



August 15, 2023

Madison County Planning and Zoning Department  
Attn: Scott Weeks, Zoning Administrator  
125 West North Street  
P.O. Box 608  
Canton, MS 39046  
[scott.weeks@madison-co.com](mailto:scott.weeks@madison-co.com)

Dear Mr. Weeks:

Walker Lands II, LLC owns the real property described on Exhibit "A" attached hereto, for which an option to purchase such property has been granted to the Madison County Economic Development Authority (MCEDA) for the purpose of including the property as part of the MCEDA Megasite for industrial development purposes. As you may know, this parcel is currently zoned as a part of the Heavy Industrial District (I-2).

As the fee owner of the property, Walker Lands II, LLC hereby authorizes MCEDA to submit to the Madison County Planning and Zoning Department and/or to the Madison County Board of Supervisors an application or request for a dimensional variance, which, if approved, would authorize structure heights of up to 150 feet tall to be constructed on said property. Alternatively, should the Madison County Planning and Zoning Department or to the Madison County Board of Supervisors simply elect, acting on its own inherent authority, to grant such a dimensional variance without the necessity of a formal application or petition from MCEDA, Walker Lands II, LLC hereby consents to, fully supports and approves of the grant of a dimensional variance allowing structure heights of up to 150 feet tall to be constructed on the property described on Exhibit A attached hereto.

Sincerely,

WALKER LANDS II, LLC

By: Belinda B. Styres

Belinda B. Styres,  
Executive Vice-President

**EXHIBIT "A"**

**DESCRIPTION OF WALKER LANDS II, LLC PROPERTY**

The following parcels described on the Madison County tax map as parcel numbers:

092E-22 -005/01.00;  
092H-27 -022/00.00;  
092H-28 -002/01.00;  
092H-27 -033/00.00; and  
092H-27 -034/00.00;

Less and except the 12.8350 acre tract recently conveyed by Walker Lands II, LLC to MCEDA pursuant to that certain Special Warranty Deed recorded in the Madison County lands records in Book 4356 at Page 904 (Instrument #986738);

which above-described parcels are believed to be one and same parcels described as follows:

**PARCEL 1 – TRACT 1**

All of the NE ¼ of Section 28, T9N-R2E, less and except, the East ½ of the East ½ of the NE ¼;

All of the SE ¼ of Section 28, T9N-R2E, lying North of Mississippi Highway No. 22

**PARCEL 5**

That part of the East 1/2 of the SW ¼ of Section 22, T9N-R2E that lies South of the Canton-Virillia Road, less and except 3 acres, more or less, (which is church property, see Deed Book "JJJ" at Page 548, Deed Book "WW" at Page 481, Deed Book 6 at Page 24, Deed Book 453 at Page 134 & Deed Book 405 at Page 417) and containing 13 acres, more or less; and

All that part of the NW 1/4 and that part of the NW ¼ of the SW ¼ of Section 27, T9N-R2E, that lies North and West of Mississippi Highway No. 22, and containing 122 acres, more or less; and

The East 1/2 of the East 1/2 of the NE 1/4 and 7.5 acres in the SE ¼ of Section 28, T9N-R2E, which is described as BEGINNING at the NE corner of said SE 1/4 and running thence South 15 chains to a stake, thence North 34 degrees West 18.02 chains to the SW corner of the East 1/2 of the East 1/2 of the NE 1/4 of said Section 28, T9N-R2E, thence East 10 chains to the POINT OF BEGINNING, containing in all 47 acres, more or less.

