

Joe Welch, LLC

P.O. Box 610, Canton Ms 39046

Proposed Building for lot 26 Aulenbrock Comm, Park
(108 Aulenbrock, Dr. Canton Ms 39046)
contains .53 Acres - 22,933 Sq ft.

owner/contractor Joe Welch ^{more or less} 601-624-2000

Building Being Built for Sale or Lease.

Office/Warehouse

Buildings within aprox 500' of site

Madison County Storage

YANDELL ROAD

Shell Gas
& Conv. Store

under
construction

Robert
CARR

CARR
Plumbing
Supply

Dollar
General

Rhaly Company -
crossfit

Carey Hill
Doublett Farms, LLC

Retention
Pond

Renasant
Bank

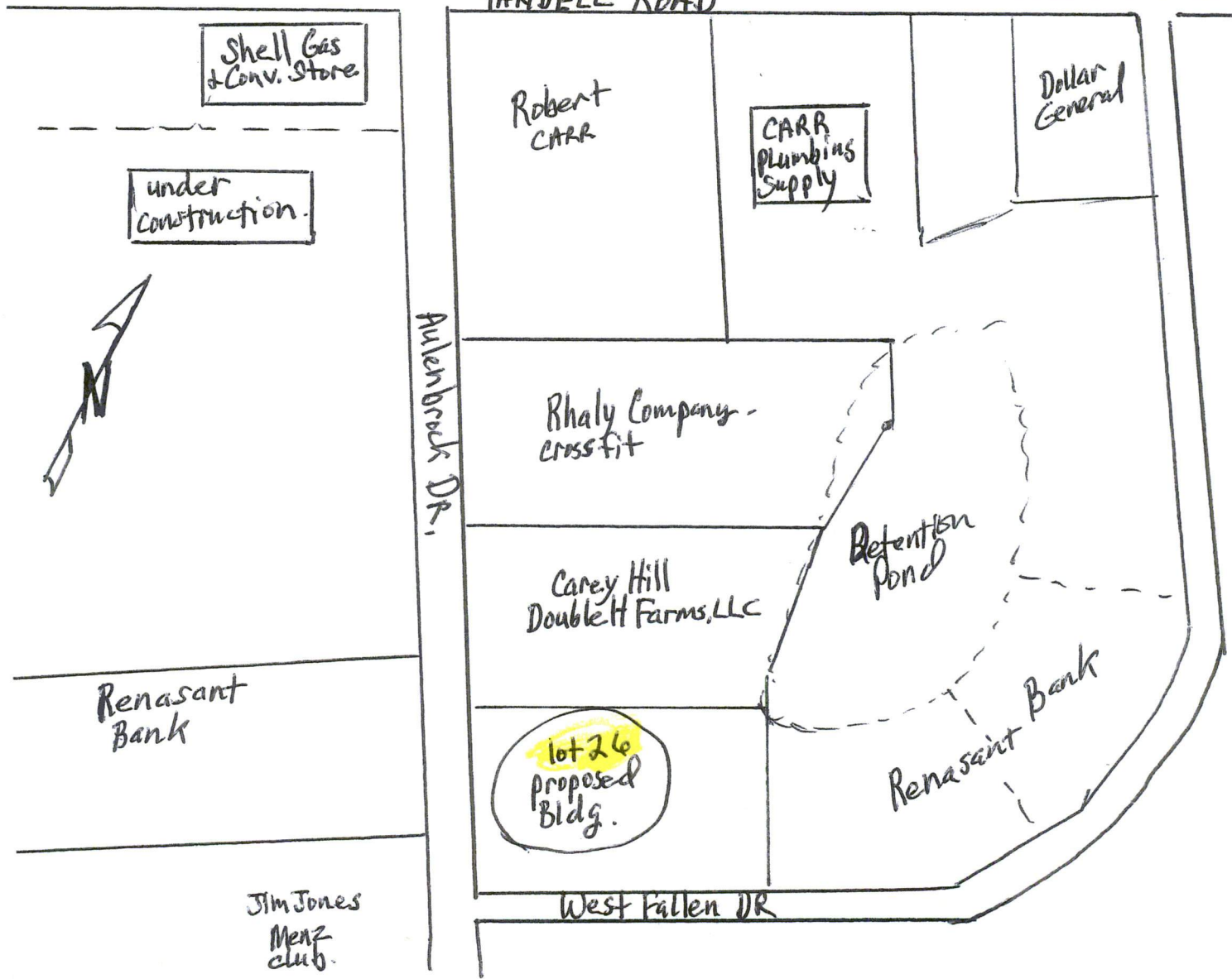
lot 26
Proposed
Bldg.

