

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

3137 South Liberty Street, Canton, MS 39046
Office (601) 855-5582 FAX (601) 859-5857

MEMORANDUM

April 29, 2026

To: Casey Brannon, 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: Deed of Dedication
Green Acres Drive

The Engineering Department presents the attached deed of dedication of a 1.5750 acre piece of property currently owned by Claridge & Associates, Thomas Leon Sellers, and Allen Sparks on which sits Green Acres Drive that the current owners wish to donate to Madison County for public right -of-way. If the Board accepts the donation, it is requested that the Board authorize the Board President to sign the attached Deed of Dedication.

Prepared By and Return To:

Jason L. Poulson (MSB #102448)
Watkins & Eager PLLC
400 East Capitol Street
Jackson, MS 39201
(601) 965-1900

Indexing Instructions:

NE ¼ of the SW ¼ of Section 7,
Township 9 North, Range 3 East,
Madison County, Mississippi

DEED OF DEDICATION

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, the undersigned (collectively, the "Grantor"),

CLARIDGE AND ASSOCIATES, INC.,

a Mississippi corporation
151 West Peace Street
Canton, MS 39046
(601) 859-3616

THOMAS LEON SELLERS,

an individual
446 Green Acres Drive
Canton, MS 39046
(601) 260-7277

ALLEN SPARKS,

an individual
1010 S. Jackson Street Ext.
Brookhaven, MS 39601
(601) 757-0491

do hereby grant, bargain, sell, convey, warrant and dedicate unto

MADISON COUNTY, MISSISSIPPI, ("Grantee")

125 West North Street
Canton, MS 39046
(601) 855-5500

the real property located in Madison County, Mississippi and described in **Exhibit A** attached hereto and made a part hereof by reference (the "Property").

This conveyance is subject to ad valorem taxes and special assessments for the current year and subsequent years which are not yet due and payable; all reservations or conveyances, together with release of damages, of minerals of every kind and character, including but not limited to, oil, gas, sand, and gravel in, on and under the Property; and all covenants, restrictions, easements and rights of way and other matters of record applicable to the Property.

By its signature hereto, the Grantee does hereby accept the dedication of the Property for public use as a public road, which shall be maintained by the Grantee.

[SIGNATURE PAGES FOLLOW]

IN WITNESS WHEREOF, the undersigned Grantor has executed and delivered this instrument as of the date set forth in the acknowledgement below.

GRANTOR:

CLARIDGE AND ASSOCIATES, INC.,
a Mississippi corporation

By: _____
Name: C. R. Montgomery
Title: President

STATE OF MISSISSIPPI
COUNTY OF MADISON

PERSONALLY appeared before me, the undersigned authority in and for the said county and state, on this _____ day of April, 2026, within my jurisdiction, the within named C. R. Montgomery, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed in the above and foregoing instrument and acknowledged that he executed the same in his representative capacity, and that by his signature on the instrument, and as the act and deed of the entity upon behalf of which he acted, executed the above and foregoing instrument, after first having been duly authorized so to do.

Notary Public

My Commission Expires: _____

[SEAL]

IN WITNESS WHEREOF, the undersigned Grantor has executed and delivered this instrument as of the date set forth in the acknowledgement below.

GRANTOR:

THOMAS LEON SELLERS

STATE OF MISSISSIPPI
COUNTY OF MADISON

PERSONALLY appeared before me, the undersigned authority in and for the said county and state, on this ____ day of April, 2026, within my jurisdiction, the within named Thomas Leon Sellers, who acknowledged that he executed the above and foregoing instrument.

Notary Public

My Commission Expires: _____

[SEAL]

IN WITNESS WHEREOF, the undersigned Grantor has executed and delivered this instrument as of the date set forth in the acknowledgement below.

GRANTOR:

ALLEN SPARKS

STATE OF MISSISSIPPI
COUNTY OF MADISON

PERSONALLY appeared before me, the undersigned authority in and for the said county and state, on this ____ day of April, 2026, within my jurisdiction, the within named Allen Sparks, who acknowledged that he executed the above and foregoing instrument.

Notary Public

My Commission Expires: _____

[SEAL]

ACCEPTED:

GRANTEE:

MADISON COUNTY, MISSISSIPPI

By: _____
Name: _____
Title: _____

STATE OF MISSISSIPPI
COUNTY OF MADISON

Personally appeared before me, the undersigned authority in and for the said county and state, on this ____ day of April, 2026, within my jurisdiction, the within named _____, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed in the above and foregoing instrument and acknowledged that he/she executed the same in his/her representative capacity, and that by his/her signature on the instrument, and as the act and deed of the entity upon behalf of which he/she acted, executed the above and foregoing instrument, after first having been duly authorized so to do.