**ALSO;**

**DESCRIPTION (Record)**

A tract of land containing 5.1 acres, more or less, located in the NW 1/4 of the NE 1/4 and the NE 1/4 of the NW 1/4 of Section 27, T9N-R2E, Madison County, Mississippi and more particularly described as follows, to-wit:

BEGINNING at a concrete right-of-way monument stationed 840+50.05 on the North and West right-of-way of Mississippi State Highway No. 22, Federal Aid Project-S-351(1) and run thence South 66 degrees 02 minutes West 834.7 feet along the North right-of-way of Mississippi State Highway No. 22 to the point of curvature; thence run along a curve on the North right-of-way of Mississippi State Highway No. 22 having a chord bearing of South 62 degrees 48 minutes 220.78 feet and having a radius and having a radius of 1960.08 feet and a curve length of 220.9 feet to an iron bar; thence run South 89 degrees 59

minutes West 85.0 feet to an iron bar in the centerline of the Old Canton and Jackson Road; thence run along the centerline of the Old Canton and Jackson Road the following courses and distances;

North 40 degrees 52 minutes East 604.0 feet to an iron bar;  
North 53 degrees 46 minutes East 57.9 feet to an iron bar;  
North 62 degrees 00 minutes East 85.5 feet to an iron bar;  
North 74 degrees 57 minutes East 91.6 feet to an iron bar;  
South 87 degrees 42 minutes East 216.0 feet to an iron bar;  
North 88 degrees 04 minutes East 185.6 feet to an iron bar;

Thence leaving the Old Canton and Jackson Road, run South 18 degrees 10 minutes West 118.4 feet to the **POINT OF BEGINNING**.

**LESS AND EXCEPT;**

**BEGIN** at a point on the present Northwestern right-of-way line for the existing SR-22 Highway that is located North 24 degrees 04 minutes 49 seconds West, a distance of 59.82 feet from the centerline of survey for a 5-Lane Section of SR-22 Highway from Nissan Drive Extension to one (1) mile West of I-55 Highway at Station 840+71.49 as shown on the plans for State Project No. OP-0055-02(181); from said point of beginning run thence along said Northwestern right-of-way courses of South 65 degrees 48 minutes 32 seconds West, a distance of 515.20 feet, and thence South 62 degrees 50 minutes 33 seconds West, a distance of 200.24 feet, and thence South 65 degrees 54 minutes 24 seconds West, a distance of 131.47 feet, and thence Southwesterly along the circumference of a circle to the left with a radius of 1958.23 feet, an arc distance of 229.96 feet and a chord bearing South 62 degrees 32 minutes 51 seconds West for a distance of 229.83 feet, and thence North 71 degrees 11 minutes 47 seconds West, a distance 75.10 feet to the Northwestern property line of the above referenced 5.1 acre parcel; thence run North 41 degrees 22 minutes 45 seconds East along said property line, a distance of 142.37 feet to a line being radial to the centerline of said survey at Station 830+75; thence run South 26 degrees 04 minutes 40 seconds East along said radial line, a distance of 51.01 feet to a point 95 feet Northwesterly of measured radially from the centerline of said survey at Station 830+75; thence run Northeasterly along the circumference of a circle to the right with a radius of 2004.85 feet, an arc distance of 69.90 feet and a chord bearing North 64 degrees 55 minutes 16 seconds East for a distance of 69.89 feet to a point 95 feet Northwesterly of measured radially from the centerline of said survey at Station 831+41.58; thence run North 70 degrees 20 minutes 42 seconds East, a distance of 259.19 feet to a point 75 feet Northwesterly of and perpendicular to the centerline of said survey at Station 834+00; thence run North 64 degrees 57 minutes 53 seconds East, a distance of 600.08 feet to a point 85 feet Northwesterly of and perpendicular to the centerline of said survey at Station 840+00; thence run North 58 degrees 55 minutes 09 seconds East, a distance of 111.44 feet to the said Northwestern right-of-way line being 98.58 feet Northwesterly of and perpendicular to the centerline of said survey at Station 841+10.61; thence run South 21 degrees 11 minutes 00 seconds West along said right-of-way line, a distance of 55.08 feet to the **POINT OF BEGINNING**, containing 0.870 acres (37,902 square feet) of land, more or less, situated in and a part of the West 1/2 of the Northeast 1/4 and the East 1/2 of the Northwest 1/4 of Section 27, Township 9 North, Range 2 East, in the City of Canton, Madison County, Mississippi.