Renasant Bank

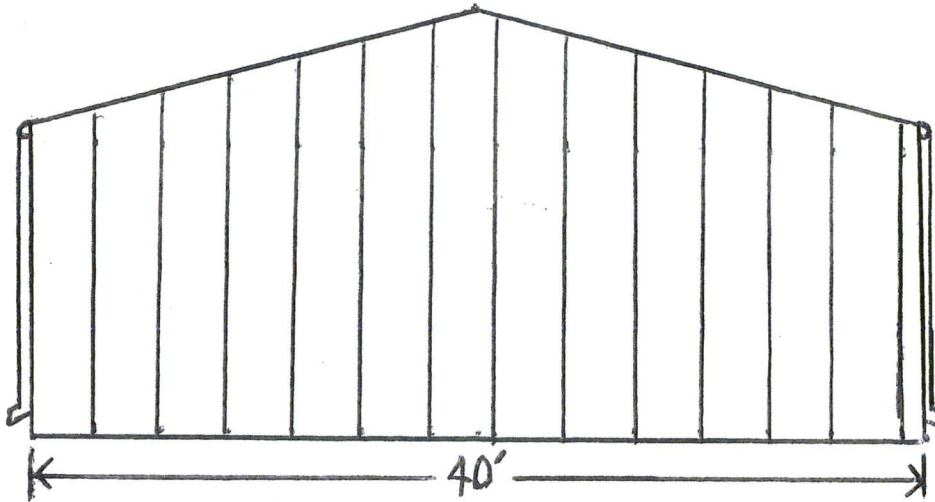
Jim Jones
Menz
club.

West Fallen DR

Aulenbrock Dr.

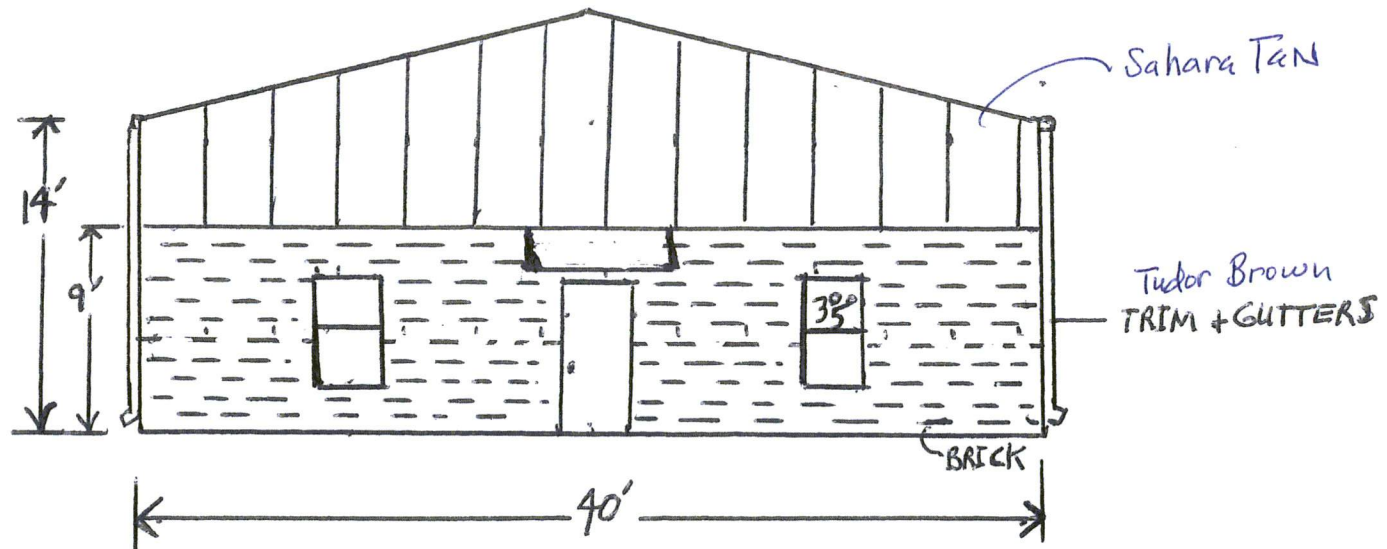


Rear "East Side"

