

Proposed Building for lot 27 Aulenbrock Comm. Park  
106 Aulenbrock Drive, Canton, Ms 39046

Owner/Contractor. Joe Welch, LLC 601-624-2000

Building Being Built for Resale, OR Lease option

Joe Welch, LLC  
P.O. Box 610  
Canton, Ms 39046

Buildings within 500' of Proposed Bldg.

Madison County  
Storage

metal bldgs.

Yandell Rd.

CARR PLUMBING SUPPLY

Shell GAS  
Station

BRICK

metal bldg.

Rhaly  
Companies

metal bldg -  
1/3 brick front

lot 27

proposed bldg.

Aulenbrock DR.

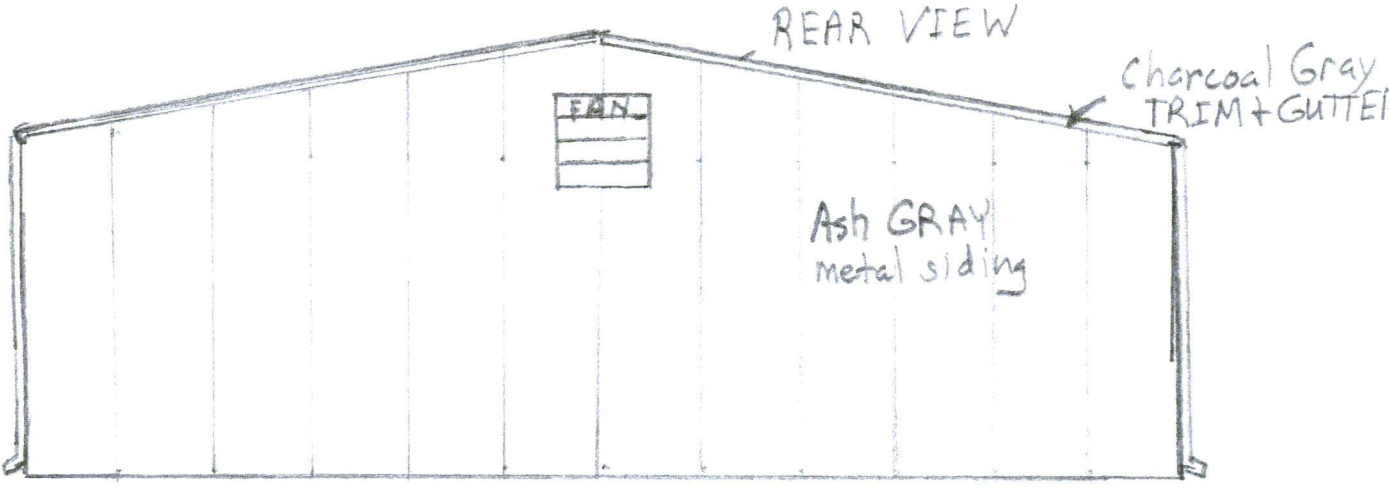
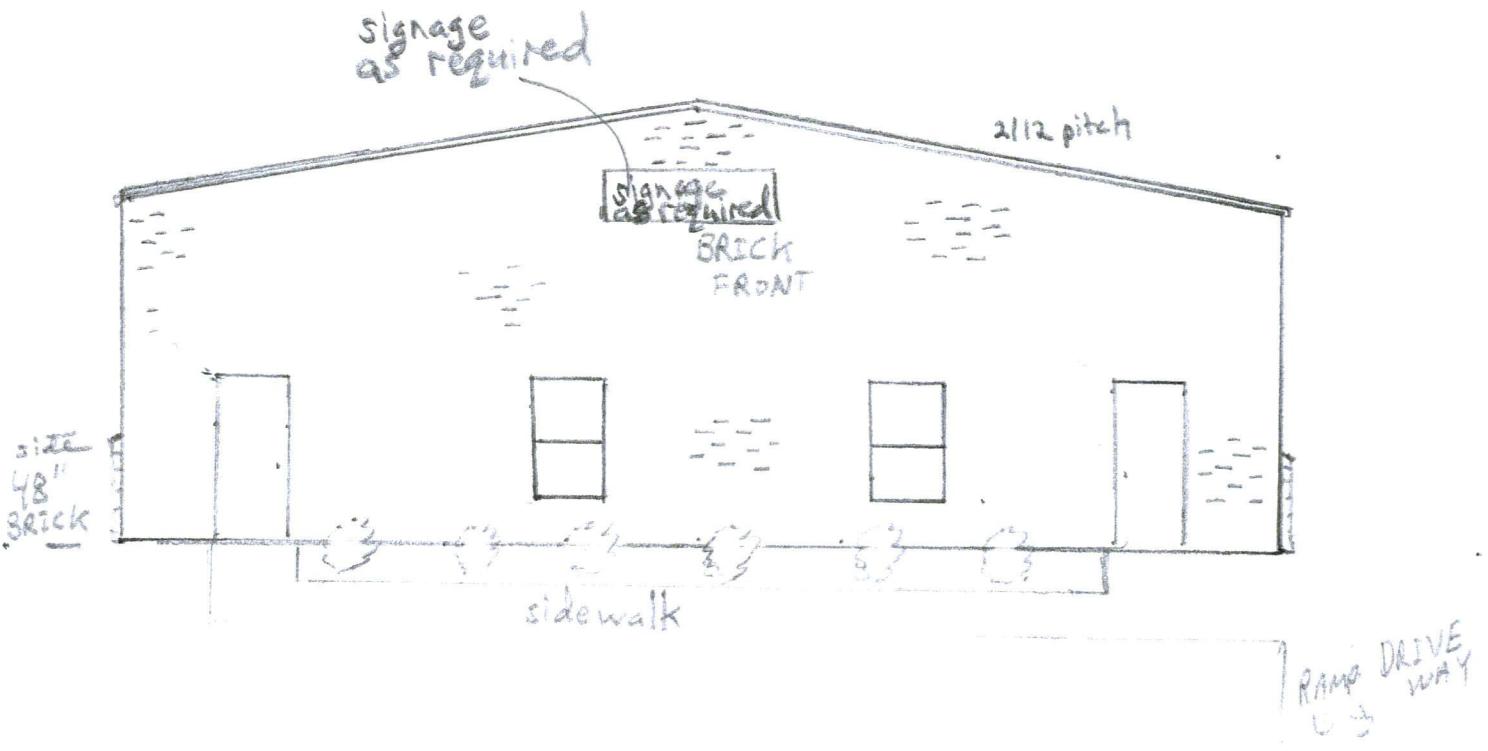
wood frame  
sliding

