

MADISON COUNTY SCHOOLS

Ronnie L. McGehee  
Superintendent of Education

117 Fourth Street  
Flora, Mississippi 39071  
Toll Free: (800) 901-8379, Ext. 3005  
Direct Line: (601) 879-3005  
Receptionist: (601) 879-3000  
Facsimile: (601) 879-8093  
E-mail: lreeves@madison-schools.com

December 2, 2014

Madison County Board of Supervisors  
ATTN: Mr. Ronny Lott, Chancery Clerk  
P.O. Box 404  
Canton, MS 39046

RE: Documents for Board Approval

Dear Mr. Lott:

Enclosed please find the following documents:

1. Correction to 16th Section Property Lease Contract to the Town of Flora regarding 1.17± acres, more or less, located within Block 19 and Block 20 of the Town of Flora, Madison County, Mississippi. NOTE: This document corrects the legal description.
2. Second Amendment and Correction to 16th Section Property Lease Contract to the Town of Flora regarding 0.825± acres, more or less, within Blocks 18 and 19, Town of Flora and 4.8± acres, more or less, in the NW1/2 and SW1/4 of the Town of Flora, Madison County, Mississippi. NOTE: This document incorporates the new annual lease fee based on reappraisal and also corrects the legal description of the 0.825± acres.

It is requested that the Board of Supervisors approve the enclosed documents at the upcoming Board of Supervisors' meeting to be held December 15, 2014. Should you have any questions or need anything further in this regard, please let me know. Thank you.

Sincerely,  
  
Letitia Reeves  
16th Section Land Manager

/lr  
Enclosures  
cc: Dr. Ronnie L. McGehee, Superintendent

INDEXING: 0.825± acres in Lots 4, 5, 6, 7, 8 and 9, Block 18, part of Block 18A, Lots 18, 19, 20 and 22, and a part of Lot 21, Block 19, Town of Flora according to the Covington Map of Jones Addition; and 4.8± acres in SW1/4 NW1/4 and NW1/4 SW1/4 Section 16, Township 8 North, Range 1 West, Town of Flora, Madison County, Mississippi (Tax Parcels #051E-16B-156; #051E-16B-157; #051E-16B-001 and #051E-16C-003)

LESSOR:

Madison County, Mississippi Board  
of Education Trustees of The Madison  
County School District 16<sup>th</sup> Section  
School Lands Trust  
117 Fourth Street  
Flora, MS 39071  
Telephone: (601) 879-3000

LESSEE:

Town of Flora  
P.O. Box 218  
Flora, MS 39071  
Telephone: (601)879-8686

PREPARED BY:

Madison County School District  
117 Fourth Street  
Flora, MS 39071  
Telephone: (601)879-3000

**SECOND AMENDMENT and CORRECTION TO 16TH SECTION  
PROPERTY LEASE CONTRACT**

WHEREAS, by instrument dated May 9, 1995, the MADISON COUNTY,  
MISSISSIPPI, BOARD OF EDUCATION TRUSTEES of the MADISON  
COUNTY SCHOOL DISTRICT 16TH SECTION SCHOOL LANDS TRUST

(hereinafter called "Lessor"), granted a Sixteenth Section Land Lease Contract to the **TOWN OF FLORA, MISSISSIPPI** (hereinafter called "Lessee"), which instrument was recorded in Book 358 at Page 418 in the records in the office of the Chancery Clerk of Madison County, Mississippi, (hereinafter the "Lease Contract"); and

WHEREAS, by instrument dated December 13, 2004 recorded in Book 1868 at Page 446, the Lease Contract was amended to incorporate the new annual lease fee based on reappraisal, and the legal description was corrected as follows, to wit:

**PARCEL ONE**

A lot or parcel of land fronting 236.2 feet on the East side of Carter Street in the Town of Flora, Madison County, Mississippi, and being more particularly described as from the intersection of the North right-of-way line of Main Street with the East line of Carter Street, this being the southwest corner of Block 18, per the map of the Town of Flora by H. R. Covington, and from said point run thence North for 121.0 feet along the East right-of-way line of Carter Street to the southwest corner of the McDowell property and POINT OF BEGINNING; and from said POINT OF BEGINNING being approximately 33.3 feet North along said Carter Street from the southwest corner of Lot 18a and run thence for 236.2 feet along said East line of Carter Street across the West end of Block 18A, and Lots 18, 19, 20, 21 and 22 to the northwest corner of said Lot 22; thence running East for 100.0 feet along the North line of Lot 22 to the northeast corner of said Lot 22; thence running North 74 degrees 30 minutes for 57.4 feet along the North line of Lot 11 to a point; thence running South 15 degrees 30 minutes East for 213.7 feet across Lot 11 and across the East end of Lots 21, 20, 19, 18 and through Block 18A to the North line of Block 18, being the North line of the lots fronting the Main Street; thence running West for 180.0 feet to the POINT OF BEGINNING, and being all of Lots 18, 19, 20, 21 and 22, and part of Lot 11 and part of Block 18A, all according to the 1909 Map of the Town of Flora, Madison County, Mississippi.

LESS AND EXCEPT that certain tract in the southwest corner of the above described tract being the McDowell property, and described as a lot or parcel of land fronting 90.0 feet on the East side of Carter Street and being more particularly described as from the intersection of the North right-of-way line of Main Street with the East line of Carter Street, this also being the southwest corner of Block 18, per the map of

the Town of Flora by H. R. Covington dated 1909, and from said point run thence North along the East line of said Carter Street from 121.0 feet to the POINT OF BEGINNING, and from said POINT OF BEGINNING run thence North for 90.0 feet along said East line of Carter Street; thence running East for 80.0 feet; thence running South for 90.0 feet to the North line of Block 18; thence running West for 80.0 feet to the POINT OF BEGINNING, and all being a part of Block 18A, according to the 1909 map of the Town of Flora, and situated in the W. B. Jones First Addition, Section 16, Township 8 North, Range 1 West, Town of Flora, Madison County, Mississippi.

### PARCEL TWO

A tract or parcel of land situated partly in the SW1/4 NW1/4 and NW1/4 SW1/4 Section 16, Township 8 North, Range 1 West, Town of Flora, Madison County, Mississippi and being more particularly described as beginning at a point that is 394.50 feet westerly along the South side of Jones Street from a point that is the intersection of the South side of said Jones Street with the West side of Carter Street extended in a Southerly direction from the southeast corner of Block 26, Jones Addition to said Town of Flora (said southeast corner of Block 26 being 1,264.5 feet along the West side of Carter Street from the South line of Main Street as marked by the building property line); thence from said POINT OF BEGINNING run thence South 2 degrees 09 minutes West for 334.0 feet along the fence line to its corner; thence running South 87 degrees 32 minutes West for 308.0 feet to the East right-of-way line of 49 Highway; thence running in a northerly direction along said East right-of-way line of No. 49 Highway North 70 degrees 50 minutes West for 173.4 feet; North 6 degrees 30 minutes West for 118.9 feet; North 4 degrees 40 minutes West for 187.5 feet to the South right-of-way line of Jones Street to the POINT OF BEGINNING, and by this description we intend to describe all of those parts of the cemetery known as the Old Cemetery, New Addition of Old Cemetery and Cemetery Addition of 1947, and all being situated partly in the SW1/4 NW1/4 and NW1/4 SW1/4 Section 16, Township 7 North, Range 1 West, Madison County, Mississippi.

WHEREAS, said Lease Contract has a lease term beginning on the 1<sup>st</sup> day of November, 1994 and ending on the 31<sup>st</sup> day of October, 2034; and,

WHEREAS, said Lease Contract requires annual rental payments in the amount of Two Thousand Nine Hundred Fifty Two and no/100 Dollars (\$2,952.00), on

or before November 1st each year, beginning with the November 1, 2004 payment;  
and

WHEREAS, lease payments have been received by Lessor in said amount for each year through 2013; and

WHEREAS, said Lease Contract, pursuant to paragraph (3), states that the subject property should be reappraised prior to the tenth, twentieth and thirtieth anniversary dates of the commencement of the Lease Contract; and,

WHEREAS, the subject property has been reappraised setting a new annual lease payment pursuant to paragraph (3) of the Lease Contract; and

WHEREAS, Parcel 1 of the legal description was surveyed and that surveyed description should be incorporated heretoforeward, as follows:

The legal description is attached hereto as Exhibit "A" and incorporated herewith. A plat of survey is attached hereto as Exhibit "B" for informational purposes.