**Being also described as follows:**

**DESCRIPTION (Survey)**

A parcel or tract of land, containing **4.1259 acres (179,725.18 Sq. Ft.)**, more or less, lying and being situated in the NW 1/4 of the NE 1/4 and the NE 1/4 of the NW 1/4 of Section 27, T9N-R2E, Madison County, Mississippi, being the Lelia W. Eldridge property as described in Deed Book 541 at Page 94 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 Station 840+50.05 on the Northerly and Westerly Right-Of-Way of Mississippi Highway No. 22 (Federal Aid Project No. S-351(1)), said point being the SE corner of the above referenced Lelia W. Eldridge property, said point also

being and lying 3199.63 feet East and 531.67 feet South of a found iron pin at the NW corner of Section 27, T9N-R2E, Madison County, Mississippi; run thence

Along the Southerly, Westerly and Northerly boundary of said Lelia W. Eldridge property to points at each of the following calls;

South 66 degrees 02 minutes 00 seconds West for a distance of 834.70 feet; thence

220.90 feet along the arc of a 1960.08 foot radius curve to the left, said arc having a 220.78 foot chord which bears South 62 degrees 48 minutes 00 seconds West; thence

South 89 degrees 59 minutes 00 seconds West for a distance of 85.00 feet; thence

North 40 degrees 52 minutes 00 seconds East for a distance of 160.41 feet to an iron pin and **POINT OF BEGINNING** of the herein described property; thence

Along the Northerly and Easterly boundary of said Lelia W. Eldridge property to iron pins at each of the following calls;

Continue North 40 degrees 52 minutes 00 seconds East for a distance of 443.59 feet; thence

North 53 degrees 46 minutes 00 seconds East for a distance of 57.90 feet; thence

North 62 degrees 00 minutes 00 seconds East for a distance of 85.50 feet; thence

North 74 degrees 57 minutes 00 seconds East for a distance of 91.60 feet; thence

South 87 degrees 42 minutes 00 seconds East for a distance of 216.00 feet; thence

North 88 degrees 04 minutes 00 seconds East for a distance of 185.60 feet; thence

South 18 degrees 10 minutes 00 seconds East for a distance of 75.26 feet to an iron pin lying on the Northerly boundary of the Mississippi Major Economic Impact Authority property as described in Deed Book 485 at Page 723 of the Records of said Madison County, Mississippi; thence

Along the Northerly boundary of said Mississippi Major Economic Impact Authority property to iron pins at each of the following calls;

South 59 degrees 02 minutes 33 seconds West for a distance of 62.55 feet; thence

South 65 degrees 05 minutes 17 seconds West for a distance of 600.08 feet; thence

South 70 degrees 28 minutes 06 seconds West for a distance of 259.19 feet; thence

69.89 feet along the arc of a 2004.85 foot radius curve to the left, said arc having a 69.89 foot chord which bears South 65 degrees 02 minutes 40 seconds West; thence

North 25 degrees 57 minutes 16 seconds West for a distance of 46.04 feet to the **POINT OF BEGINNING** of the above-described parcel or tract of land.

**LESS AND EXCEPT;**

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 1/4 of Section 29, T9N-R2E, Madison County, Mississippi; run thence

East along the Southerly boundary of the SW 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 1/2 of the SE 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 1/2 of the SE 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 1/2 of the SE 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 1/2 of the SE 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 1/4 of the NE 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 1/4 of the NE 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 1/4 of Section 28, T9N-R2E, said point also lying on the Westerly boundary of the NE 1/4 of said Section 28, T9N-R2E and **POINT OF BEGINNING** of the herein described property; thence

North along the Westerly boundary of the NE 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 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 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; 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.