menz  
club

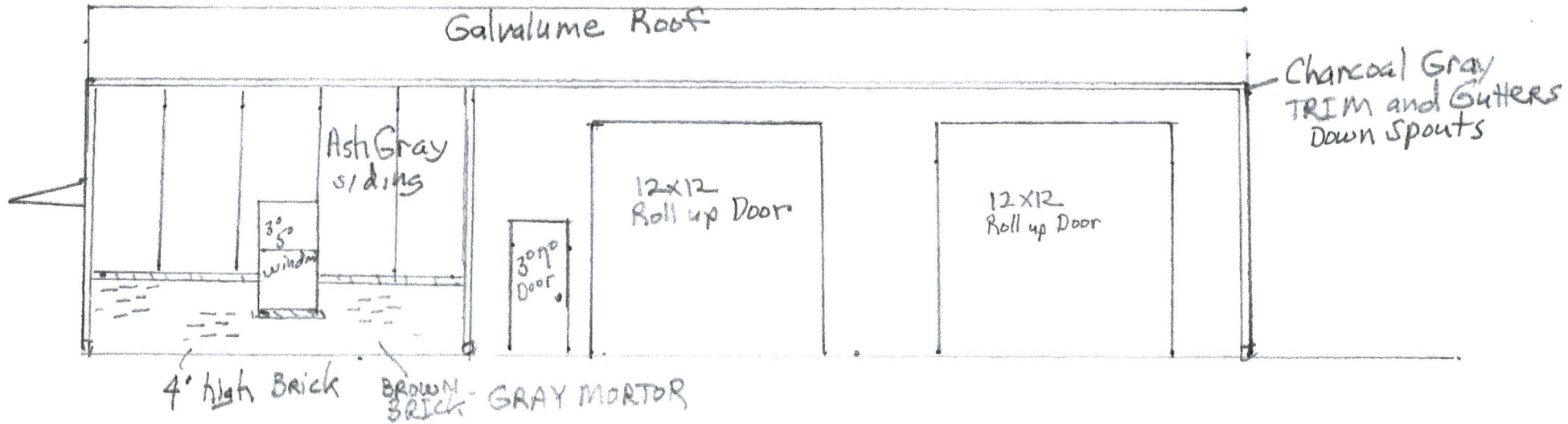
Westfallen DR.