THEREFORE, paragraph (2) of the Lease Contract should be amended to read as follows:

Lessee agrees and covenants to pay or cause to be paid to Lessor annually, on or before November 1<sup>st</sup> of each year during the term hereof, beginning with the November 1, 2014 annual lease payment, annual rentals in advance in the amount of Four Thousand Six Hundred Forty and no/100 Dollars (\$4,640.00).

FURTHER, the legal description shall be corrected as follows:

**PARCEL 1**

The legal description is attached hereto as Exhibit "A" and incorporated herein. A plat of survey is attached hereto as Exhibit "B" for informational purposes.

**PARCEL 2**

A tract or parcel of land situated partly in the SW1/4 NW1/4 and NW1/4 SW1/4 Section 16, Township 8 North, Range 1 West, Town of Flora,

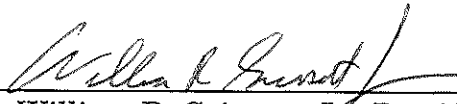
Madison County, Mississippi and being more particularly described as beginning at a point that is 394.50 feet westerly along the South side of Jones Street from a point that is the intersection of the South side of said Jones Street with the West side of Carter Street extended in a Southerly direction from the southeast corner of Block 26, Jones Addition to said Town of Flora (said southeast corner of Block 26 being 1,264.5 feet along the West side of Carter Street from the South line of Main Street as marked by the building property line); thence from said POINT OF BEGINNING run thence South 2 degrees 09 minutes West for 334.0 feet along the fence line to its corner; thence running South 87 degrees 32 minutes West for 308.0 feet to the East right-of-way line of 49 Highway; thence running in a northerly direction along said East right-of-way line of No. 49 Highway North 70 degrees 50 minutes West for 173.4 feet; North 6 degrees 30 minutes West for 118.9 feet; North 4 degrees 40 minutes West for 187.5 feet to the South right-of-way line of Jones Street to the POINT OF BEGINNING, and by this description we intend to describe all of those parts of the cemetery known as the Old Cemetery, New Addition of Old Cemetery and Cemetery Addition of 1947, and all being situated partly in the SW1/4 NW1/4 and NW1/4 SW1/4 Section 16, Township 7 North, Range 1 West, Madison County, Mississippi.

The Lease Contract will remain in full force and effect as to all other provisions contained therein.


WITNESS MY HAND this the 1 day of December, 2014.


LESSOR:

**MADISON COUNTY, MISSISSIPPI,  
BOARD OF EDUCATION**

By:   
William R. Grissett, Jr., President

ATTEST:

  
Sam Kelly, Secretary

  
Ronnie L. McGehee, Madison County  
Superintendent Of Education

LESSEE:

TOWN OF FLORA, MISSISSIPPI

By: *Leslie Childress*  
Leslie Childress, Mayor

ATTEST:

*Debra Ross*  
Debra Ross, City Clerk

The seal is circular with the text "TOWN OF FLORA" at the top and "MISSISSIPPI" at the bottom. In the center, it says "SEAL" with three stars above it.

Reviewed and approved by the Madison County Board of Supervisors, this the \_\_\_ day of \_\_\_\_\_, 2014.

\_\_\_\_\_  
Karl M. Banks, President

ATTEST:

\_\_\_\_\_  
Cynthia Parker, Clerk

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 \_\_\_\_\_, 2014, within my jurisdiction, the within named **Karl M. Banks**, who acknowledged to me that he is President of the **Madison County Board of Supervisors**, and that for and on behalf of the said Madison County Board of Supervisors, and as its act and deed, he executed the above and foregoing instrument, after first having been duly authorized so to do.

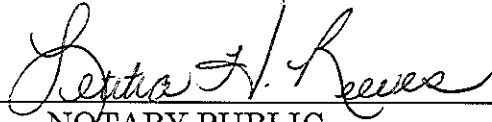
\_\_\_\_\_  
NOTARY PUBLIC

My Commission Expires:

\_\_\_\_\_  
[SEAL]

STATE OF MISSISSIPPI  
COUNTY OF MADISON


PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the said county and state, on this 1 day of December, 2014, within my jurisdiction, the within named **William R. Grissett, Jr., Sam Kelly and Ronnie L. McGehee**, who acknowledged to me that they are President, Secretary and Superintendent, respectively, of the **Madison County Board of Education**, and that for and on behalf of the said Madison County Board of Education, and as its act and deed, they executed the above and foregoing instrument, after first having been duly authorized so to do.

