

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 PARCELS COMPRISING THE MADISON COUNTY ECONOMIC DEVELOPMENT AUTHORITY (MCEDA) MEGASITE, WHICH ARE OWNED BY 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 parcels of real property comprising the MCEDA Megasite, which are owned by MCEDA (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 types of structures constructed and utilities by the many of the industries that MCEDA is attempting to recruit and induce to locate thereon, the current maximum building height permitted for structures located within said Heavy Industrial (I-2) District is not adequate and is 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 May 3, 2021 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 permitting structures of up to 150' to be constructed 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 May 3, 2021, 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 permitting structures of up to 150' to be constructed 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 <u>Sheila Jones</u>	voted _____
Supervisor <u>Trey Baxter</u>	voted _____
Supervisor <u>Gerald Steen</u>	voted _____
Supervisor <u>Karl Banks</u>	voted _____
Supervisor <u>Paul Griffin</u>	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 5th day of April, 2021.

## EXHIBIT "A"

### Legal Description of Megasite Property

#### DESCRIPTION – PARCEL / LOT 1

A parcel or tract of land, containing 166.08 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, said point also being and lying at the SW corner of Parcel 2 of the above referenced Walker Lands II, LLC property; 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" and the Westerly boundary of Parcel 2 of said Walker Lands II, LLC property, for a distance of 494.94 feet; thence

Continue 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", the Easterly boundary of a parcel of land described as the "SW  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  less a strip of 4.0 chains evenly off East side of same" and the Westerly boundary of Parcel 2 of said Walker Lands II, LLC property, for a distance of 2702.87 feet to an iron pin lying at the NW corner of Parcel 1 of the Madison County Economic Development Authority property as described in Deed Book 3706 at Page 976 of the Records of said Madison County, Mississippi and POINT OF BEGINNING of the herein described property; thence

Leaving the Easterly boundary of a said parcel of land described as the "SW  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  less a strip of 4.0 chains evenly off East side of same" and the Westerly boundary of Parcel 2 of said Walker Lands II, LLC property, run East along the Northerly boundary of Parcel 1 of said Madison County Economic Development Authority property for a distance of 1856.41 feet to an iron pin at the SW corner of Parcel No. 1 of the Madison County Economic Development Authority property as described in Deed Book 3887 at Page 268 of the Records of said Madison County, Mississippi; thence

Leaving the Northerly boundary of Parcel 1 of said Madison County Economic Development Authority property (Deed Book 3706 at Page 976) run North 00 degrees 00 minutes 04 seconds East (North 00 degrees 07 minutes 16 seconds West -Grid Bearing, State Plane, Mississippi West Zone) along the Westerly boundary of Parcel No. 1 of said Madison County Economic Development Authority property (Deed Book 3887 at Page 268) for a distance of 679.15 (679.12-GRID) feet to an iron pin at the NW corner, thereof; thence

South 89 degrees 59 minutes 56 seconds East (North 89 degrees 52 minutes 44 seconds East-Grid Bearing, State Plane, Mississippi West Zone) along the Northerly boundary of Parcel No. 1 of said Madison County Economic Development Authority property (Deed Book 3887 at Page 268) for a distance of 1705.08 (1705.00-GRID) feet to an iron pin at the NE corner, thereof; thence

South 00 degrees 00 minutes 04 seconds West (South 00 degrees 07 minutes 16 seconds East-Grid Bearing, State Plane, Mississippi West Zone) along the Easterly boundary of Parcel No. 1 of said Madison County Economic Development Authority property (Deed Book 3887 at Page 268) for a distance of 679.11 feet to an iron pin lying on the Northerly boundary of Parcel 1 of the above referenced Madison County Economic Development Authority property (Deed Book 3706 at Page 976); thence

Leaving the Easterly boundary of Parcel No. 1 of said Madison County Economic Development Authority property (Deed Book 3887 at Page 268) run East along the Northerly boundary of Parcel 1 of said Madison County Economic Development Authority property (Deed Book 3706 at Page 976), for a distance of 693.68 feet to an iron pin at the NE corner, thereof, said point also lying on the Easterly boundary of the NW  $\frac{1}{4}$  of Section 28, T9N-R2E; thence

North along the Easterly boundary of the NW  $\frac{1}{4}$  of said Section 28, T9N-R2E, for a distance of 2081.47 feet to an iron pin lying at the NE corner, thereof; thence

West along the Northerly boundary of the NW  $\frac{1}{4}$  of said Section 28, T9N-R2E, for a distance of 1,328.64 feet to an iron pin lying at the NE corner of a tract of land described as "21 feet on the North end of the West  $\frac{1}{2}$  of the NW  $\frac{1}{4}$  of said Section 28, T9N-R2E"; thence