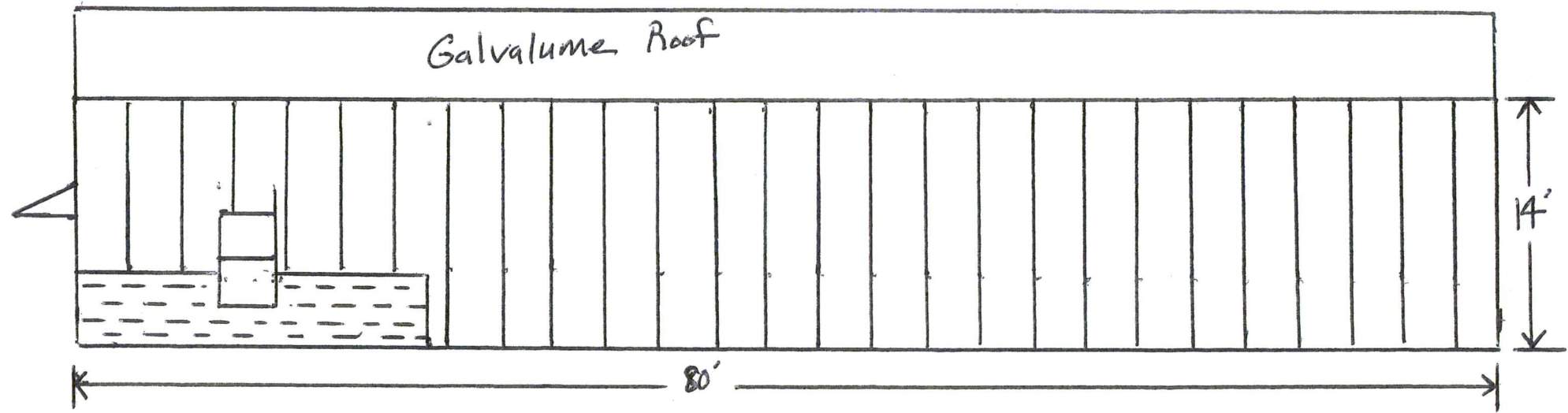


1/8" = 1'

Front "West Side"