Notary Public

My Commission Expires: _____

(seal)

EXHIBIT A
Legal Description of the Property

A parcel or tract of land containing **1.5750 acres**, more or less, lying and being situated in the NE ¼ of the SW ¼ of Section 7, T9N-R3E, Madison County, Mississippi and being more particularly described as follows:

COMMENCING at a concrete monument, said point lying at the SE corner of the NE 1/4 of the SW 1/4 of said Section 7, T9N-R3E, Madison County, Mississippi; run thence

North along the Easterly boundary of the NE 1/4 of the SW 1/4 of said Section 7 for a distance of 250.00 feet; thence

South 35 degrees 49 minutes 46 seconds West along the Westerly boundary of the Bennie L. Thompson & Shuntell L. Thompson property as described in Deed Book 508 at Page 295 of the Records of the Chancery Clerk of said Madison County, at Canton, Mississippi for a distance of 30.04 feet, said point lying on the Northerly boundary of the Reginald J. Robinson property as described in Deed Book 533 at Page 809 of the Records of said Madison County, Mississippi; thence

West along the Northerly boundary of said Reginald J. Robinson property for a distance of 1132.50 feet to the Easterly Right-of-Way of Mississippi Highway No. 16, as it existed in April, 2026; thence

North 11 degrees 18 minutes 00 seconds West along said Easterly Right-of-Way of said Mississippi Highway No. 16 for a distance of 360.89 feet; thence

57.47 feet along the arc of a 34,327.48 curve to the right and the Easterly Right-of-Way of said Mississippi Highway No. 16, said arc having a 57.47 foot chord which bears North 11 degrees 15 minutes 07 seconds West; thence

Leaving said Easterly Right-of-Way of said Mississippi Highway 16, run South 85 degrees 06 minutes 00 seconds East for a distance of 278.83 feet; thence

North 08 degrees 27 minutes 00 seconds West for a distance of 160.29 feet; thence

Continue North 08 degrees 27 minutes 00 seconds West for a distance of 244.31 feet; thence

South 80 degrees 48 minutes 00 seconds West for a distance of 286.12 feet to the Easterly Right-of-Way of said Mississippi Highway No. 16; thence

North 10 degrees 52 minutes 00 seconds West along said Easterly Right-of-Way of said Mississippi Highway No. 16 for a distance of 146.44 feet to the Westerly boundary of the NE 1/4 of the SW 1/4 of said Section 7; thence

Leaving said Easterly Right-of-Way of said Mississippi Highway 16, run North along the Westerly boundary of the NE 1/4 of the SW 1/4 of said Section 7 for a distance of 155.52 feet to a one-half inch iron rebar lying on the Southerly boundary of Green Acres Drive, as it existed in February, 2026 and **POINT OF BEGINNING** of the herein described property; thence

Continue North along the Westerly boundary of the NE 1/4 of the SW 1/4 of said Section 7 for a distance of 22.12 feet to a found cotton picker spindle lying in Green Acres Drive, as it existed in February, 2026; thence

Continue North along the Westerly boundary of the NE 1/4 of the SW 1/4 of said Section 7 for a distance of 30.00 feet to a one-half inch iron rebar lying at the NW corner of the NE 1/4 of the SW 1/4 of said Section 7; thence

East along the Northerly boundary of the NE 1/4 of the SW 1/4 of said Section 7 for a distance of 1323.70 feet to a one-half inch iron rebar lying at the NE corner of the NE 1/4 of the SW 1/4 of said Section 7; thence

South along the Easterly boundary of the NE 1/4 of the SW 1/4 of said Section 7 for a distance of 30.00 feet to a found cotton picker spindle lying in Green Acres Drive; thence

Continue South along the Easterly boundary of the NE 1/4 of the SW 1/4 of said Section 7 for a distance of 25.00 feet to a one-half inch iron rebar lying on the Southerly boundary of said Green Acres Drive; thence

North 89 degrees 29 minutes 57 seconds West along the Southerly boundary of said Green Acres Drive for a distance of 527.76 feet to a one-half inch iron rebar; thence

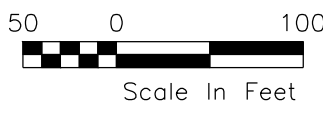
South 89 degrees 52 minutes 31 seconds West along the Southerly boundary of said Green Acres Drive for a distance of 795.96 feet to the **POINT OF BEGINNING** of the above described parcel or tract of land.

Class "B" Survey
Bearings Based on Solar Observation Taken On
February 8, 2005 (Geodetic North)

To: Mill Town Partners II, L.P., CREA Mill Town Place II, LLC, its successors and/or assigns, CREA SLP, LLC, its successors and/or assigns and Mill Town GP II, LLC, its successors and/or assigns, Watkins & Eger, PLLC and Old Republic National Title Insurance Company.