Leaving the Northerly boundary of the NW  $\frac{1}{4}$  of said Section 28, T9N-R2E, run South along the Easterly boundary of said tract of land described as "21 feet on the North end of the West  $\frac{1}{2}$  of the NW  $\frac{1}{4}$  of said Section 28, T9N-R2E", for a distance of 21.00 feet to an iron pin at the SE corner, thereof; thence

West along the Southerly boundary of said tract of land described as "21 feet on the North end of the West  $\frac{1}{2}$  of the NW  $\frac{1}{4}$  of said Section 28, T9N-R2E" for a distance of 1,328.64 feet to an iron pin at the SW corner, thereof; thence

North along the Westerly boundary of said tract of land described as "21 feet on the North end of the West  $\frac{1}{2}$  of the NW  $\frac{1}{4}$  of said Section 28, T9N-R2E" for a distance of 21.00 feet to an iron pin at the NW corner, thereof, said point also lying at the NE corner of the NE  $\frac{1}{4}$  of Section 29, T9N-R2E; thence

West along the Northerly boundary of the NE  $\frac{1}{4}$  of said Section 29, T9N-R2E, for a distance of 1,123.89 feet to an iron pin lying on the Westerly boundary of Parcel 2 of the above referenced Walker Lands II, LLC property as described in Deed Book 3385 at Page 454 of the Records of said Madison County, Mississippi; thence

Leaving the Northerly boundary of the NE  $\frac{1}{4}$  of said Section 29, T9N-R2E, run along the Westerly boundary of said Parcel 2 to iron pins at each of the following calls;

South for a distance of 419.28 feet; thence

West for a distance of 210.00 feet; thence

South for a distance of 900.00 feet; thence

Leaving the Westerly boundary of said Parcel 2, continue South for a distance of 0.54 feet, more or less, to an iron pin lying at the NE corner of the SW ¼ of the NE ¼ of Section 29, T9N-R2E; thence

West along the Northerly boundary of the SW ¼ of the NE ¼ of said Section 29, T9N-R2E, for a distance of 264.00 feet to an iron pin lying on the Westerly boundary of said Parcel 2; thence

Leaving the Northerly boundary of the SW ¼ of the NE ¼ of said Section 29, T9N-R2E, run South for a distance of 761.65 feet to the POINT OF BEGINNING of the above described parcel or tract of land.

## **DESCRIPTION – PARCEL / LOT 2**

A parcel or tract of land, containing 164.15 acres, more or less, lying and being situated in 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 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, said point also being and lying at the SW corner of Parcel 2 of the above referenced Walker Lands II, LLC property; 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” and the Westerly boundary of Parcel 2 of said Walker Lands II, LLC property, for a distance of 494.94 feet; thence

Continue 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”, the Easterly boundary of a parcel of land described as the “SW ¼ of the NE ¼ less a strip of 4.0 chains evenly off East side of same” and the Westerly boundary of Parcel 2 of said Walker Lands II, LLC property, for a distance of 2,702.87 feet to an iron pin; thence

Leaving the Easterly boundary of a said parcel of land described as the “SW ¼ of the NE ¼ less a strip of 4.0 chains evenly off East side of same” and the Westerly boundary of Parcel 2 of said Walker Lands II, LLC property, run East for a distance of 4255.16 feet to an iron pin lying on the Easterly boundary of the NW ¼ of Section 28, T9N-R2E, said point also lying on the Westerly boundary of the NE ¼ of said Section 28, T9N-R2E and POINT OF BEGINNING of the herein described property; thence

North along the Westerly boundary of the NE ¼ of said Section 28, T9N-R2E, for a distance of 2,081.47 feet to an iron pin lying at the NW corner, thereof; thence

East along the Northerly boundary of the NE ¼ of said Section 28, T9N-R2E, for a distance of 2,481.56 feet to an iron pin; thence

Leaving the Northerly boundary of the NE ¼ of said Section 28, T9N-R2E, run to points at each of the following calls;

South 01 degrees 22 minutes 39 seconds East for a distance of 1,260.46 feet to an iron pin; thence

572.40 feet along the arc of a 825.00 foot radius curve to the right, said arc having a 560.99 foot chord which bears South 18 degrees 29 minutes 56 seconds West to an iron pin; thence

South 38 degrees 22 minutes 31 seconds West for a distance of 276.51 feet to an iron pin; thence

452.55 feet along the arc of a 825.00 foot radius curve to the left, said arc having a 446.90 foot chord which bears South 22 degrees 39 minutes 39 seconds West to an iron pin; thence

South 06 degrees 56 minutes 46 seconds West for a distance of 113.98 feet to an iron pin; thence

230.09 feet along the arc of a 825.00 foot radius curve to the left, said arc having a 229.34 foot chord which bears South 01 degrees 02 minutes 37 seconds East to an iron pin; thence

South 80 degrees 57 minutes 59 seconds West for a distance of 818.24 feet to an iron pin; thence

550.31 feet along the arc of a 825.00 foot radius curve to the left, said arc having a 540.17 foot chord which bears South 61 degrees 51 minutes 25 seconds West to an iron pin; thence

South 42 degrees 44 minutes 51 seconds West for a distance of 1,017.18 feet to an iron pin; thence

86.96 feet along the arc of a 675.00 foot radius curve to the right, said arc having a 86.90 foot chord which bears North 03 degrees 41 minutes 26 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 certain "32.21 acre tract of land" described in Deed Book 3706 at Page 976 of the Records of said Madison County, Mississippi; thence

North along the Westerly boundary of the SE ¼ of said Section 28, T9N-R2E and the Easterly boundary of said "32.21 acre tract of land" for a distance of 338.60 feet to an iron pin at the NE corner of said "32.21 acre tract of land"; thence

Continue North along the Westerly boundary of the SE ¼ and NE ¼ of said Section 28, T9N-R2E, for a distance of 1,387.14 feet to the POINT OF BEGINNING of the above described parcel or tract of land.

### **DESCRIPTION – PARCEL / LOT 3**

A parcel or tract of land, containing 81.82 acres, more or less, lying and being situated in the SE ¼ 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, said point also being and lying at the SW corner of Parcel 2 of the above referenced Walker Lands II, LLC property; 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" and the Westerly boundary of Parcel 2 of said Walker Lands II, LLC property, for a distance of 494.94 feet; thence

Continue 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", the Easterly boundary of a parcel of land described as the "SW  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  less a strip of 4.0 chains evenly off East side of same" and the Westerly boundary of Parcel 2 of said Walker Lands II, LLC property, for a distance of 2,702.87 feet to an iron pin; thence

Leaving the Easterly boundary of a said parcel of land described as the "SW  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  less a strip of 4.0 chains evenly off East side of same" and the Westerly boundary of Parcel 2 of said Walker Lands II, LLC property, run East for a distance of 4255.16 feet to an iron pin lying on the Easterly boundary of the NW  $\frac{1}{4}$  of Section 28, T9N-R2E, said point also lying on the Westerly boundary of the NE  $\frac{1}{4}$  of said Section 28, T9N-R2E; thence

North along the Westerly boundary of the NW  $\frac{1}{4}$  of said Section 28, T9N-R2E, for a distance of 2,081.47 feet to an iron pin lying at the NW corner, thereof; thence

East along the Northerly boundary of the NE  $\frac{1}{4}$  of said Section 28, T9N-R2E, for a distance of 2,481.56 feet to an iron pin; thence

Leaving the Northerly boundary of the NE  $\frac{1}{4}$  of said Section 28, T9N-R2E, run to points at each of the following calls;

South 01 degrees 22 minutes 39 seconds East for a distance of 1,260.46 feet to an iron pin; thence

572.40 feet along the arc of a 825.00 foot radius curve to the right, said arc having a 560.99 foot chord which bears South 18 degrees 29 minutes 56 seconds West to an iron pin; thence

South 38 degrees 22 minutes 31 seconds West for a distance of 276.51 feet to an iron pin; thence

452.55 feet along the arc of a 825.00 foot radius curve to the left, said arc having a 446.90 foot chord which bears South 22 degrees 39 minutes 39 seconds West to an iron pin; thence

South 06 degrees 56 minutes 46 seconds West for a distance of 113.98 feet to an iron pin; thence

230.09 feet along the arc of a 825.00 foot radius curve to the left, said arc having a 229.34 foot chord which bears South 01 degrees 02 minutes 37 seconds East to an iron pin and POINT OF BEGINNING of the herein described property; thence

South 80 degrees 57 minutes 59 seconds West for a distance of 818.24 feet to an iron pin; thence

550.31 feet along the arc of a 825.00 foot radius curve to the left, said arc having a 540.17 foot chord which bears South 61 degrees 51 minutes 25 seconds West to an iron pin; thence

South 42 degrees 44 minutes 51 seconds West for a distance of 1,017.18 feet to an iron pin; thence

625.37 feet along the arc of a 675.00 foot radius curve to the left, said arc having a 603.24 foot chord which bears South 33 degrees 55 minutes 22 seconds East to an iron pin; thence

South 60 degrees 27 minutes 51 seconds East for a distance of 395.30 feet to an iron pin; 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 to an iron pin; thence