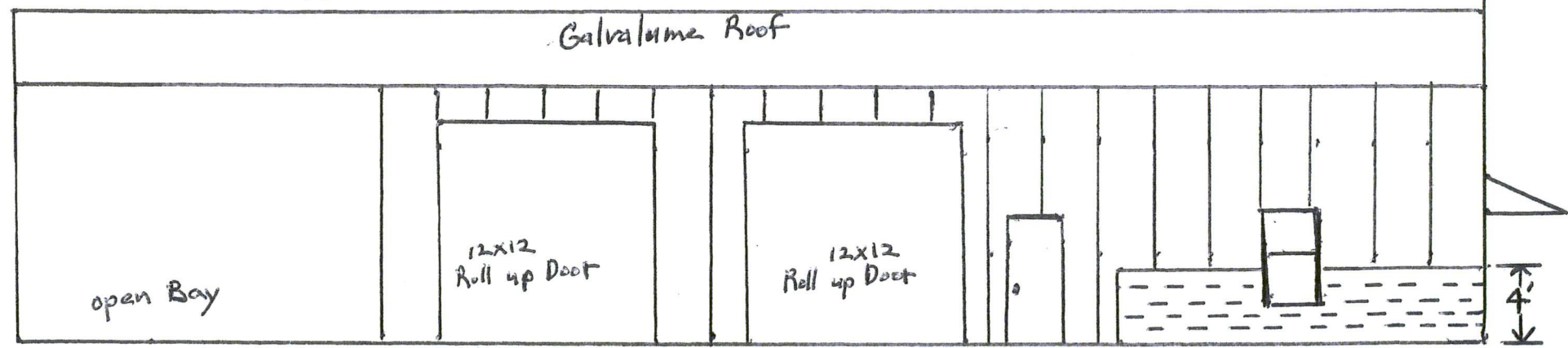


South Side



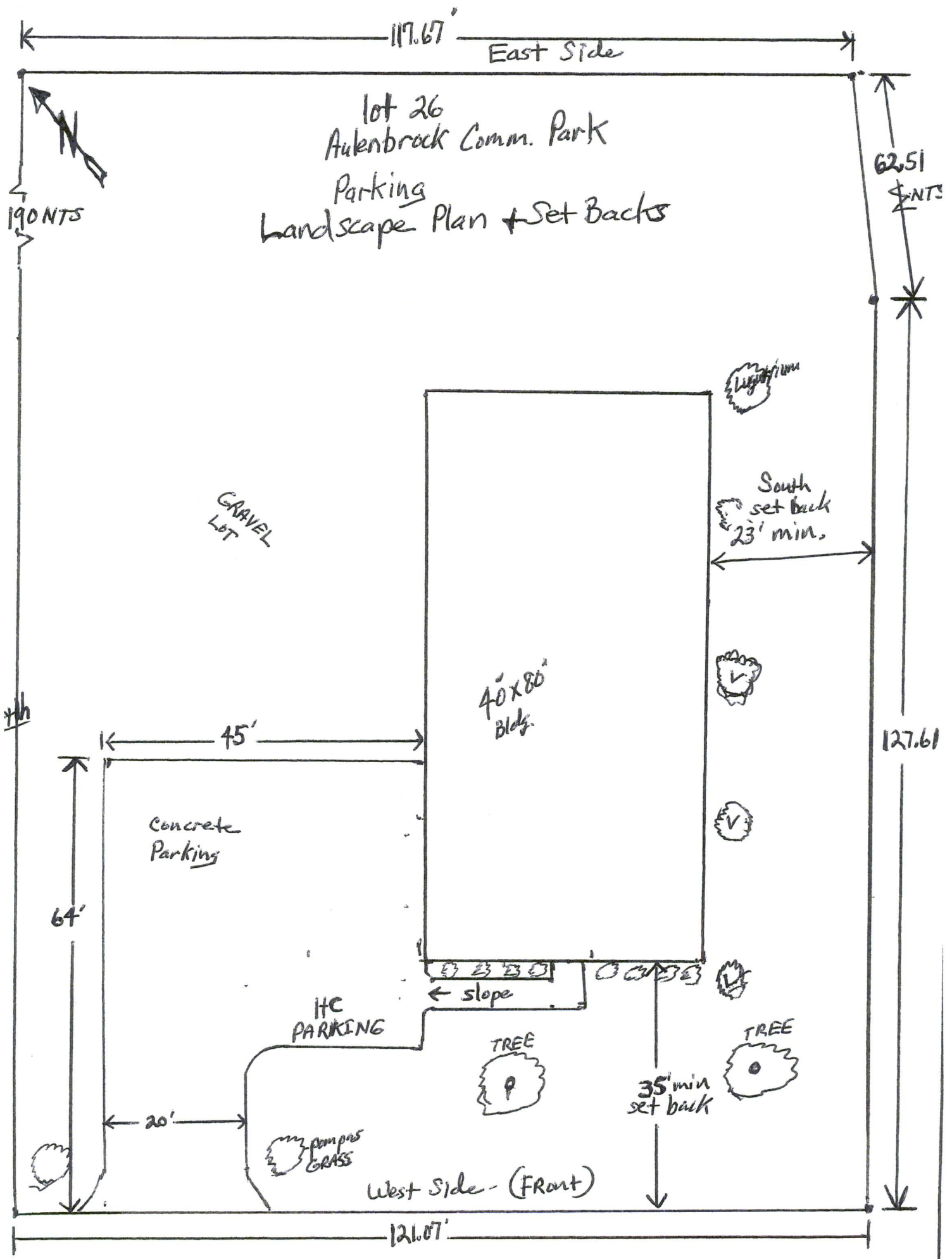
1/8" = 1'

North Side



1/8" = 1'

lot 26
Aulenbrock Comm. Park
Parking
Landscape Plan + Set Backs



108 Aulenbrock DR (1/16" = 1')

Detention Pond
Cabinet E,
Slide 124A

DRAINAGE
EASEMENT

DRAINAGE

(Silt Fence as required)

Elev. 258.50'

Elev. 259.75'

lot 26 Aulenbrock
0.53 Acres
22,993 Sq. Ft.