This is to certify that this map or plot and the survey on which it is based were made in accordance with the 2026 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Item No. 1, 2, 3, 4, 5, 6, (a), 6(b), 7(a), 7(b), (1), 8, 9, 13, 14, 16, 17, 18 & 19 from from Table A thereto. The fieldwork was completed on March 4, 2026.

Jereme C. Smith P.S.
Date: April 29, 2026



SURVYOR'S NOTES

- Random Traverse Closure Precision For This Survey Meets or Exceeds the Minimum Standards for a Class "B" Survey.
- McMaster & Associates, Inc. does not certify to the existence or non-existence of any underground utility.
- All elevations based on NGS Bench Mark "H-3". The monument was found in good condition and has a record elevation of 239.45' (NAVD 88) at the time of this survey.
- No addresses were disclosed in the provided documents nor were there any addresses observed in the process of conducting the fieldwork.
- No substantial features were observed in the process of conducting the fieldwork.
- No parking spaces were observed in the process of conducting the fieldwork.
- No evidence of recent earth moving work, building construction, or building additions were observed in the process of conducting the fieldwork.
- There was no evidence of recent street or sidewalk construction or repairs observed in the process of conducting the fieldwork.
- There are no encroachments from or onto the project property.
- Subject Property is Zoned Townhouse Residential District (R-4) with a Planned Unit Residential District (PURD) overlay. Requirements are as follows:
 - Maximum Height: 40 feet or 2-1/2 stories
 - Minimum Lot Area (End/Interior): 6,000/3,500 sq. ft.
 - Minimum Lot Width (End/Interior): 45/30 ft.
 - Minimum Distance Between Buildings: 30 ft.
 - Minimum Yards:
 - Front yard: 40 ft.
 - Side yard, End Unit Only: 10 ft. except where abutting and R-1, R-1A or R-1B district, then 40 feet, which shall remain open with no encroachments by driveways, patios or other paved areas.
 - Rear yard: 20 ft. except where abutting and R-1, R-1A or R-1B district, then 40 feet, which shall remain open with no encroachments by driveways, patios or other paved areas.
 - Minimum Open Space Required: 10% required if total subdivision is 5 or more acres. Each single family residence shall have a fully enclosed garage or rear carport of adequate size to house two (2) full-size automobiles. If 30 single family homes are built then 60 parking spaces will be required.
- The current ownership of the subject property is Claridge and Associated, Tomie Pace Sellers & Thomas Leon Sellers as described in Deed Book 226 at Page 168, Deed Book 255 at Page 538, Deed Book 2380 at Page 263 and Deed Book 4222 at Page 924.

LEGEND

POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
PT	POINT OF TERMINUS
RCP	REINFORCED CONCRETE PIPE
CMP	CORRUGATED METAL PIPE
CP	CORRUGATED POLYETHYLENE PIPE
HC	HVAC CONDENSER UNIT
CM	CREPE MYRTLE
APR	AS PER RECORD
APS	AS PER SURVEY
15FN	1-STORY FAME (NOT NEW)
EM	ELECTRIC METER
EBOX	ELECTRIC POWER BOX
FBO	FIBER OPTIC/COMMUNICATION BOX
TBOX	TELEPHONE BOX/PEDESTAL
TBOX	TELEPHONE BOX/PEDESTAL
CB	CABLE BOX
SD	SATELLITE DISH/TV SERVICE
MH	EXISTING MANHOLE
CO	CLEAN-OUT
LP	LIGHT POLE
SP	SERVICE POLE
WM	WATER METER
WV	WATER VALVE
FH	FIRE HYDRANT
WS	WATER SERVICE
ICV	IRRIGATION CONTROL VALVE
GV	GAS VALVE
GM	GAS METER
TM	TEMPORARY BENCH MARK
CM	CONCRETE MONUMENT
CP	COTTON PICKER SPINDLE
SIR	SET IRON REBAR (1/2"x18")
FR	FOUND IRON REBAR (1/2" UNLESS OTHERWISE NOTED)
gas	EXISTING GAS LINE
fo	EXISTING FIBER OPTIC/COMMUNICATION
uc	EXISTING CABLE TV
tl	EXISTING TELEPHONE LINE
ul	EXISTING UNDERGROUND ELECTRIC
o	EXISTING OVERHEAD POWER
w	EXISTING WATER MAIN/SERVICE
we	EXISTING WATER-TO-TOILET PROTECTION
o2	EXISTING OXYGEN MAIN
s	EXISTING SANITARY SEWER
sw	EXISTING SANITARY SEWER-FORCE MAIN
u	EXISTING UNKNOWN UTILITY
wt	EXISTING WETLAND
+	EXISTING IRON FENCE
x	EXISTING WIRE FENCE
o	EXISTING CHAIN LINK FENCE
o	EXISTING WOOD FENCE