**LESS AND EXCEPT;**

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 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 1/2 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 1/2 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 1/2 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 1/2 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; thence

North along the Westerly boundary of the NW 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 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.

### **LESS AND EXCEPT**

A parcel or tract of land, containing **12.8350 acres**, more or less, lying and being situated in Section 27 & 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 1/4 of Section 29, T9N-R2E, Madison County, Mississippi; run thence

East along the Southerly boundary of the SW 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 1/2 of the SE 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 1/2 of the SE 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 1/2 of the SE 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 1/2 of the SE 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 1/4 of the NE 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 said parcel of land described as the "SW 1/4 of the NE 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 1/4 of Section 28, T9N-R2E, said point also lying on the Westerly boundary of the NE 1/4 of said Section 28, T9N-R2E, said point also lying on the Westerly boundary Lot 2 of the Madison County Economic Development Authority property as described in Deed Book 3935 at Page 603 of the Records of said Madison County, Mississippi; thence

North along the Westerly boundary of the NE 1/4 of said Section 28, T9N-R2E, and the Westerly boundary of Lot 2 of said Madison County Economic Development Authority property, for a distance of 2,081.47 feet to an iron pin lying at the Northwest corner of the Northeast 1/4 of Section 28, T9N-R2E, and the Northwest corner of Lot 2 of said Madison County Economic Development Authority property; thence



East along the Northerly boundary of the NE 1/4 of said Section 28, T9N-R2E, and the Northerly boundary of Lot 2 of said Madison County Economic Development Authority property for a distance of 2,481.56 feet to an iron pin lying at the Northeast corner of Lot 2 of said Madison County Economic Development Authority property and **POINT OF BEGINNING** of the herein described property; thence

Leaving the Northerly boundary of the NE 1/4 of said Section 28, T9N-R2E, run South 01 degrees 22 minutes 39 seconds East along the Easterly boundary of Lot 2 of said Madison County Economic Development Authority property for a distance of 196.47 feet to an iron pin; thence

Leaving the Easterly boundary of Lot 2 of said Madison County Economic Development Authority property, run South 79 degrees 58 minutes 04 seconds East for a distance of 534.86 feet to an iron pin; thence

513.37 feet along the arc of a 1062.5 foot radius curve to the right, said arc having a 508.39 foot chord which bears North 86 degrees 11 minutes 26 seconds East to an iron pin; thence

North 72 degrees 20 minutes 55 seconds East for a distance of 198.04 feet to an iron pin; thence

288.82 feet along the arc of a 937.5 foot radius curve to the right, said arc having a 287.68 foot chord, which bears North 81 degrees 10 minutes 28 seconds East to an iron pin; thence

East for a distance of 170.22 feet to an iron pin; thence  
South for a distance of 12.50 feet to an iron pin; thence  
East for a distance of 776.89 feet to an iron pin; thence

336.97 feet along the arc of a 375.00 foot radius curve to the left, said arc having a 325.75 foot chord, which bears North 64 degrees 15 minutes 25 seconds East to an iron pin; thence

North 38 degrees 30 minutes 50 seconds East for a distance of 96.94 feet to an iron pin lying on the Westerly Right-Of-Way of Virilia Road (Federal Aid Secondary Project No. S-514(2)1 & State Aid Project No. SAP-45(40)), as it existed in June, 2023; thence

North 50 degrees 40 minutes 52 seconds West along the Westerly Right-of-Way of said Virilia Road for a distance of 150.01 feet to an iron pin; thence

Leaving the Westerly Right-Of-Way of said Virilia Road, run South 38 degrees 30 minutes 50 seconds West for a distance of 99.05 feet to an iron pin; thence

202.18 feet along the arc of a 225.00 foot radius curve to the right, said arc having a 195.45 foot chord which bears South 64 degrees 15 minutes 25 seconds West to an iron pin; thence

West for a distance of 776.89 feet to an iron pin; thence  
South for a distance of 12.50 feet to an iron pin; thence  
West for a distance of 170.22 feet to an iron pin; thence