SWALE

Flow

silt fence

40' x 80'
Bldg.

silt fence

Elev. 261.75

Elev. 262.50

Silt fence as required

Elev. 260

Elev. 26

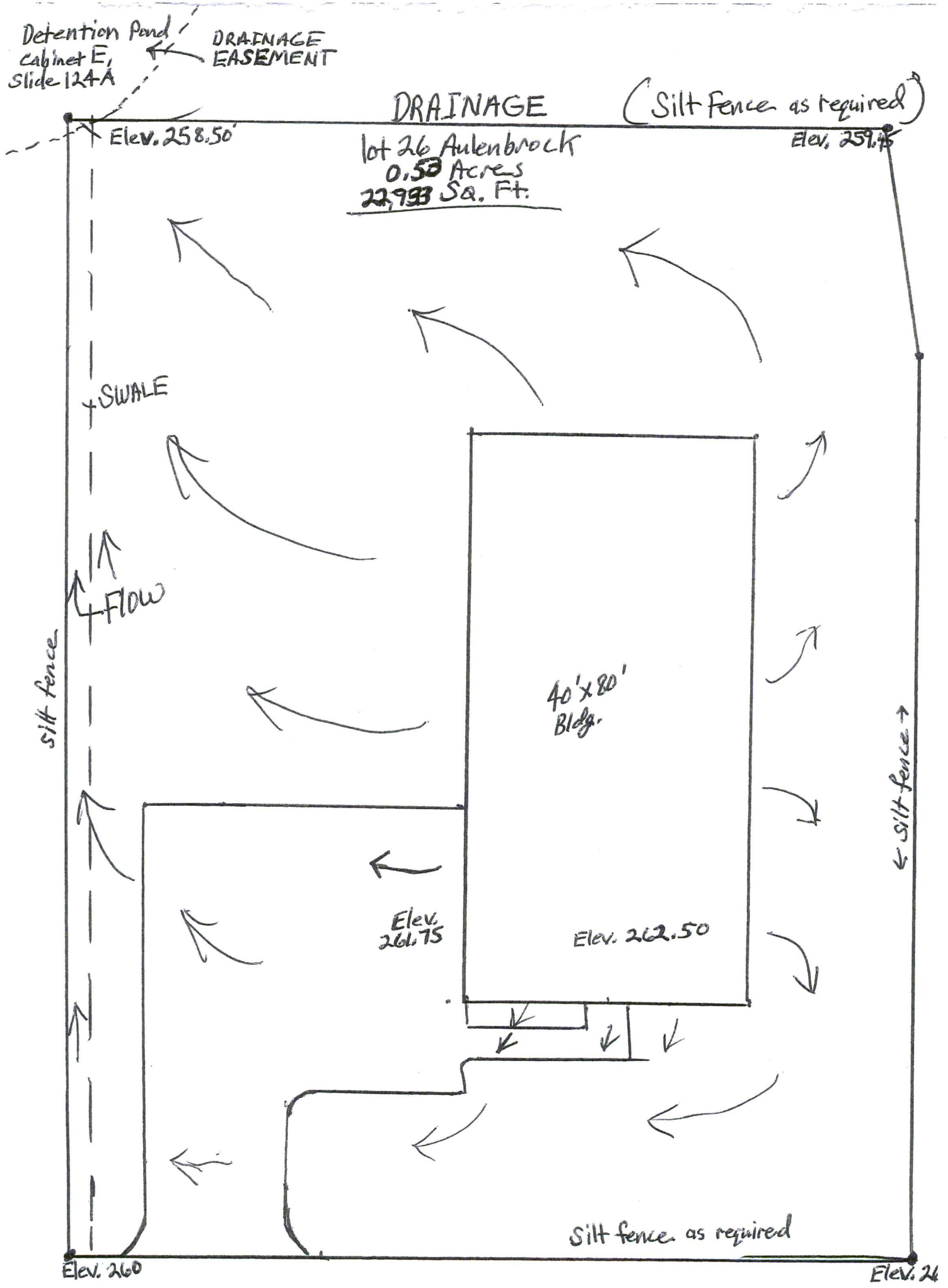


EXHIBIT "A"