DESCRIPTION - TRACT 1

A parcel or tract of land containing 13.3703 acres, more or less, lying and being situated in the NE 1/4 of the SW 1/4 of Section 7, 19N-R3E, Madison County, Mississippi and being more particularly described as follows:

COMMENCING at a concrete monument, said point lying at the SE corner of the NE 1/4 of the SW 1/4 of said Section 7, 19N-R3E, Madison County, Mississippi; run thence

North along the Easterly boundary of the NE 1/4 of the SW 1/4 of said Section 7 for a distance of 250.00 feet; thence

South 35 degrees 49 minutes 46 seconds West along the Westerly boundary of the Bennie L. Thompson & Shuntell L. Thompson property as described in Deed Book 508 at Page 295 of the Records of the Chancery Clerk of said Madison County, at Canton, Mississippi for a distance of 30.04 feet, said point lying on the Northerly boundary of the Reginald J. Robinson property as described in Deed Book 533 at Page 809 of the Records of said Madison County, Mississippi; thence

West along the Northerly boundary of said Reginald J. Robinson property for a distance of 1132.50 feet to the Easterly Right-of-Way of Mississippi Highway No. 16, as it existed in April, 2026; thence

North 11 degrees 18 minutes 00 seconds West along said Easterly Right-of-Way of said Mississippi Highway No. 16 for a distance of 360.89 feet; thence

57.47 feet along the arc of a 34,327.48 curve to the right and the Easterly Right-of-Way of said Mississippi Highway No. 16, said arc having a 57.47 foot chord which bears North 11 degrees 15 minutes 07 seconds West; thence

Leaving said Easterly Right-of-Way of said Mississippi Highway No. 16, run South 85 degrees 08 minutes 00 seconds East for a distance of 278.83 feet; thence

North 08 degrees 27 minutes 00 seconds West for a distance of 160.29 feet to the POINT OF BEGINNING of the herein described parcel or tract of land; thence

Continue North 08 degrees 27 minutes 00 seconds West for a distance of 244.31 feet; thence

South 80 degrees 48 minutes 00 seconds West along said Easterly Right-of-Way of said Mississippi Highway No. 16 for a distance of 286.12 feet to the Easterly Right-of-Way of said Mississippi Highway No. 16; thence

North 10 degrees 52 minutes 00 seconds West along said Easterly Right-of-Way of said Mississippi Highway No. 16 for a distance of 146.44 feet to the Westerly boundary of the NE 1/4 of the SW 1/4 of said Section 7; thence

Leaving said Easterly Right-of-Way of said Mississippi Highway No. 16, run North 85 degrees 08 minutes 00 seconds East for a distance of 155.52 feet to a one-half inch iron rebar lying on the Southerly boundary of Green Acres Drive, as it existed in February, 2026; thence

Leaving the Westerly boundary of the NE 1/4 of the SW 1/4 of said Section 7, run North 89 degrees 52 minutes 31 seconds East along the Southerly boundary of said Green Acres Drive for a distance of 795.96 feet to a one-half inch iron rebar; thence

South 89 degrees 29 minutes 57 seconds East along the Southerly boundary of said Green Acres Drive for a distance of 527.76 feet to a one-half inch iron rebar lying on the Easterly boundary of the NE 1/4 of the SW 1/4 of said Section 7; thence

Leaving the Southerly boundary of said Green Acres Drive, run South along the Easterly boundary of the NE 1/4 of the SW 1/4 of said Section 7 for a distance of 492.36 feet to a one-half inch iron rebar lying at the NE corner of Mill Town Place, Phase 1 as shown on map or plot of same in Plat Cabinet "C" at Side 102 of the Records of the Chancery Clerk of said Madison County, at Canton, Mississippi; thence

Leaving the Easterly boundary of the NE 1/4 of the SW 1/4 of said Section 7, run West along the Northerly boundary of said Mill Town Place, Phase 1 for a distance of 57.76 feet to the POINT OF BEGINNING of the above described parcel or tract of land.

57.47 feet along the arc of a 34,327.48 curve to the right and the Easterly Right-of-Way of said Mississippi Highway No. 16, said arc having a 57.47 foot chord which bears North 11 degrees 15 minutes 07 seconds West; thence

Leaving said Easterly Right-of-Way of said Mississippi Highway No. 16, run South 85 degrees 08 minutes 00 seconds East for a distance of 278.83 feet; thence

North 08 degrees 27 minutes 00 seconds West for a distance of 160.29 feet; thence

South 80 degrees 48 minutes 00 seconds West for a distance of 286.12 feet to the Easterly Right-of-Way of said Mississippi Highway No. 16; thence

Along the Easterly Right-of-Way of said Mississippi Highway No. 16 to points of each of the following corners:

South 10 degrees 52 minutes 00 seconds East for a distance of 134.65 feet; thence

202.15 feet along the arc of a 34,327.48 foot curve to the left, said arc having a 202.15 foot chord which bears South 11 degrees 32 minutes 07 seconds East to the POINT OF BEGINNING of the above described parcel or tract of land.