23.32 feet along the arc of a 1062.5 foot radius curve to the left, said arc having a 23.32 foot chord, which bears South 89 degrees 22 minutes 16 seconds West to an iron pin; thence

North 43 degrees 29 minutes 06 seconds West for a distance of 37.04 feet to an iron pin; thence

West for a distance of 1,287.13 feet to an iron pin lying at the Northeast corner of Section 27, T9N-R2E, said point also lying at the Northeast corner of Section 28, T9N-R2E; thence

Continue West along the Northerly boundary of said Section 28, T9N-R2E, for a distance of 175.71 feet to the **POINT OF BEGINNING** of the above-described parcel or tract of land.

**LESS AND EXCEPT**

A parcel or tract of land, containing **54.88 acres**, more or less, lying and being situated in the SW 1/4 and the SE 1/4 of Section 28, T9N-R2E, and the NE 1/4 and the NW 1/4 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 1/2 of the SE 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 1/2 of the SE 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 1/2 of the SE 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; thence

Leaving the Easterly boundary of said parcel of land described as the “West 1/2 of the SE 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 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 1/4 of said Section 28, T9N-R2E, said point also lying on the Easterly boundary of the SW 1/4 of said Section 28, T9N-R2E; thence

South along the Easterly boundary of the SW 1/4 of said Section 28, T9N-R2E, for a distance of 502.78 feet; thence

Leaving the Easterly boundary of the SW 1/4 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.

#### **LESS AND EXCEPT**

A parcel or tract of land, containing **8.08 acres**, more or less, lying and being situated in the SE 1/4 of Section 28, T9N-R2E, and the NE 1/4 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 1/4 of Section 29, T9N-R2E, Madison County, Mississippi; run thence

East along the Southerly boundary of the SW 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 1/2 of the SE 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 1/2 of the SE 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 1/2 of the SE 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; thence

Leaving the Easterly boundary of said parcel of land described as the "West 1/2 of the SE 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 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 1/4 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.

#### **LESS AND EXCEPT**

A parcel or tract of land, containing **32.21 acres**, more or less, lying and being situated in the SW 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 1/4 of Section 29, T9N-R2E, Madison County, Mississippi; run thence

East along the Southerly boundary of the SW 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 1/2 of the SE 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 1/2 of the SE 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 1/2 of the SE 1/4 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 1/2 of the SE 1/4 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 1/4 of said Section 28, T9N-R2E; thence

South along the Easterly boundary of the SW 1/4 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 1/4 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 1/4 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 1/4 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.

**LESS AND EXCEPT**

That certain 32.12 acre tract deeded to Agron, LLC in Deed Book 4072 at Page 647 of the Records of the Office of the Chancery Clerk of Madison County, at Canton, Mississippi.

**LESS AND EXCEPT**

That certain property deeded to Mississippi Transportation Commission in Deed Book 2548 at Page 667 of the Records of the Office of the Chancery Clerk of Madison County, at Canton, Mississippi.

The above-described property containing in the aggregate **141 acres**, more or less.

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, AS AMENDED, INCLUDING SECTIONS 803 AND 811 THEREOF TO DETERMINE WHETHER A DIMENSIONAL VARIANCE SHOULD BE GRANTED FOR CERTAIN PARCELS COMPRISING PART OF THE MADISON COUNTY ECONOMIC DEVELOPMENT AUTHORITY (MCEDA) MEGASITE, WHICH ARE OWNED BY MCEDA OR ARE 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, as amended (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 part of the MCEDA Megasite, which are owned by MCEDA 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 "Additional Megasite Property"), are currently classified as part of the Heavy Industrial (I-2) District pursuant to the Zoning Ordinance;

**WHEREAS**, the Executive Director of MCEDA has advised this Board that, due to the particular nature and circumstances of said Additional 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 Additional Megasite Property;

**WHEREAS**, in April, 2021 following published notice and a public hearing conducted on the matter, the Board previously granted a dimensional variance permitting structures of up to 150' to be constructed upon more than 600 acres adjoining the Additional Megasite Property, which were adjoining parcels were owned by MCEDA at the time; and

**WHEREAS**, the Board now therefore finds that a public hearing should be held on September \_\_\_\_, 2023 at \_\_:00 \_\_.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 Additional 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 September \_\_\_\_, 2023, at \_\_\_\_:00 \_\_\_\_.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 Additional 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 21st day of August, 2023.