Legal Description Continued

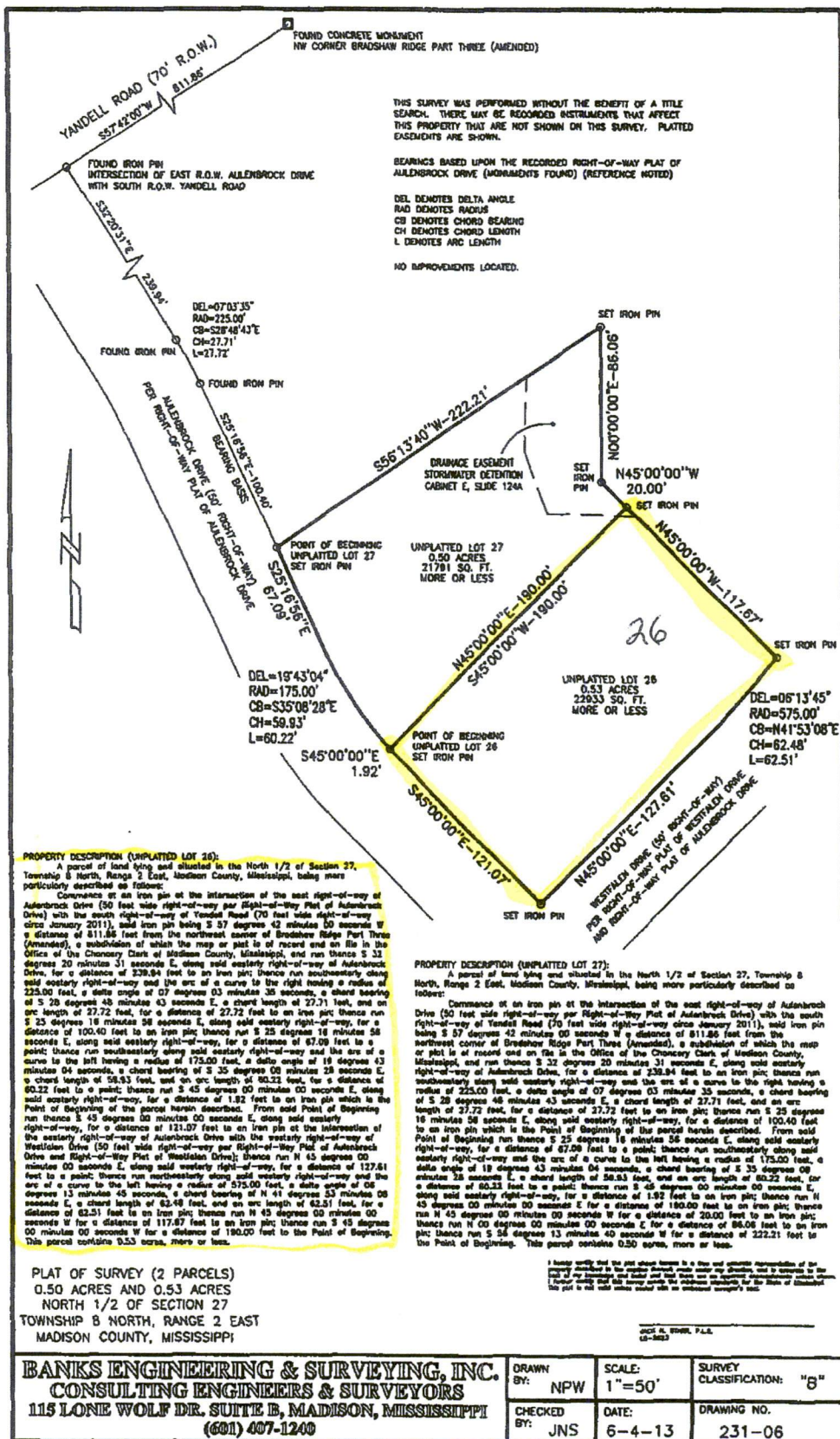
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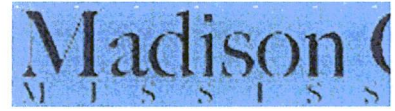
PROPERTY DESCRIPTION (UNPLATTED LOT 26):

