNDER THE CONTROL OF MCEDA, AUTHORIZING AND DIRECTING THE PLANNING AND ZONING DEPARTMENT TO POST SIGNS ON SUCH PROPERTY, AND PUBLISH IN A NEWSPAPER OF GENERAL CIRCULATION IN MADISON COUNTY, NOTICE OF SUCH PUBLIC HEARING NO LATER THAN FIFTEEN (15) DAYS PRIOR TO THE DATE OF SUCH HEARING; AND RELATED PURPOSES.

WHEREAS, notwithstanding the authority delegated to the Planning and Zoning Department pursuant to the Madison County Zoning Ordinance adopted in December, 2019 (the "Zoning Ordinance"), the Board reserved in Section 803 thereof the final authority with regard to all matters involving the Zoning Ordinance, which authority includes but is not limited to the consideration and granting of dimensional variances, subject to the notice and public hearing requirements prescribed by Section 804 of the Zoning Ordinance and Section 17-1-1 *et seq.* of the Mississippi Code of 1972, as amended;

WHEREAS, those certain parcels of real property comprising a portion of the MCEDA Megasite, which are either owned in fee or are otherwise under the control of MCEDA pursuant to one or more purchase option agreements (as more particularly described on **Exhibit "A"** attached hereto, the "Megasite Property"), are currently classified as part of the Heavy Industrial (I-2) District pursuant to the Madison County Zoning Ordinance adopted in December, 2019;

WHEREAS, the Executive Director of MCEDA has advised this Board that, due to the particular nature and circumstances of said Megasite Property and the scope and scale of structures constructed by many of the industries that MCEDA is attempting to recruit and induce to locate thereon, as well as the number of potential employees thereof and their parking needs, certain of the current off-street parking space dimensional limitations prescribed by the Zoning Ordinance for all zoning districts are not adequate for the Megasite Property and are depriving MCEDA of its ability to attract the quality and size of new industrial facilities desired by it and by the County for the Megasite Property; and

WHEREAS, the Board therefore finds that a public hearing should be held on July 6, 2020 at 9:00 a.m. in the Board of Supervisors Meeting Room located in the Madison County Chancery and Administrative Building, First Floor, 125 West North Street, Canton, Mississippi, to determine whether a dimensional variance should be granted for the Megasite Property to permit an off-street parking space minimum size of 162 square feet in area and 9 feet wide to be constructed and maintained thereon.

NOW THEREFORE, BE IT ORDERED BY THE BOARD OF SUPERVISORS OF MADISON COUNTY, MISSISSIPPI, AS FOLLOWS:

SECTION 1. The findings, conclusions and statements of facts set forth in the preceding recitals are hereby adopted, ratified and incorporated herein.

SECTION 2. Upon adoption of this Order, a public hearing shall be held on August 10, 2020, at 9:00 a.m. in the Board of Supervisors Meeting Room located in the Madison County Chancery and Administrative Building, First Floor, 125 West North Street, Canton, Mississippi, to determine whether a dimensional variance should be granted for the Megasite Property described in **Exhibit "A"** attached hereto to permit an off-street parking space minimum size of 162 square feet in area and 9 feet wide to be constructed and maintained thereon;

SECTION 3. That, no later than fifteen (15) day prior to said public hearing date, notice thereof shall be (a) posted on said Megasite Property via the placement thereon of one or more signs thereon, as required by law, and (b) published in a newspaper of general circulation in Madison County.

SECTION 4. That the Planning and Zoning Administrator is hereby to directed to post and publish, or cause to be posted and published the notice of said public hearing as described in the preceding Section 3, and to take all other actions as may be prescribed by applicable law, if any, to provide notice thereof.

Supervisor _____ seconded the motion to adopt the above and preceding Order, whereupon the question was put to a vote with the following results:

Supervisor Sheila Jones voted _____

Supervisor Trey Baxter voted _____

Supervisor Gerald Steen voted _____

Supervisor Karl Banks voted _____

Supervisor Paul Griffin voted _____

The majority of the Board members present having voted in the affirmative, the motion was declared carried, and the Order adopted on this the 20th day of July, 2020.