## EXHIBIT "A"

### Description of the Additional Megasite Property

The following parcels described on the Madison County tax map as parcel numbers:

092E-22 -005/01.00;

092H-27 -022/00.00;

092H-28 -002/01.00;

092H-27 -033/00.00; and

092H-27 -034/00.00;

Which parcels are more particularly described as follows:

#### **PARCEL 1 – TRACT 1**

All of the NE  $\frac{1}{4}$  of Section 28, T9N-R2E, less and except, the East  $\frac{1}{2}$  of the East  $\frac{1}{2}$  of the NE  $\frac{1}{4}$ ;

All of the SE  $\frac{1}{4}$  of Section 28, T9N-R2E, lying North of Mississippi Highway No. 22

#### **PARCEL 5**

That part of the East  $\frac{1}{2}$  of the SW  $\frac{1}{4}$  of Section 22, T9N-R2E that lies South of the Canton-Virlillia Road, less and except 3 acres, more or less, (which is church property, see Deed Book "JJJ" at Page 548, Deed Book "WW" at Page 481, Deed Book 6 at Page 24, Deed Book 453 at Page 134 & Deed Book 405 at Page 417) and containing 13 acres, more or less; and

All that part of the NW  $\frac{1}{4}$  and that part of the NW  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  of Section 27, T9N-R2E, that lies North and West of Mississippi Highway No. 22, and containing 122 acres, more or less; and

The East  $\frac{1}{2}$  of the East  $\frac{1}{2}$  of the NE  $\frac{1}{4}$  and 7.5 acres in the SE  $\frac{1}{4}$  of Section 28, T9N-R2E, which is described as **BEGINNING** at the NE 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 SW corner of the East  $\frac{1}{2}$  of the East  $\frac{1}{2}$  of the NE  $\frac{1}{4}$  of said Section 28, T9N-R2E, thence East 10 chains to the **POINT OF BEGINNING**, containing in all 47 acres, more or less.

#### **ALSO:**

#### **DESCRIPTION (Record)**

A tract of land containing **5.1 acres**, more or less, located in the NW  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  and the NE  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of Section 27, T9N-R2E, Madison County, Mississippi and more particularly described as follows, to-wit:

**BEGINNING** at a concrete right-of-way monument stationed 840+50.05 on the North and West right-of-way of Mississippi State Highway No. 22, Federal Aid Project-S-351(1) and run thence South 66 degrees 02 minutes West 834.7 feet along the North right-of-way of Mississippi State Highway No. 22 to the point of curvature; thence run along a curve on the North right-of-way of Mississippi State Highway No. 22 having a chord bearing of South 62 degrees 48 minutes 220.78 feet and having a radius

of 1960.08 feet and a curve length of 220.9 feet to an iron bar; thence run South 89 degrees 59 minutes West 85.0 feet to an iron bar in the centerline of the Old Canton and Jackson Road; thence run along the centerline of the Old Canton and Jackson Road the following courses and distances;

North 40 degrees 52 minutes East 604.0 feet to an iron bar;  
North 53 degrees 46 minutes East 57.9 feet to an iron bar;  
North 62 degrees 00 minutes East 85.5 feet to an iron bar;  
North 74 degrees 57 minutes East 91.6 feet to an iron bar;  
South 87 degrees 42 minutes East 216.0 feet to an iron bar;  
North 88 degrees 04 minutes East 185.6 feet to an iron bar;

Thence leaving the Old Canton and Jackson Road, run South 18 degrees 10 minutes West 118.4 feet to the **POINT OF BEGINNING**.