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

lot 26 Aulenbrook

Commence at an iron pin at the intersection of the east right-of-way of Aulenbrook Drive (50 feet wide right-of-way per Right-of-Way Plat of Aulenbrook Drive) with the south right-of-way of Yandell Road (70 feet wide right-of-way circa January 2011), said iron pin being S 57 degrees 42 minutes 00 seconds W a distance of 811.66 feet from the northwest corner of Brodshaw Ridge Part Three (Amended), a subdivision of which the map or plat is of record and on file in the Office of the Chancery Clerk of Madison County, Mississippi, and run thence S 32 degrees 20 minutes 31 seconds E, along said easterly right-of-way of Aulenbrook Drive, for a distance of 239.94 feet to an iron pin; thence run southeasterly along said easterly right-of-way and the arc of a curve to the right having a radius of 225.00 feet, a delta angle of 07 degrees 03 minutes 35 seconds, a chord bearing of S 28 degrees 48 minutes 43 seconds E, a chord length of 27.71 feet, and an arc length of 27.72 feet, for a distance of 27.72 feet to an iron pin; thence run S 25 degrees 16 minutes 56 seconds E, along said easterly right-of-way, for a distance of 100.40 feet to an iron pin; thence run S 25 degrees 16 minutes 56 seconds E, along said easterly right-of-way, for a distance of 67.09 feet to a point; thence run southeasterly along said easterly right-of-way and the arc of a curve to the left having a radius of 175.00 feet, a delta angle of 19 degrees 43 minutes 04 seconds, a chord bearing of S 35 degrees 08 minutes 28 seconds E, a chord length of 59.83 feet, and an arc length of 60.22 feet, for a distance of 60.22 feet to a point; thence run S 45 degrees 00 minutes 00 seconds E, along said easterly right-of-way, for a distance of 1.92 feet to an iron pin which is the Point of Beginning of the parcel herein described. From said Point of Beginning run thence S 45 degrees 00 minutes 00 seconds E, along said easterly right-of-way, for a distance of 121.07 feet to an iron pin at the intersection of the easterly right-of-way of Aulenbrook Drive with the westerly right-of-way of Westfalen Drive (50 feet wide right-of-way per Right-of-Way Plat of Aulenbrook Drive and Right-of-Way Plat of Westfalen Drive); thence run N 45 degrees 00 minutes 00 seconds E, along said westerly right-of-way, for a distance of 127.81 feet to a point; thence run northeasterly along said westerly right-of-way and the arc of a curve to the left having a radius of 575.00 feet, a delta angle of 06 degrees 13 minutes 45 seconds, a chord bearing of N 41 degrees 53 minutes 06 seconds E, a chord length of 62.48 feet, and an arc length of 62.51 feet, for a distance of 62.51 feet to an iron pin; thence run N 45 degrees 00 minutes 00 seconds W for a distance of 117.67 feet to an iron pin; thence run S 45 degrees 00 minutes 00 seconds W for a distance of 190.00 feet to the Point of Beginning. This parcel contains 0.53 acres, more or less.





Select Layers:

- Address Ranges
- Congressional
- County Boundary
- Fire Departments
- Fire Response Areas
- Flood Plain
- Flood Plain Index
- Garbage Collection
- House
- Justice Court
- Library
- Local Roads
- Municipal Limits
- Parcels [2013]
- Parks
- Polling Locations
- Precincts
- PRVWSD
- Schools
- School Districts
- Sections
- Senate
- Structures
- Subdivisions
- Township Range
- Zip Codes
- Zoning
- Supervisor Districts

Move slider to change layer opacity:

