

Department of Engineering
Tim Bryan, P.E., County Engineer

3137 South Liberty Street, Canton, MS 39046
Office (601) 790-2525 FAX (601) 859-3430

MEMORANDUM

August 10, 2022

To: Sheila Jones, 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: Madison County Parkway
Acceptance of Right-of-Way and Road Maintenance

MCEDA is requesting the Board of Supervisors accept the right-of-way for Madison County Parkway and to take over its maintenance. The Engineering Department has received as-builts for the road and have determined by field inspection that it is in satisfactory condition for acceptance. Attached is the legal description and right-of-way plat for the property.

**MCEDA RIGHT-OF-WAY PROPERTY DESCRIPTIONS
CITY OF CANTON, MADISON COUNTY, MISSISSIPPI**

TRACT 1

MADISON COUNTY PARKWAY – 25.42 ACRES

Commencing at a found wood post (SPC MS-WEST N:1,123,854.00 E:2,366,458.65), recognized as marking the apparent Southwest corner of the Southwest Quarter of Section 28, Township 9 North, Range 2 East, Madison County, Mississippi; thence run South for a distance of 316.65 feet to a point; thence run East for a distance of 3796.94 feet to a found 1/2 inch capped rebar (SPC MS-WEST N:1,123,536.24 E:2,370,253.83) on the Northern right-of-way of Highway 22 for a **Point of Beginning**; thence, leaving said right-of-way, run North 00 degrees 57 minutes 06 seconds East for a distance of 295.83 feet to a found 1/2 inch capped rebar; thence run North 41 degrees 28 minutes 06 seconds West for a distance of 300.00 feet to a set 1/2 inch capped rebar; thence run North 48 degrees 26 minutes 47 seconds East for a distance of 25.00 feet to a set 1/2 inch capped rebar; thence run North 41 degrees 33 minutes 13 seconds West for a distance of 285.62 feet to a set 1/2 inch capped rebar at the point of curvature of a curve having a radius of 637.00 feet; thence run along said curve in a Northwesterly direction, to the left, for a distance of 211.65 feet (chord bearing North 51 degrees 04 minutes 19 seconds West, chord distance 210.68 feet) to a found 1/2 inch capped rebar at the point of tangency; thence run North 60 degrees 35 minutes 26 seconds West for a distance of 1328.86 feet to a set 1/2 inch capped rebar at the point of curvature of a curve having a radius of 650.00 feet; thence run along said curve in a Northwesterly direction, to the right, for a distance of 686.01 feet (chord bearing North 30 degrees 21 minutes 21 seconds West, chord distance 654.61 feet) to a set 1/2 inch capped rebar at the point of tangency; thence run North 00 degrees 07 minutes 16 seconds West for a distance of 3964.75 feet to a set 1/2 inch capped rebar; thence run North 89 degrees 52 minutes 44 seconds East for a distance of 150.00 feet to a set 1/2 inch capped rebar; thence run South 00 degrees 07 minutes 16 seconds East for a distance of 3964.75 feet to a set 1/2 inch capped rebar at the point of curvature of a curve having a radius of 500.00 feet; thence run along said curve in a Southeasterly direction, to the left, for a distance of 527.70 feet (chord bearing South 30 degrees 21 minutes 21 seconds East, chord distance 503.54 feet) to a set 1/2 inch capped rebar at the point of tangency; thence run South 60 degrees 35 minutes 26 seconds East for a distance of 1328.86 feet to a set 1/2 inch capped rebar at the point of curvature of a curve having a radius of 787.00 feet; thence run along said curve in a Southeasterly direction, to the right for a distance of 261.49 feet (chord bearing South 51 degrees 04 minutes 19 seconds East, chord distance 260.29 feet) to a set 1/2 inch capped rebar at the point of tangency; thence run South 41 degrees 33 minutes 13 seconds East for a distance of 285.62 feet to a set 1/2 inch capped rebar; thence run North 49 degrees 07 minutes 41 seconds East for a distance of 25.00 feet to a set 1/2 inch capped rebar; thence run South 41 degrees 28 minutes 06 seconds East for a distance of 300.00 feet to a set 1/2 inch capped rebar; thence run North 88 degrees 26 minutes 02 seconds East for a distance of 261.77 feet to a set 1/2 inch capped rebar on the Northern right-of-way of Highway 22, said point being on a curve in said right-of-way having a radius of 1819.76 feet; thence run along said curve in a Southwesterly direction, to the right, for a distance of 424.34 feet (chord bearing South 42 degrees 16 minutes 21 seconds West, chord distance 423.38 feet) to a point at the point of tangency; thence run South 47 degrees 09 minutes 27 seconds West for a distance of 179.57 feet to the **Point of Beginning**

INDEXING INSTRUCTIONS: Lying and being partly in the Southeast Quarter of the Southwest Quarter of Section 21 and partly in the East Half of the West Half of Section 28 and partly in the South Half of the Southeast Quarter of Section 28 and partly in the North Half of the Northeast Quarter of Section 33, all in Township 9 North, Range 2 East, Madison County, Mississippi, and containing 25.42 acres, more or less.