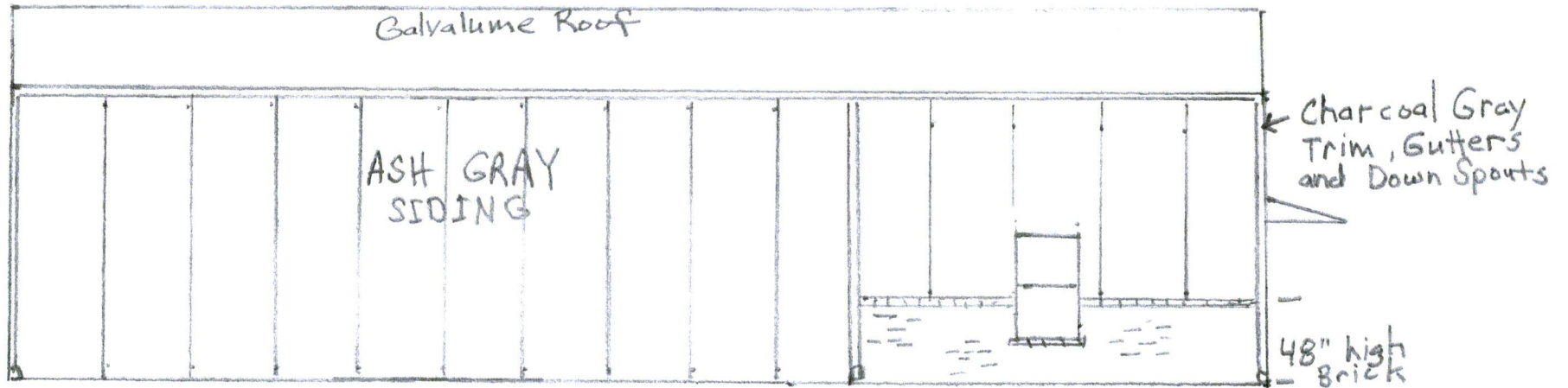
lot 27 Aulenbrock Comm. Park



South East Side. (Right)



North West Side (Left)



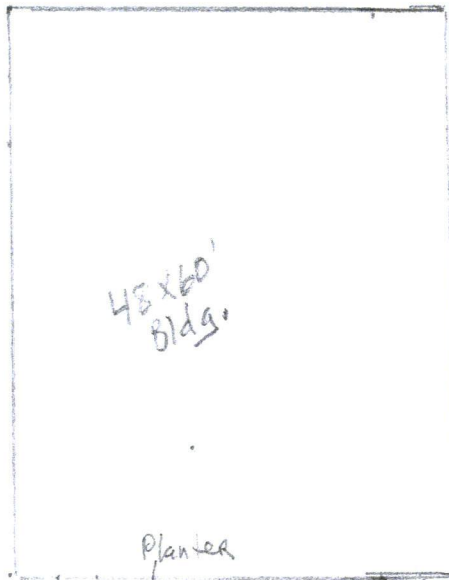
Plot Plan  
Landscape, set backs  
+ Parking

Lot 27 Aulenbrack  
21,791 SQ. FT.  
.50 Acres



222.21'  
NTS

5' min. | 48' | 72'



48x60'  
Bldg.

Planted

4' WALK

carp stop

RAMP to Parking

set back  
35'

15' min. green area

TREE

TREE

24' min

190' NTS

127.31' NTS  
106 Aulenbrack DR.

DRAINAGE EASEMENT  
STORMWATER DETENTION  
CABINET E, SLIDE 124A

lot 25  
owner  
M + F  
BANK

(silt fence  
\*  
As required)

silt fence

DRAINAGE

lot 27 Aulenbrock  
21,791.50 FT.  
.50 Acres

owner  
lot 28  
Randy  
Company

lot 26  
owner  
Joe +  
Sharon  
Weck

silt fence

48x60'  
PROPOSED  
Bldg.  
Elev. 260.50'

silt fence

Elev. 259'

← 24' min →

Elev. 260

Known storm drain, top elevation curb inlet 257.85' front of lot 28

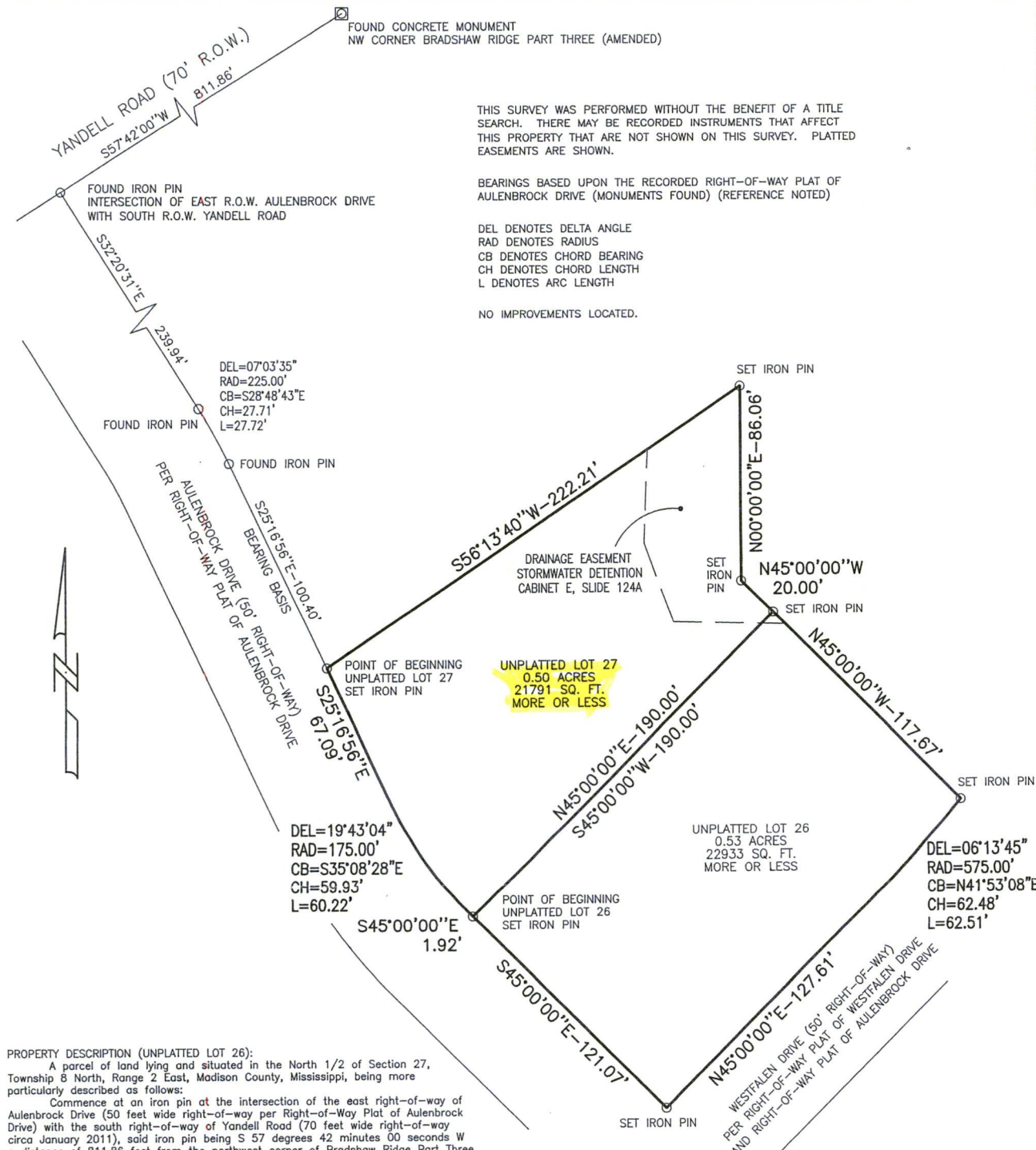
FOUND CONCRETE MONUMENT  
NW CORNER BRADSHAW RIDGE PART THREE (AMENDED)

THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE SEARCH. THERE MAY BE RECORDED INSTRUMENTS THAT AFFECT THIS PROPERTY THAT ARE NOT SHOWN ON THIS SURVEY. PLATTED EASEMENTS ARE SHOWN.

BEARINGS BASED UPON THE RECORDED RIGHT-OF-WAY PLAT OF AULENBROCK DRIVE (MONUMENTS FOUND) (REFERENCE NOTED)

DEL DENOTES DELTA ANGLE  
RAD DENOTES RADIUS  
CB DENOTES CHORD BEARING  
CH DENOTES CHORD LENGTH  
L DENOTES ARC LENGTH

NO IMPROVEMENTS LOCATED.



**PROPERTY DESCRIPTION (UNPLATTED LOT 26):**

A parcel of land lying and situated in the North 1/2 of Section 27, Township 8 North, Range 2 East, Madison County, Mississippi, being more particularly described as follows:

Commence at an iron pin at the intersection of the east right-of-way of Aulenbrock Drive (50 feet wide right-of-way per Right-of-Way Plat of Aulenbrock Drive) with the south right-of-way of Yandell Road (70 feet wide right-of-way circa January 2011), said iron pin being S 57 degrees 42 minutes 00 seconds W a distance of 811.86 feet from the northwest corner of Bradshaw Ridge Part Three (Amended), a subdivision of which the map or plat is of record and on file in the Office of the Chancery Clerk of Madison County, Mississippi, and run thence S 32 degrees 20 minutes 31 seconds E, along said easterly right-of-way of Aulenbrock Drive, for a distance of 239.94 feet to an iron pin; thence run southeasterly along said easterly right-of-way and the arc of a curve to the right having a radius of 225.00 feet, a delta angle of 07 degrees 03 minutes 35 seconds, a chord bearing of S 28 degrees 48 minutes 43 seconds E, a chord length of 27.71 feet, and an arc length of 27.72 feet, for a distance of 27.72 feet to an iron pin; thence run S 25 degrees 16 minutes 56 seconds E, along said easterly right-of-way, for a distance of 100.40 feet to an iron pin; thence run S 25 degrees 16 minutes 56 seconds E, along said easterly right-of-way, for a distance of 67.09 feet to a point; thence run southeasterly along said easterly right-of-way and the arc of a curve to the left having a radius of 175.00 feet, a delta angle of 19 degrees 43 minutes 04 seconds, a chord bearing of S 35 degrees 08 minutes 28 seconds E, a chord length of 59.93 feet, and an arc length of 60.22 feet, for a distance of 60.22 feet to a point; thence run S 45 degrees 00 minutes 00 seconds E, along said easterly right-of-way, for a distance of 1.92 feet to an iron pin which is the Point of Beginning of the parcel herein described. From said Point of Beginning run thence S 45 degrees 00 minutes 00 seconds E, along said easterly right-of-way, for a distance of 121.07 feet to an iron pin at the intersection of the easterly right-of-way of Aulenbrock Drive with the westerly right-of-way of Westfalen Drive (50 feet wide right-of-way per Right-of-Way Plat of Aulenbrock Drive and Right-of-Way Plat of Westfalen Drive); thence run N 45 degrees 00 minutes 00 seconds E, along said westerly right-of-way, for a distance of 127.61 feet to a point; thence run northeasterly along said westerly right-of-way and the arc of a curve to the left having a radius of 575.00 feet, a delta angle of 06 degrees 13 minutes 45 seconds, a chord bearing of N 41 degrees 53 minutes 08 seconds E, a chord length of 62.48 feet, and an arc length of 62.51 feet, for a distance of 62.51 feet to an iron pin; thence run N 45 degrees 00 minutes 00 seconds W for a distance of 117.67 feet to an iron pin; thence run S 45 degrees 00 minutes 00 seconds W for a distance of 190.00 feet to the Point of Beginning. This parcel contains 0.53 acres, more or less.