DESCRIPTION - TRACT 3

A parcel or tract of land containing 1.5750 acres, more or less, lying and being situated in the NE 1/4 of the SW 1/4 of Section 7, 19N-R3E, Madison County, Mississippi and being more particularly described as follows:

COMMENCING at a concrete monument, said point lying at the SE corner of the NE 1/4 of the SW 1/4 of said Section 7, 19N-R3E, Madison County, Mississippi; run thence

North along the Easterly boundary of the NE 1/4 of the SW 1/4 of said Section 7 for a distance of 250.00 feet; thence

South 35 degrees 49 minutes 46 seconds West along the Westerly boundary of the Bennie L. Thompson & Shuntell L. Thompson property as described in Deed Book 508 at Page 295 of the Records of the Chancery Clerk of said Madison County, at Canton, Mississippi for a distance of 30.04 feet, said point lying on the Northerly boundary of the Reginald J. Robinson property as described in Deed Book 533 at Page 809 of the Records of said Madison County, Mississippi; thence

West along the Northerly boundary of said Reginald J. Robinson property for a distance of 1132.50 feet to the Easterly Right-of-Way of Mississippi Highway No. 16, as it existed in April, 2026; thence

North 11 degrees 18 minutes 00 seconds West along said Easterly Right-of-Way of said Mississippi Highway No. 16 for a distance of 360.89 feet; thence

57.47 feet along the arc of a 34,327.48 curve to the right and the Easterly Right-of-Way of said Mississippi Highway No. 16, said arc having a 57.47 foot chord which bears North 11 degrees 15 minutes 07 seconds West; thence

Leaving said Easterly Right-of-Way of said Mississippi Highway No. 16, run South 85 degrees 08 minutes 00 seconds East for a distance of 278.83 feet; thence

North 08 degrees 27 minutes 00 seconds West for a distance of 160.29 feet; thence

Continue North 08 degrees 27 minutes 00 seconds West for a distance of 244.31 feet; thence

South 80 degrees 48 minutes 00 seconds West for a distance of 286.12 feet to the Easterly Right-of-Way of said Mississippi Highway No. 16; thence

North 10 degrees 52 minutes 00 seconds West along said Easterly Right-of-Way of said Mississippi Highway No. 16 for a distance of 146.44 feet to the Westerly boundary of the NE 1/4 of the SW 1/4 of said Section 7; thence

Leaving said Easterly Right-of-Way of said Mississippi Highway No. 16, run North along the Westerly boundary of the NE 1/4 of the SW 1/4 of said Section 7 for a distance of 155.52 feet to a one-half inch iron rebar lying on the Southerly boundary of Green Acres Drive, as it existed in February, 2026; thence

Leaving the Southerly boundary of said Green Acres Drive, run South along the Easterly boundary of the NE 1/4 of the SW 1/4 of said Section 7 for a distance of 492.36 feet to a one-half inch iron rebar lying at the NE corner of Mill Town Place, Phase 1 as shown on map or plot of same in Plat Cabinet "C" at Side 102 of the Records of the Chancery Clerk of said Madison County, at Canton, Mississippi; thence

Leaving the Easterly boundary of the NE 1/4 of the SW 1/4 of said Section 7, run West along the Northerly boundary of said Mill Town Place, Phase 1 for a distance of 57.76 feet to the POINT OF BEGINNING of the above described parcel or tract of land.

UNDERGROUND UTILITIES WERE LOCATED BY FIELD OBSERVATION ONLY.

FLOOD ZONE NOTES

The premises are situated in "Other Flood Areas-Zone X." Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood. ALSO: The premises are situated in "Other Areas-Zone X." Areas determined to be outside the 0.2% annual chance floodplain.

All zones referenced above are further described and shown on FIRM Map Number 28089C0245F, effective date of March 17, 2010.