TRACT 2
UNNAMED ROAD – 5.35 ACRES

Commencing at a found wood post (SPC MS-WEST N:1,123,854.00 E:2,366,458.65), recognized as marking the apparent Southwest corner of the Southwest Quarter of Section 28, Township 9 North, Range 2 East, Madison County, Mississippi; thence run East for a distance of 260.95 feet to a point; thence run North for a distance of 1517.49 feet to a set 1/2 inch capped rebar (SPC MS-WEST N:1,125,370.39 E:2,366,717.83) for a **Point of Beginning**; thence run North 00 degrees 07 minutes 16 seconds West for a distance of 150.00 feet to a set 1/2 inch capped rebar; thence run North 89 degrees 52 minutes 44 seconds East for a distance of 1519.73 feet to a set 1/2 inch capped rebar, thence run North 00 degrees 07 minutes 16 seconds West for a distance of 113.33 feet to a set 1/2 inch capped rebar on the Western right-of-way of the above described Madison County Parkway, said point being on a curve having a radius of 650.00 feet; thence run along said curve in a Southeasterly direction, to the left, for a distance of 271.13 feet (chord bearing South 12 degrees 04 minutes 14 seconds East, chord distance 269.16 feet) to a set 1/2 inch capped rebar; thence, leaving said Western right-of-way, run South 89 degrees 52 minutes 44 seconds West for a distance of 1575.46 feet to **the Point of Beginning**

INDEXING INSTRUCTIONS: All lying and being in the North Half of the Southwest Quarter of Section 28, Township 9 North, Range 2 East, Madison County, Mississippi, and containing 5.35 acres, more or less.

Basis of Bearing: Grid North by GPS Observation

The above legal descriptions were prepared by Kevin Hall Surveying & Design, Inc. as a part of a ground survey performed and completed on June 24, 2022 and Plat dated June 24, 2022.



Kevin Lee Hall, PS #3243

06/24/2022

MCEDA RIGHT-OF-WAY PROPERTY DESCRIPTIONS
CITY OF CANTON, MADISON COUNTY, MISSISSIPPI

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INDEXING INSTRUCTIONS: All lying and being in the North Half of the Southwest Quarter of Section 28, Township 9 North, Range 2 East, Madison County, Mississippi, and containing 5.35 acres, more or less.

NOTES:

- 1) ALL BEARINGS ARE GRID NORTH BY GPS OBSERVATION
 - 2) THIS IS A CLASS "A" SURVEY
 - 3) TITLE SEARCH NOT PERFORMED
 - 4) SOURCE OF INFORMATION FROM DEEDS RECORDED AT THE MADISON COUNTY, MISSISSIPPI, CHANCERY CLERK'S OFFICE IN MADISON, MISSISSIPPI.
 - 5) FIELD SURVEY COMPLETED OCTOBER 29, 2021.
 - 6) THIS SURVEY CONFORMS TO THE MISSISSIPPI STANDARDS OF PRACTICE FOR SURVEYING AS IMPLEMENTED BY THE MISSISSIPPI STATE BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND SURVEYORS ON APRIL 15, 2017.
 - 7) STATE PLANE COORDINATES DERIVED BY GPS OBSERVATION. STATE PLANE ZONE: MISSISSIPPI WEST (2301) NAD83
- REFERENCE DATUM: USM RTN NETWORK

COMMENCING POINT
FOUND WOOD FENCE POST RECOGNIZED AS REPRESENTING THE APPARENT SOUTHWEST CORNER OF THE SW 1/4 OF SEC. 28, T9N, R2E, MADISON COUNTY, MISSISSIPPI
N=1,123,854.00
E=2,366,458.65
CONV. ANG.= (+00°07'19.90")
COMB. FACT.= 0.99994326

SURVEY DATA:

CLASS OF SURVEY: CLASS "A"
NORTH REFERENCE: GRID NORTH BY GPS OBSERVATION
DRAWING DATE: JUNE 24, 2022
FIELD SURVEY DATE: JUNE 24, 2022
REFERENCE MATERIAL: DEEDS & PLATS RECORDED IN MADISON COUNTY CHANCERY CLERK'S OFFICE
SHEET 1 OF 1

PREPARED BY:



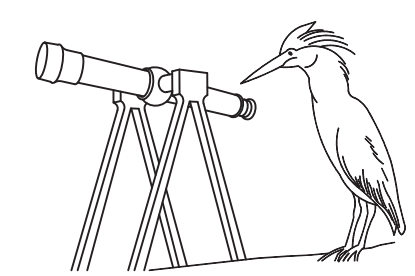
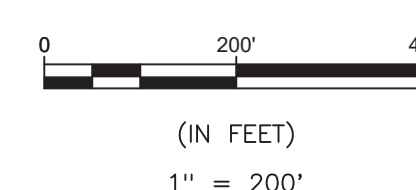
137 EXECUTIVE DRIVE, SUITE F
MADISON, MS 39110
OFFICE: 601-499-1723

ACCESS ROADWAY RIGHT-OF-WAY SURVEY
MADISON COUNTY MEGA SITE
PREPARED FOR MCEDA
LOCATED IN SECTION 28, & THE N 1/2 AND OF THE N 1/2 OF SECTION 33,
ALL IN TOWNSHIP 9 NORTH, RANGE 2 EAST,
MADISON COUNTY, MISSISSIPPI
DECEMBER 2021

LEGEND

- ④ FOUND 1/2" REBAR
- ④ SET 1/2" REBAR (CAPPED "KHS PS#3243")
- RIGHT-OF-WAY LINE
- COMMENCING LINE
- PE ENTERGY ACCESS LINE EASEMENT

GRAPHIC SCALE



06/24/2022
DATE REVISED
Kevin Lee Hall, PS #03243
KEVIN HALL, PS
7 CR 4060, P.O. BOX 112
MARIETTA, MISSISSIPPI
PHONE: 662-720-7074
email: Kevin@khs-design.com