EXHIBIT "A"

Legal Description of Megasite Property

DESCRIPTION - PARCEL 1

A parcel or tract of land, containing 231.82 acres, more or less, lying and being situated in Section 28 and Section 29, T9N-R2E, Madison County, Mississippi, being a part of the Walker Lands II, LLC property as described in Deed Book 3385 at Page 454 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 the SW corner of the SW $\frac{1}{4}$ of Section 29, T9N-R2E, Madison County, Mississippi; run thence

East along the Southerly boundary of the SW $\frac{1}{4}$ of said Section 29, T9N-R2E, for a distance of 2,667.77 feet to the SE corner, thereof, said point also lying at the SW corner of a parcel of land described as the "West $\frac{1}{2}$ of the SE $\frac{1}{4}$ less a strip of 4.0 chains evenly off East side of same"; thence

Continue East along the Southerly boundary of said parcel of land described as the "West $\frac{1}{2}$ of the SE $\frac{1}{4}$ less a strip of 4.0 chains evenly off East side of same" for a distance of 1,069.89 feet to the SE corner, thereof; thence

North along the Easterly boundary of said parcel of land described as the "West $\frac{1}{2}$ of the SE $\frac{1}{4}$ less a strip of 4.0 chains evenly off East side of same" for a distance of 494.94 feet to an iron pin and POINT OF BEGINNING of the herein described property; thence

Leaving the Easterly boundary of said parcel of land described as the "West $\frac{1}{2}$ of the SE $\frac{1}{4}$ less a strip of 4.0 chains evenly off East side of same", run to iron pins at each of the following calls;

East for a distance of 2948.56 feet; thence

North 28 degrees 00 minutes 43 seconds West for a distance of 613.56 feet; thence

North 64 degrees 06 minutes 34 seconds East for a distance of 1772.68 feet to the Easterly boundary of the SW $\frac{1}{4}$ of said Section 28, T9N-R2E; thence

North along the Easterly boundary of the SW $\frac{1}{4}$ and the Easterly boundary of the NW $\frac{1}{4}$ of said Section 28, T9N-R2E for a distance of 1387.14 feet; thence

Leaving the Easterly boundary of the NW $\frac{1}{4}$ of said Section 28, T9N-R2E, run West for a distance of 4255.16 feet to the Easterly boundary of said parcel of land described as the "West $\frac{1}{2}$ of the SE $\frac{1}{4}$ less a strip of 4.0 chains evenly off East side of same"; thence

South along the Easterly boundary of said parcel of land described as the "West $\frac{1}{2}$ of the SE $\frac{1}{4}$ less a strip of 4.0 chains evenly off East side of same" for a distance of 2702.87 feet to the POINT OF BEGINNING of the above described parcel or tract of land.

DESCRIPTION - PARCEL 2

A parcel or tract of land, containing 32.21 acres, more or less, lying and being situated in the SW $\frac{1}{4}$ of Section 28, T9N-R2E, Madison County, Mississippi, being a part of the Walker Lands II, LLC property as described in Deed Book 3385 at Page 454 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 the SW corner of the SW $\frac{1}{4}$ of Section 29, T9N-R2E, Madison County, Mississippi; run thence

East along the Southerly boundary of the SW $\frac{1}{4}$ of said Section 29, T9N-R2E, for a distance of 2,667.77 feet to the SE corner, thereof, said point also lying at the SW corner of a parcel of land described as the "West $\frac{1}{2}$ of the SE $\frac{1}{4}$ less a strip of 4.0 chains evenly off East side of same"; thence

Continue East along the Southerly boundary of said parcel of land described as the "West $\frac{1}{2}$ of the SE $\frac{1}{4}$

less a strip of 4.0 chains evenly off East side of same" for a distance of 1,069.89 feet to the SE corner, thereof; thence

North along the Easterly boundary of said parcel of land described as the "West ½ of the SE ¼ less a strip of 4.0 chains evenly off East side of same" for a distance of 494.94 feet; thence

Leaving the Easterly boundary of said parcel of land described as the "West ½ of the SE ¼ less a strip of 4.0 chains evenly off East side of same" run East for a distance of 2948.56 feet to an iron pin and POINT OF BEGINNING of the herein described property; thence

North 28 degrees 00 minutes 43 seconds West for a distance of 613.56 feet to an iron pin; thence

North 64 degrees 06 minutes 34 seconds East for a distance of 1772.68 feet to an iron pin lying on the Easterly boundary of the SW ¼ of said Section 28, T9N-R2E; thence

South along the Easterly boundary of the SW ¼ of said Section 28, T9N-R2E for a distance of 338.60 feet to an iron pin; thence

Continue South along the Easterly boundary of the SW ¼ of said Section 28, T9N-R2E for a distance of 474.34 feet to an iron pin; thence

Continue South along the Easterly boundary of the SW ¼ of said Section 28, T9N-R2E for a distance of 502.78 feet to an iron pin; thence

Leaving the Easterly boundary of the SW ¼ of said Section 28, T9N-R2E, run West for a distance of 1230.12 feet to an iron pin; thence

Continue West for a distance of 76.48 feet to the POINT OF BEGINNING of the above described parcel or tract of land.

DESCRIPTION - PARCEL 3

A parcel or tract of land, containing 54.88 acres, more or less, lying and being situated in the SW ¼ and the SE ¼ of Section 28, T9N-R2E, and the NE ¼ and the NW ¼ of Section 33, T9N-R2E, Madison County, Mississippi, being a part of the Walker Lands II, LLC property as described in Deed Book 3385 at Page 454 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 the SW corner of the SW ¼ of Section 29, T9N-R2E, Madison County, Mississippi; run thence

East along the Southerly boundary of the SW ¼ of said Section 29, T9N-R2E, for a distance of 2,667.77 feet to the SE corner, thereof, said point also lying at the SW corner of a parcel of land described as the "West ½ of the SE ¼ less a strip of 4.0 chains evenly off East side of same"; thence

Continue East along the Southerly boundary of said parcel of land described as the "West ½ of the SE ¼ less a strip of 4.0 chains evenly off East side of same" for a distance of 1,069.89 feet to the SE corner, thereof; thence

North along the Easterly boundary of said parcel of land described as the "West ½ of the SE ¼ less a strip of 4.0 chains evenly off East side of same" for a distance of 494.94 feet to an iron pin; thence

Leaving the Easterly boundary of said parcel of land described as the "West ½ of the SE ¼ less a strip of 4.0 chains evenly off East side of same", run to iron pins at each of the following calls;

East for a distance of 2,948.56 feet; thence

Continue East for a distance of 76.48 feet to the POINT OF BEGINNING of the herein described property; thence

South for a distance of 92.14 feet; thence

North 86 degrees 26 minutes 00 seconds West for a distance of 56.72 feet; thence

South 07 degrees 45 minutes 00 seconds East for a distance of 551.00 feet; thence

South 41 degrees 20 minutes 00 seconds East for a distance of 332.00 feet; thence

East for a distance of 853.00 feet; thence

South 48 degrees 14 minutes 00 seconds East for a distance of 138.00 feet; thence South 51 degrees 14 minutes 00 seconds East for a distance of 141.00 feet; thence South 58 degrees 34 minutes 00 seconds East for a distance of 82.00 feet; thence South 66 degrees 40 minutes 00 seconds East for a distance of 91.00 feet; thence South 76 degrees 31 minutes 27 seconds East for a distance of 174.46 feet; thence South 80 degrees 03 minutes 19 seconds East for a distance of 138.82 feet; thence South 40 degrees 59 minutes 25 seconds East for a distance of 139.02 feet to the Northerly Right-Of-Way of Mississippi Highway No. 22, as it existed in December, 2018, said right-of-way being more fully and particularly described in that certain conveyance from Mississippi Major Economic Authority to the Mississippi Department of Transportation recorded on June 17, 2010 in Deed Book 2548 at Page 667 of the Records of said Madison County at Canton, Mississippi; thence Along the Northerly Right-Of-Way of said Mississippi Highway No. 22 to iron pins at each of the following calls;

North 44 degrees 39 minutes 42 seconds East for a distance of 266.64 feet; thence North 47 degrees 14 minutes 36 seconds East for a distance of 446.44 feet; thence Leaving the Northerly Right-Of-Way of said Mississippi Highway No. 22, run to iron pins at each of the following calls;