REFERENCE MATERIALS

Deed Book 214 Page 345
Deed Book 533 Page 809
Deed Book 508 Page 295
Deed Book 226 Page 168
Deed Book 255 Page 538
Deed Book 2380 Page 263
Deed Book 4222 Page 924
Plat of Green Acres Subdivision Plat Cabinet "A" at Side 79
Plat of Mill Town Place, Phase 1 Plat Cabinet "C" at Side 102

ALTA COMMITMENT FOR TITLE INSURANCE
Old Republic National Title Insurance Company
Commitment No: TBD
Commitment Date: February 13, 2026
SCHEDULE B - SECTION II - EXCEPTIONS

NO.	DEED BOOK & PAGE	EXCEPTION	COMMENTS
-	-	None	None

DESCRIPTION - TRACT 2

A parcel or tract of land containing 2.3668 acres, more or less, lying and being situated in the NE 1/4 of the SW 1/4 of Section 7, 19N-R3E, Madison County, Mississippi and being more particularly described as follows:

COMMENCING at a concrete monument, said point lying at the SE corner of the NE 1/4 of the SW 1/4 of said Section 7, 19N-R3E, Madison County, Mississippi; run thence

North along the Easterly boundary of the NE 1/4 of the SW 1/4 of said Section 7 for a distance of 250.00 feet; thence

South 35 degrees 49 minutes 46 seconds West along the Westerly boundary of the Bennie L. Thompson & Shuntell L. Thompson property as described in Deed Book 508 at Page 295 of the Records of the Chancery Clerk of said Madison County, at Canton, Mississippi for a distance of 30.04 feet, said point lying on the Northerly boundary of the Reginald J. Robinson property as described in Deed Book 533 at Page 809 of the Records of said Madison County, Mississippi; thence

West along the Northerly boundary of said Reginald J. Robinson property for a distance of 1132.50 feet to the Easterly Right-of-Way of Mississippi Highway No. 16, as it existed in April, 2026; thence

North 11 degrees 18 minutes 00 seconds West along said Easterly Right-of-Way of said Mississippi Highway No. 16 for a distance of 360.89 feet; thence

57.47 feet along the arc of a 34,327.48 curve to the right and the Easterly Right-of-Way of said Mississippi Highway No. 16, said arc having a 57.47 foot chord which bears North 11 degrees 15 minutes 07 seconds West; thence

Leaving said Easterly Right-of-Way of said Mississippi Highway No. 16, run South 85 degrees 08 minutes 00 seconds East for a distance of 278.83 feet; thence

North 08 degrees 27 minutes 00 seconds West for a distance of 160.29 feet; thence

Continue North 08 degrees 27 minutes 00 seconds West for a distance of 244.31 feet; thence

South 80 degrees 48 minutes 00 seconds West for a distance of 286.12 feet to the Easterly Right-of-Way of said Mississippi Highway No. 16; thence

North 10 degrees 52 minutes 00 seconds West along said Easterly Right-of-Way of said Mississippi Highway No. 16 for a distance of 146.44 feet to the Westerly boundary of the NE 1/4 of the SW 1/4 of said Section 7; thence

Leaving said Easterly Right-of-Way of said Mississippi Highway No. 16, run North along the Westerly boundary of the NE 1/4 of the SW 1/4 of said Section 7 for a distance of 155.52 feet to a one-half inch iron rebar lying on the Southerly boundary of Green Acres Drive, as it existed in February, 2026; thence

Leaving the Southerly boundary of said Green Acres Drive, run South along the Easterly boundary of the NE 1/4 of the SW 1/4 of said Section 7 for a distance of 492.36 feet to a one-half inch iron rebar lying at the NE corner of Mill Town Place, Phase 1 as shown on map or plot of same in Plat Cabinet "C" at Side 102 of the Records of the Chancery Clerk of said Madison County, at Canton, Mississippi; thence

Leaving the Easterly boundary of the NE 1/4 of the SW 1/4 of said Section 7, run West along the Northerly boundary of said Mill Town Place, Phase 1 for a distance of 57.76 feet to the POINT OF BEGINNING of the above described parcel or tract of land.

57.47 feet along the arc of a 34,327.48 curve to the right and the Easterly Right-of-Way of said Mississippi Highway No. 16, said arc having a 57.47 foot chord which bears North 11 degrees 15 minutes 07 seconds West; thence

Leaving said Easterly Right-of-Way of said Mississippi Highway No. 16, run South 85 degrees 08 minutes 00 seconds East for a distance of 278.83 feet; thence

North 08 degrees 27 minutes 00 seconds West for a distance of 160.29 feet; thence

Continue North 08 degrees 27 minutes 00 seconds West for a distance of 244.31 feet; thence