South 41 degrees 25 minutes 38 seconds East for a distance of 285.62 feet to an iron pin; thence

North 48 degrees 34 minutes 22 seconds East for a distance of 25.00 feet to an iron pin; thence

South 41 degrees 25 minutes 38 seconds East for a distance of 300.00 feet to an iron pin; thence

North 88 degrees 34 minutes 22 seconds East for a distance of 261.96 feet to an iron pin lying on the Northerly Right-Of-Way of Mississippi Highway No. 22, as it existed in September, 2020, 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 points at each of the following calls;

174.28 feet along the arc of a 1819.86 foot radius curve to the left, said arc having a 174.22 foot chord which bears North 32 degrees 58 minutes 11 seconds East feet to an iron pin; thence

North 29 degrees 26 minutes 32 seconds East for a distance of 1,096.07 feet to an iron pin; thence

North 32 degrees 22 minutes 47 seconds East for a distance of 399.19 feet to an iron pin; thence

228.35 feet along the arc of a 2954.79 foot radius curve to the right, said arc having a 228.30 foot chord which bears North 32 degrees 26 minutes 26 seconds East to an iron pin; thence

Leaving the Northerly Right-Of-Way of said Mississippi Highway No. 22, run to points at each of the following calls;

North 56 degrees 05 minutes 48 seconds West for a distance of 180.17 feet to an iron pin; thence

530.88 feet along the arc of a 825.00 foot radius curve to the right, said arc having a 521.77 foot chord which bears North 37 degrees 39 minutes 43 seconds West to an iron pin; thence

North 19 degrees 13 minutes 38 seconds West for a distance of 126.58 feet to an iron pin; thence



146.78 feet along the arc of a 825.00 foot radius curve to the right, said arc having a 146.59 foot chord which bears North 14 degrees 07 minutes 50 seconds West to the POINT OF BEGINNING of the above described parcel or tract of land.

#### **DESCRIPTION – PARCEL / LOT 4**

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 / LOT 5**

A parcel or tract of land, containing 32.21 acres, more or less, lying and being situated in the SW ¼ 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 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; 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 / LOT 6**

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/LOT 7**

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; 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.

**LESS AND EXCEPT THE FOLLOWING TRACTS:**

**DESCRIPTION OF EXCLUDED PARCEL/LOT A-**

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 1797.99 FEET; THENCE SOUTH 6752.06 FEET TO THE POINT OF BEGINNING OF

THE HEREIN DESCRIBED TRACT (N:1127633.38, E:2368232.78; THENCE SOUTH 00 DEGREES 07 MINUTES 16 SECONDS EAST 2109.79 FEET; THENCE SOUTH 89 DEGREES 52 MINUTES 44 SECONDS WEST 1425.0 FEET; THENCE NORTH 0 DEGREES 07 MINUTES 16 SECONDS WEST 2109.79 FEET.; THENCE NORTH 89 DEGREES 52 MINUTES 44 SECONDS EAST 1425.0 FEET TO THE POINT OF BEGINNING, SAID TRACT CONTAINS 69.02 ACRES, MORE OR LESS, AND ALL BEING A PART OF THE NORTHWEST 1/4 AND PART OF THE SOUTHWEST 1/4 ALL IN SECTION 28, TOWNSHIP 9 NORTH, RANGE 2 EAST, MADISON COUNTY, MISSISSIPPI.

**AND:**

**DESCRIPTION OF EXCLUDED PARCEL/LOT B-**

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 1797.99 FEET; THENCE SOUTH 6782.06 FEET; THENCE SOUTH 89 DEGREES 52 MINUTES 44 SECONDS WEST 1425.0 FEET TO A #5 REBAR FOUND MARKING THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT (N:1127630.37; E:2366807.78); THENCE SOUTH 0 DEGREES 07 MINUTES 16 SECONDS EAST 2109.79 FEET TO A #5 REBAR AND CAP FOUND; THENCE SOUTH 89 DEGREES 52 MINUTES 44 SECONDS WEST 240 FEET TO A #5 REBAR AND CAP SET; THENCE NORTH 0 DEGREES 07 MINUTES 16 SECONDS WEST 2109.79 FEET TO A #5 REBAR AND CAP SET; THENCE NORTH 89 DEGREES 52 MINUTES 44 SECONDS EAST 240 FEET TO THE POINT OF BEGINNING, SAID TRACT CONTAINS 11.62 ACRES, MORE OR LESS, AND ALL BEING A PART OF THE NORTHWEST ¼ AND PART OF THE SOUTHWEST ¼ ALL IN SECTION 28, TOWNSHIP 9 NORTH, RANGE 2 EAST, MADISON COUNTY, MISSISSIPPI.