North 01 degrees 04 minutes 22 seconds East for a distance of 295.86 feet; thence North 41 degrees 25 minutes 38 seconds West for a distance of 300.00 feet; thence North 48 degrees 34 minutes 22 seconds East for a distance of 25.00 feet; thence North 41 degrees 25 minutes 38 seconds West for a distance of 285.62 feet; thence 211.65 feet along the arc of a 637.00 foot radius curve to the left, said arc having a 210.68 foot chord which bears North 50 degrees 56 minutes 44 seconds West; thence North 60 degrees 27 minutes 51 seconds West for a distance of 395.30 feet; thence 365.26 feet along the arc of a 825.00 foot radius curve to the right, said arc having a 362.29 foot chord which bears North 47 degrees 46 minutes 50 seconds West to an iron pin lying on the Westerly boundary of the SE ¼ of said Section 28, T9N-R2E, said point also lying on the Easterly boundary of the SW ¼ of said Section 28, T9N-R2E; thence South along the Easterly boundary of the SW ¼ of said Section 28, T9N-R2E, for a distance of 502.78 feet; thence Leaving the Easterly boundary of the SW ¼ of said Section 28, T9N-R2E, run West for a distance of 1,230.12 feet to the POINT OF BEGINNING of the above described parcel or tract of land.

DESCRIPTION - PARCEL 4

A parcel or tract of land, containing 8.08 acres, more or less, lying and being situated in the SE ¼ of Section 28, T9N-R2E, and the NE ¼ of Section 33, T9N-R2E, Madison County, Mississippi, being a part of the Walker Lands II, LLC property as described in Deed Book 3385 at Page 454 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 the SW corner of the SW ¼ of Section 29, T9N-R2E, Madison County, Mississippi; run thence East along the Southerly boundary of the SW ¼ of said Section 29, T9N-R2E, for a distance of 2,667.77 feet to the SE corner, thereof, said point also lying at the SW corner of a parcel of land described as the "West ½ of the SE ¼ less a strip of 4.0 chains evenly off East side of same"; thence Continue East along the Southerly boundary of said parcel of land described as the "West ½ of the SE ¼ less a strip of 4.0 chains evenly off East side of same" for a distance of 1,069.89 feet to the SE corner, thereof; thence

North along the Easterly boundary of said parcel of land described as the "West ½ of the SE ¼ less a strip of 4.0 chains evenly off East side of same" for a distance of 494.94 feet to an iron pin; thence Leaving the Easterly boundary of said parcel of land described as the "West ½ of the SE ¼ less a strip of 4.0 chains evenly off East side of same", run to iron pins at each of the following calls; East for a distance of 2,948.56 feet; thence Continue East for a distance of 76.48 feet; thence South for a distance of 92.14 feet; thence North 86 degrees 26 minutes 00 seconds West for a distance of 56.72 feet; thence South 07 degrees 45 minutes 00 seconds East for a distance of 551.00 feet; thence South 41 degrees 20 minutes 00 seconds East for a distance of 332.00 feet; thence East for a distance of 853.00 feet; thence South 48 degrees 14 minutes 00 seconds East for a distance of 138.00 feet; thence South 51 degrees 14 minutes 00 seconds East for a distance of 141.00 feet; thence South 58 degrees 34 minutes 00 seconds East for a distance of 82.00 feet; thence South 66 degrees 40 minutes 00 seconds East for a distance of 91.00 feet; thence South 76 degrees 31 minutes 27 seconds East for a distance of 174.46 feet; thence South 80 degrees 03 minutes 19 seconds East for a distance of 138.82 feet; thence South 40 degrees 59 minutes 25 seconds East for a distance of 139.02 feet to the Northerly Right-Of-Way of Mississippi Highway No. 22, as it existed in December, 2018, said right-of-way being more fully and particularly described in that certain conveyance from Mississippi Major Economic Authority to the Mississippi Department of Transportation recorded on June 17, 2010 in Deed Book 2548 at Page 667 of the Records of said Madison County at Canton, Mississippi; thence Along the Northerly Right-Of-Way of said Mississippi Highway No. 22 to iron pins at each of the following calls;