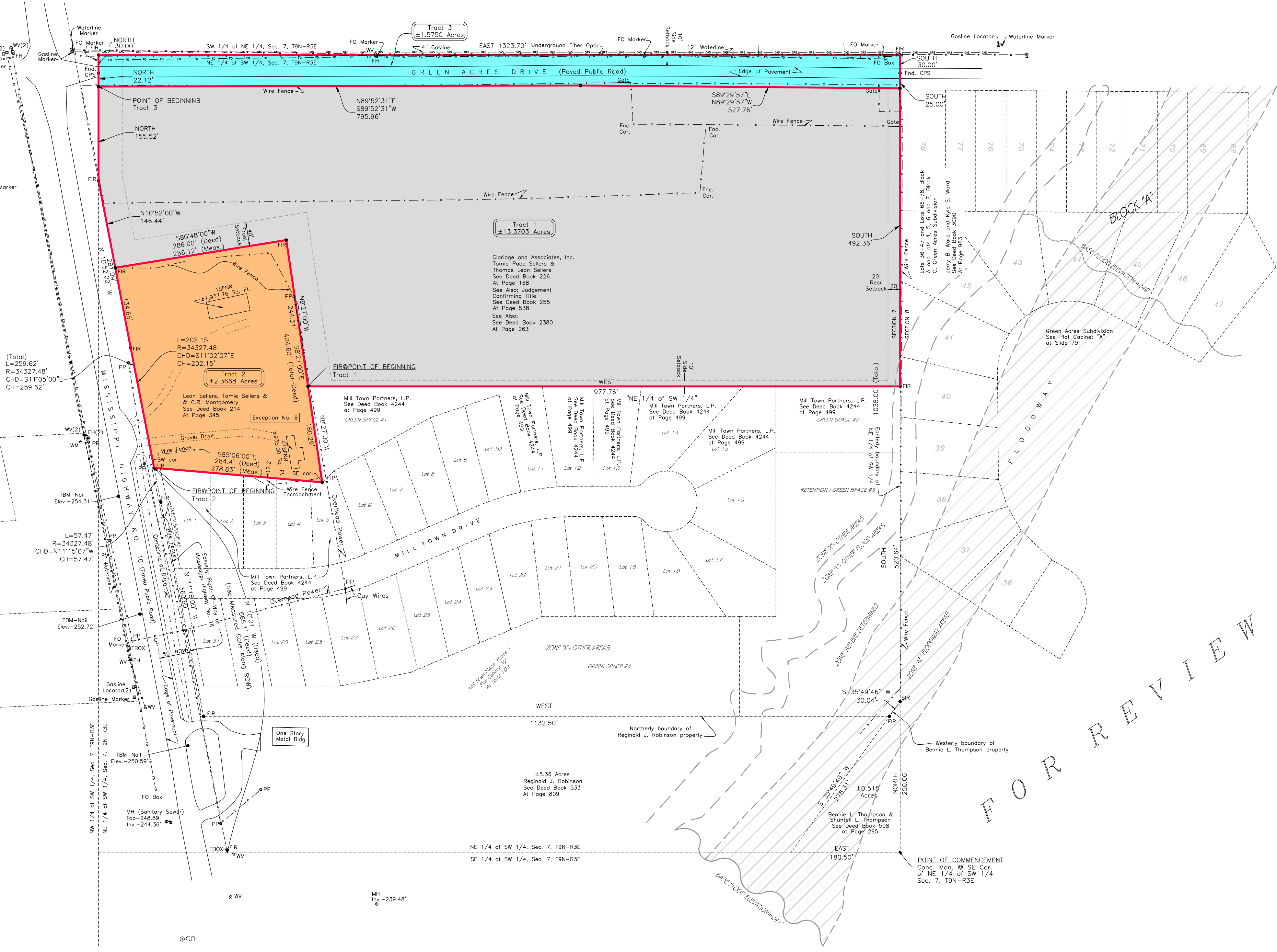
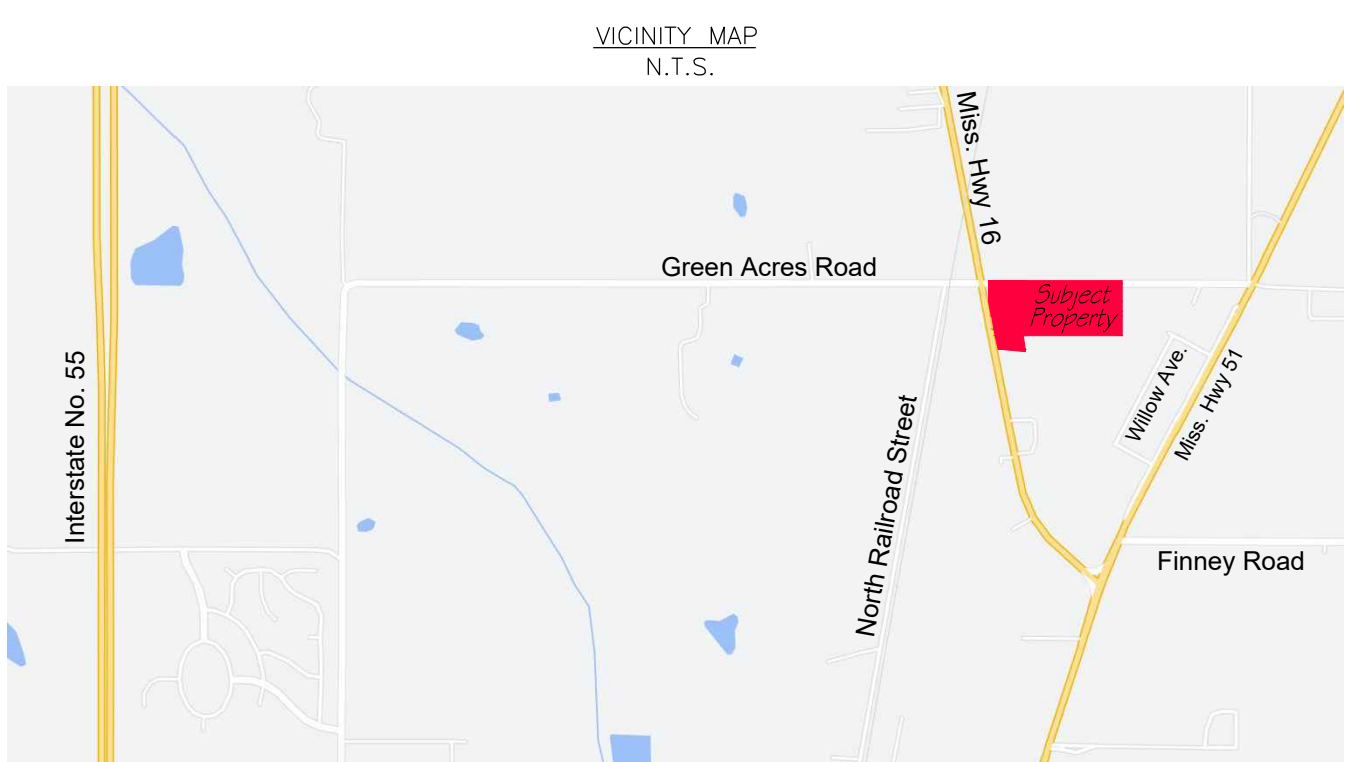
South 80 degrees 48 minutes 00 seconds West for a distance of 286.12 feet to the Easterly Right-of-Way of said Mississippi Highway No. 16; thence