**PROPERTY DESCRIPTION (UNPLATTED LOT 27):**

A parcel of land lying and situated in the North 1/2 of Section 27, Township 8 North, Range 2 East, Madison County, Mississippi, being more particularly described as follows:

Commence at an iron pin at the intersection of the east right-of-way of Aulenbrock Drive (50 feet wide right-of-way per Right-of-Way Plat of Aulenbrock Drive) with the south right-of-way of Yandell Road (70 feet wide right-of-way circa January 2011), said iron pin being S 57 degrees 42 minutes 00 seconds W a distance of 811.86 feet from the northwest corner of Bradshaw Ridge Part Three (Amended), a subdivision of which the map or plat is of record and on file in the Office of the Chancery Clerk of Madison County, Mississippi, and run thence S 32 degrees 20 minutes 31 seconds E, along said easterly right-of-way of Aulenbrock Drive, for a distance of 239.94 feet to an iron pin; thence run southeasterly along said easterly right-of-way and the arc of a curve to the right having a radius of 225.00 feet, a delta angle of 07 degrees 03 minutes 35 seconds, a chord bearing of S 28 degrees 48 minutes 43 seconds E, a chord length of 27.71 feet, and an arc length of 27.72 feet, for a distance of 27.72 feet to an iron pin; thence run S 25 degrees 16 minutes 56 seconds E, along said easterly right-of-way, for a distance of 100.40 feet to an iron pin which is the Point of Beginning of the parcel herein described. From said Point of Beginning run thence S 25 degrees 16 minutes 56 seconds E, along said easterly right-of-way, for a distance of 67.09 feet to the left having a radius of 175.00 feet, a delta angle of 19 degrees 43 minutes 04 seconds, a chord bearing of S 35 degrees 08 minutes 28 seconds E, a chord length of 59.93 feet, and an arc length of 60.22 feet, for a distance of 60.22 feet to a point; thence run S 45 degrees 00 minutes 00 seconds E, along said easterly right-of-way, for a distance of 1.92 feet to an iron pin; thence run N 45 degrees 00 minutes 00 seconds E for a distance of 190.00 feet to an iron pin; thence run N 00 degrees 00 minutes 00 seconds E for a distance of 86.06 feet to an iron pin; thence run S 56 degrees 13 minutes 40 seconds W for a distance of 222.21 feet to the Point of Beginning. This parcel contains 0.50 acres, more or less.

I hereby certify that the plat shown hereon is a true and accurate representation of the property described in the caption thereof, made under my direction, and is accurate to the best of my knowledge and belief and that there are no apparent encroachments unless shown. I further certify that this survey meets the minimum standards for the State of Mississippi. This plat is not valid unless sealed with an embossed surveyor's seal.

*Jack N. Starr*  
JACK N. STARR, P.L.S.  
LS-2623

PLAT OF SURVEY (2 PARCELS)  
0.50 ACRES AND 0.53 ACRES  
NORTH 1/2 OF SECTION 27  
TOWNSHIP 8 NORTH, RANGE 2 EAST  
MADISON COUNTY, MISSISSIPPI

**BANKS ENGINEERING & SURVEYING, INC.**  
CONSULTING ENGINEERS & SURVEYORS  
115 LONE WOLF DR. SUITE B, MADISON, MISSISSIPPI  
(601) 407-1240

DRAWN BY: NPW	SCALE: 1"=50'	SURVEY CLASSIFICATION: "B"
CHECKED BY: JNS	DATE: 6-4-13	DRAWING NO. 231-06