**LESS AND EXCEPT;**

**BEGIN** at a point on the present Northwestern right-of-way line for the existing SR-22 Highway that is located North 24 degrees 04 minutes 49 seconds West, a distance of 59.82 feet from the centerline of survey for a 5-Lane Section of SR-22 Highway from Nissan Drive Extension to one (1) mile West of I-55 Highway at Station 840+71.49 as shown on the plans for State Project No. OP-0055-02(181); from said point of beginning run thence along said Northwestern right-of-way courses of South 65 degrees 48 minutes 32 seconds West, a distance of 515.20 feet, and thence South 62 degrees 50 minutes 33 seconds West, a distance of 200.24 feet, and thence South 65 degrees 54 minutes 24 seconds West, a distance of 131.47 feet, and thence Southwesterly along the circumference of a circle to the left with a radius of 1958.23 feet, an arc distance of 229.96 feet and a chord bearing South 62 degrees 32 minutes 51 seconds West for a distance of 229.83 feet, and thence North 71 degrees 11 minutes 47 seconds West, a distance 75.10 feet to the Northwestern property line of the above referenced 5.1 acre parcel; thence run North 41 degrees 22 minutes 45 seconds East along said property line, a distance of 142.37 feet to a line being radial to the centerline of said survey at Station 830+75; thence run South 26 degrees 04 minutes 40 seconds East along said radial line, a distance of 51.01 feet to a point 95 feet Northwesterly of measured radially from the centerline of said survey at Station 830+75; thence run Northeasterly along the circumference of a circle to the right with a radius of 2004.85 feet, an arc distance of 69.90 feet and a chord bearing North 64 degrees 55 minutes 16 seconds East for a distance of 69.89 feet to a point 95 feet Northwesterly of measured radially from the centerline of said survey at Station 831+41.58; thence run North 70 degrees 20 minutes 42 seconds East, a distance of 259.19 feet to a point 75 feet Northwesterly of and perpendicular to the centerline of said survey at Station 834+00; thence run North 64 degrees 57 minutes 53 seconds East, a distance of 600.08 feet to a point 85 feet Northwesterly of and perpendicular to the centerline of said survey at Station 840+00; thence run North 58 degrees 55 minutes 09 seconds East, a distance of 111.44 feet to the said Northwestern right-of-way line being 98.58 feet Northwesterly of and perpendicular to the centerline of said survey at Station 841+10.61; thence run South 21 degrees 11 minutes 00 seconds West along said right-of-way line, a distance of 55.08 feet to the **POINT OF BEGINNING**, containing 0.870 acres (37,902 square feet) of land, more or less, situated in and a part of the West  $\frac{1}{2}$  of the Northeast  $\frac{1}{4}$  and the East  $\frac{1}{2}$  of the Northwest  $\frac{1}{4}$  of Section 27, Township 9 North, Range 2 East, in the City of Canton, Madison County, Mississippi.

**Being also described as follows:**

**DESCRIPTION (Survey)**

A parcel or tract of land, containing **4.1259 acres (179,725.18 Sq. Ft.)**, more or less, lying and being situated in the NW ¼ of the NE ¼ and the NE ¼ of the NW ¼ of Section 27, T9N-R2E, Madison County, Mississippi, being the Lelia W. Eldridge property as described in Deed Book 541 at Page 94 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 Station 840+50.05 on the Northerly and Westerly Right-Of-Way of Mississippi Highway No. 22 (Federal Aid Project No. S-351(1)), said point being the SE corner of the above referenced Lelia W. Eldridge property, said point also being and lying 3199.63 feet East and 531.67 feet South of a found iron pin at the NW corner of Section 27, T9N-R2E, Madison County, Mississippi; run thence

Along the Southerly, Westerly and Northerly boundary of said Lelia W. Eldridge property to points at each of the following calls;

South 66 degrees 02 minutes 00 seconds West for a distance of 834.70 feet; thence

220.90 feet along the arc of a 1960.08 foot radius curve to the left, said arc having a 220.78 foot chord which bears South 62 degrees 48 minutes 00 seconds West; thence

South 89 degrees 59 minutes 00 seconds West for a distance of 85.00 feet; thence

North 40 degrees 52 minutes 00 seconds East for a distance of 160.41 feet to an iron pin and **POINT OF BEGINNING** of the herein described property; thence

Along the Northerly and Easterly boundary of said Lelia W. Eldridge property to iron pins at each of the following calls;

Continue North 40 degrees 52 minutes 00 seconds East for a distance of 443.59 feet; thence

North 53 degrees 46 minutes 00 seconds East for a distance of 57.90 feet; thence

North 62 degrees 00 minutes 00 seconds East for a distance of 85.50 feet; thence

North 74 degrees 57 minutes 00 seconds East for a distance of 91.60 feet; thence

South 87 degrees 42 minutes 00 seconds East for a distance of 216.00 feet; thence

North 88 degrees 04 minutes 00 seconds East for a distance of 185.60 feet; thence

South 18 degrees 10 minutes 00 seconds East for a distance of 75.26 feet to an iron pin lying on the Northerly boundary of the Mississippi Major Economic Impact Authority property as described in Deed Book 485 at Page 723 of the Records of said Madison County, Mississippi; thence

Along the Northerly boundary of said Mississippi Major Economic Impact Authority property to iron pins at each of the following calls;

South 59 degrees 02 minutes 33 seconds West for a distance of 62.55 feet; thence

South 65 degrees 05 minutes 17 seconds West for a distance of 600.08 feet; thence

South 70 degrees 28 minutes 06 seconds West for a distance of 259.19 feet; thence

69.89 feet along the arc of a 2004.85 foot radius curve to the left, said arc having a 69.89 foot chord which bears South 65 degrees 02 minutes 40 seconds West; thence

North 25 degrees 57 minutes 16 seconds West for a distance of 46.04 feet to the **POINT OF BEGINNING** of the above described parcel or tract of land.

**LESS AND EXCEPT;**

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  $\frac{1}{4}$  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 and **POINT OF BEGINNING** of the herein described property; thence

North along the Westerly boundary of the NE  $\frac{1}{4}$  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; 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.

**LESS AND EXCEPT;**

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 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; thence

North along the Westerly boundary of the NW 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 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.

**LESS AND EXCEPT**

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  $\frac{1}{4}$  of said Section 28, T9N-R2E, said point also lying on the Easterly boundary of the SW  $\frac{1}{4}$  of said Section 28, T9N-R2E; thence

South along the Easterly boundary of the SW  $\frac{1}{4}$  of said Section 28, T9N-R2E, for a distance of 502.78 feet; thence

Leaving the Easterly boundary of the SW  $\frac{1}{4}$  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.

#### **LESS AND EXCEPT**

A parcel or tract of land, containing **8.08 acres**, more or less, lying and being situated in the SE  $\frac{1}{4}$  of Section 28, T9N-R2E, and the NE  $\frac{1}{4}$  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  $\frac{1}{4}$  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 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.

**LESS AND EXCEPT**

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.

**LESS AND EXCEPT**

That certain 32.12 acre tract deeded to Agron, LLC in Deed Book 4072 at Page 647 of the Records of the Office of the Chancery Clerk of Madison County, at Canton, Mississippi.

**LESS AND EXCEPT**

That certain property deeded to Mississippi Transportation Commission in Deed Book 2548 at Page 667 of the Records of the Office of the Chancery Clerk of Madison County, at Canton, Mississippi.

The above-described property containing in the aggregate 141 acres, more or less.