North 44 degrees 39 minutes 42 seconds East for a distance of 266.64 feet; thence North 47 degrees 14 minutes 36 seconds East for a distance of 446.44 feet to the POINT OF BEGINNING of the herein described property; thence Leaving the Northerly Right-Of-Way of said Mississippi Highway No. 22, run to iron pins at each of the following calls; North 01 degrees 04 minutes 22 seconds East for a distance of 295.86 feet; thence North 41 degrees 25 minutes 38 seconds West for a distance of 300.00 feet; thence North 48 degrees 34 minutes 22 seconds East for a distance of 25.00 feet; thence North 41 degrees 25 minutes 38 seconds West for a distance of 285.62 feet; thence 211.65 feet along the arc of a 637.00 foot radius curve to the left, said arc having a 210.68 foot chord which bears North 50 degrees 56 minutes 44 seconds West; thence North 60 degrees 27 minutes 51 seconds West for a distance of 395.30 feet; thence 365.26 feet along the arc of a 825.00 foot radius curve to the right, said arc having a 362.29 foot chord which bears North 47 degrees 46 minutes 50 seconds West to the Westerly boundary of the SE ¼ of said Section 28, T9N-R2E; thence North along the Westerly boundary of the SE ¼ of said Section 28, T9N-R2E, for a distance of 474.34 feet; thence Leaving the Westerly boundary of the SE ¼ of said Section 28, T9N-R2E, run to iron pins at each of the following calls; 712.33 feet along the arc of a 675.00 foot radius curve to the left, said arc having a 679.73 foot chord which bears South 30 degrees 13 minutes 56 seconds East feet; thence South 60 degrees 27 minutes 51 seconds East for a distance of 395.30 feet; thence 261.49 feet along the arc of a 787.00 foot radius curve to the right, said arc having a 260.29 foot chord

which bears South 50 degrees 56 minutes 44 seconds East; thence South 41 degrees 25 minutes 38 seconds East for a distance of 285.62 feet; thence North 48 degrees 34 minutes 22 seconds East for a distance of 25.00 feet; thence South 41 degrees 25 minutes 38 seconds East for a distance of 300.00 feet; thence North 88 degrees 34 minutes 22 seconds East for a distance of 261.96 feet to the above referenced Northerly Right-of-Way of said Mississippi Highway No. 22; thence Along the Northerly Right-of-Way of said Mississippi Highway No. 22 to iron pins at each of the following calls;

424.36 feet along the arc of a 1819.86 foot radius curve to the right, said arc having a 423.40 foot chord which bears South 42 degrees 23 minutes 37 seconds West; thence South 47 degrees 14 minutes 36 seconds West for a distance of 179.66 feet to the POINT OF BEGINNING of the above described parcel or tract of land.