North 10 degrees 52 minutes 00 seconds West along said Easterly Right-of-Way of said Mississippi Highway No. 16 for a distance of 146.44 feet to the Westerly boundary of the NE 1/4 of the SW 1/4 of said Section 7; thence

Leaving said Easterly Right-of-Way of said Mississippi Highway No. 16, run North along the Westerly boundary of the NE 1/4 of the SW 1/4 of said Section 7 for a distance of 155.52 feet to a one-half inch iron rebar lying on the Southerly boundary of Green Acres Drive, as it existed in February, 2026; thence

Leaving the Southerly boundary of said Green Acres Drive, run South along the Easterly boundary of the NE 1/4 of the SW 1/4 of said Section 7 for a distance of 492.36 feet to a one-half inch iron rebar lying at the NE corner of Mill Town Place, Phase 1 as shown on map or plot of same in Plat Cabinet "C" at Side 102 of the Records of the Chancery Clerk of said Madison County, at Canton, Mississippi; thence

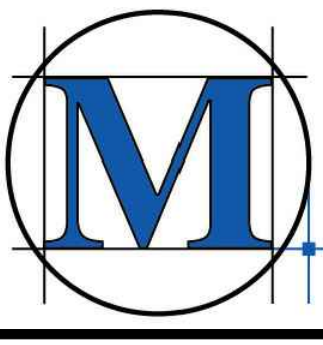
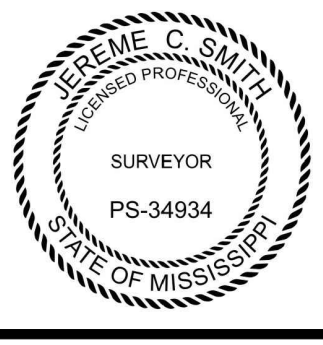
Leaving the Easterly boundary of the NE 1/4 of the SW 1/4 of said Section 7, run West along the Northerly boundary of said Mill Town Place, Phase 1 for a distance of 57.76 feet to the POINT OF BEGINNING of the above described parcel or tract of land.



FOR REVIEW

JOB NUMBER: M-2303-4
SCALE: 1" = 100'
DRAWN BY: SBB
CHECKED BY: JCS
SHEET NO. 1 OF 1
FIELD SURVEY DATE:

**ALTA/NSPS LAND TITLE SURVEY OF CERTAIN PROPERTY
IN THE NE 1/4 OF THE SW 1/4 OF SECTION 7, 19N-R3E,
CITY OF CANTON, MADISON COUNTY, MISSISSIPPI
FOR MILL TOWN PARTNERS, L.P.**



MCMMASTER & ASSOCIATES, INC.
CIVIL ENGINEERS & LAND SURVEYORS

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