DESCRIPTION - PARCEL 5

COMMENCING AT A CONCRETE MONUMENT FOUND MARKING THE NORTHWEST CORNER OF SECTION 21, TOWNSHIP 9 NORTH, RANGE 2 EAST, MADISON COUNTY, MISSISSIPPI, SAID CORNER HAVING A MISSISSIPPI STATE PLANE EAST ZONE (NAD83(2011) US SURVEY FEET COORDINATE OF N:1134415.44, E:2366434.80, A SCALE FACTOR OF 0.99995559 AND A CONVERGENCE ANGLE OF 0 DEGREES 07 MINUTES 20 SECONDS; THENCE EAST 1977.78 FEET; THENCE SOUTH 6681.68 FEET TO A #5 REBAR AND CAP SET MARKING THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT (N:1127733.76, E:2368412.57); THENCE SOUTH 00 DEGREES 07 MINUTES 16 SECONDS EAST 679.17 FEET TO A #5 REBAR AND CAP SET ON THE NORTH LINE OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED AND RECORDED IN DEED BOOK 3706 AT PAGE 976 IN THE OFFICE OF THE CHANCERY CLERK OF MADISON COUNTY, MISSISSIPPI; THENCE ALONG THE NORTH LINE OF SAID PARCEL IN DEED BOOK 3706 AT PAGE 976, SOUTH 89 DEGREES 52 MINUTES 50 SECONDS WEST 180.0 FEET TO A #5 REBAR AND CAP SET; THENCE LEAVING SAID NORTH LINE, NORTH 0 DEGREES 07 MINUTES 16 SECONDS WEST 579.17 FEET TO A #5 REBAR AND CAP SET; THENCE SOUTH 89 DEGREES 52 MINUTES 44 SECONDS WEST 1425.0 FEET TO A #5 REBAR AND CAP SET; THENCE SOUTH 0 DEGREES 07 MINUTES 16 SECONDS EAST 579.12 FEET TO A #5 REBAR AND CAP SET ON THE NORTH LINE OF SAID PARCEL AS DESCRIBED IN DEED BOOK 3706 AT PAGE 976; THENCE ALONG SAID NORTH LINE, SOUTH 89 DEGREES 52 MINUTES 50 SECONDS WEST 100.0 FEET TO A # 5 REBAR AND CAP SET; THENCE LEAVING SAID NORTH LINE, NORTH 0 DEGREES 07 MINUTES 16 SECONDS WEST 679.12 FEET TO A #5 REBAR AND CAP SET; THENCE NORTH 89 DEGREES 52 MINUTES 44 SECONDS EAST 1705.0 FEET TO THE POINT OF BEGINNING, SAID TRACT CONTAINS 7.637 ACRES, MORE OR LESS, AND ALL BEING A PART OF THE NORTHWEST ¼ OF SECTION 28, TOWNSHIP 9 NORTH, RANGE 2 EAST, MADISON COUNTY, MISSISSIPPI.

DESCRIPTION - PARCEL 6

COMMENCING AT A CONCRETE MONUMENT FOUND MARKING THE NORTHWEST CORNER OF SECTION 21, TOWNSHIP 9 NORTH, RANGE 2 EAST, MADISON COUNTY, MISSISSIPPI, SAID CORNER HAVING A MISSISSIPPI STATE PLANE EAST ZONE (NAD83(2011) US SURVEY FEET COORDINATE OF N:1134415.44, E:2366434.80, A SCALE FACTOR OF 0.99995559 AND A CONVERGENCE ANGLE OF 0 DEGREES 07 MINUTES 20 SECONDS; THENCE EAST 1977.78 FEET; THENCE SOUTH 6681.68 FEET TO A #5 REBAR AND CAP SET; THENCE SOUTH 00 DEGREES 07 MINUTES 16 SECONDS EAST 679.17 FEET TO A #5 REBAR AND CAP SET ON THE NORTH LINE OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED AND RECORDED IN DEED BOOK 3706 AT PAGE 976 IN THE OFFICE OF THE CHANCERY CLERK OF MADISON COUNTY, MISSISSIPPI; THENCE ALONG THE NORTH LINE OF SAID PARCEL IN DEED BOOK 3706 AT PAGE 976, SOUTH 89 DEGREES 52 MINUTES 50 SECONDS WEST 180.0 FEET TO A #5 REBAR AND CAP SET MARKING THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT (N:1127054.21, E:2368234.01); THENCE LEAVING SAID NORTH LINE, NORTH 0

DEGREES 07 MINUTES 16 SECONDS WEST 579.17 FEET TO A #5 REBAR AND CAP SET; THENCE SOUTH 89 DEGREES 52 MINUTES 44 SECONDS WEST 1425.0 FEET TO A #5 REBAR AND CAP SET; THENCE SOUTH 0 DEGREES 07 MINUTES 16 SECONDS EAST 579.12 FEET TO A #5 REBAR AND CAP SET ON THE NORTH LINE OF SAID PARCEL AS DESCRIBED IN DEED BOOK 3706 AT PAGE 976; THENCE ALONG SAID NORTH LINE, NORTH 89 DEGREES 52 MINUTES 50 SECONDS EAST 1425.0 FEET TO THE POINT OF BEGINNING, SAID TRACT CONTAINS 18.945 ACRES, MORE OR LESS, AND ALL BEING A PART OF THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 9 NORTH, RANGE 2 EAST, MADISON COUNTY, MISSISSIPPI.