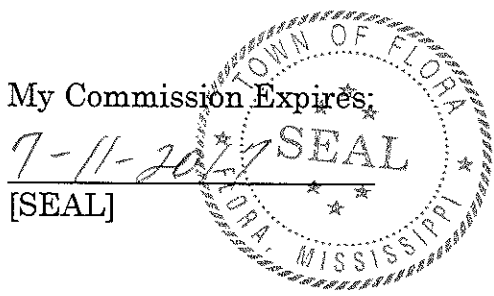
  
\_\_\_\_\_  
NOTARY PUBLIC



STATE OF MISSISSIPPI  
COUNTY OF MADISON

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the said county and state, on this 22<sup>nd</sup> day of Sept, 2014, within my jurisdiction, the within named **Leslie Childress**, who acknowledged to me that he is Mayor of the **Town of Flora, Mississippi**, and that for and on behalf of the said Town of Flora, Mississippi, and as its act and deed, he executed the above and foregoing instrument, after first having been duly authorized so to do.

  
\_\_\_\_\_  
NOTARY PUBLIC



Amendments/2014/#215&#475 Town of Flora 2nd Amendment to Lease



STATE OF MISSISSIPPI  
COUNTY OF HINDS  
CITY OF JACKSON

**CERTIFICATE OF SURVEY**

THIS IS TO CERTIFY THAT, H D Lang and Associates, Inc. of the City of Jackson, Mississippi, has this day completed a survey standing in the name of Town of Flora One and Madison County Schools located at the intersection of Carter Street and Main Street, in the Town of Flora aforesaid, being further described as follows, to-wit:

A certain parcel of land being part of Lots 4, 5, 6, 7, 8 and 9, Block 18, Part of Block 18A, Lots 18, 19, 20 and 22, and a part of Lot 21 Block 19, Town of Flora according to H.R. Covington's Map of Jones Addition to the Town of Flora, Mississippi, being situated in the Northwest ¼ of Section 16, T8N-R1W, Town of Flora, Madison County, Mississippi, and being more particularly described as follows:

Commence at a set ½" iron pin marking the Point of Intersection of the East right-of-way line of Carter Street with the North right-of-way line of Main Street being the Southwest corner of Lot 13, Block 18, Town of Flora according to H.R. Covington's Map of Jones Addition to the Town of Flora and run thence North 00 degrees 35 minutes 50 seconds West along the West line of said Block 18, along the West line of the aforesaid Block 18A, Town of Flora and along said East right-of-way line of Carter Street for a distance of 137.81 feet to a set ½" iron pin marking the POINT OF BEGINNING of the parcel of land herein described; from said POINT OF BEGINNING, continue thence North 00 degrees 35 minutes 50 seconds West along said East right-of-way line of Carter Street, along said West line of Block 18A and along the West line of the aforesaid Lots 18, 19, 20, 21 and 22, Block 19, Town of Flora for a distance of 221.26 feet to a set ½" iron pin marking the Northwest corner thereof; leaving said East right-of-way line of Carter Street and said West line of Lot 22, Block 19, Town of Flora, run thence North 89 degrees 03 minutes 59 seconds

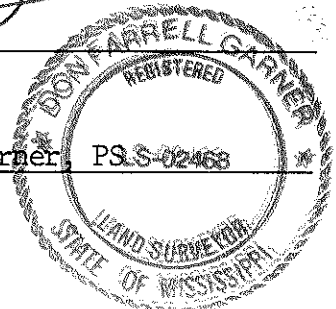
AND I ALSO CERTIFY, that there are no visible encroachments by the buildings of the adjacent property owners upon the surveyed premises.

AND I FURTHER CERTIFY that all the buildings and visible improvements located on the above described property are within the boundaries of said property, subject to the exceptions shown below, if any, and that the plat hereto attached is a correct representation of the conditions as they exist on this date.

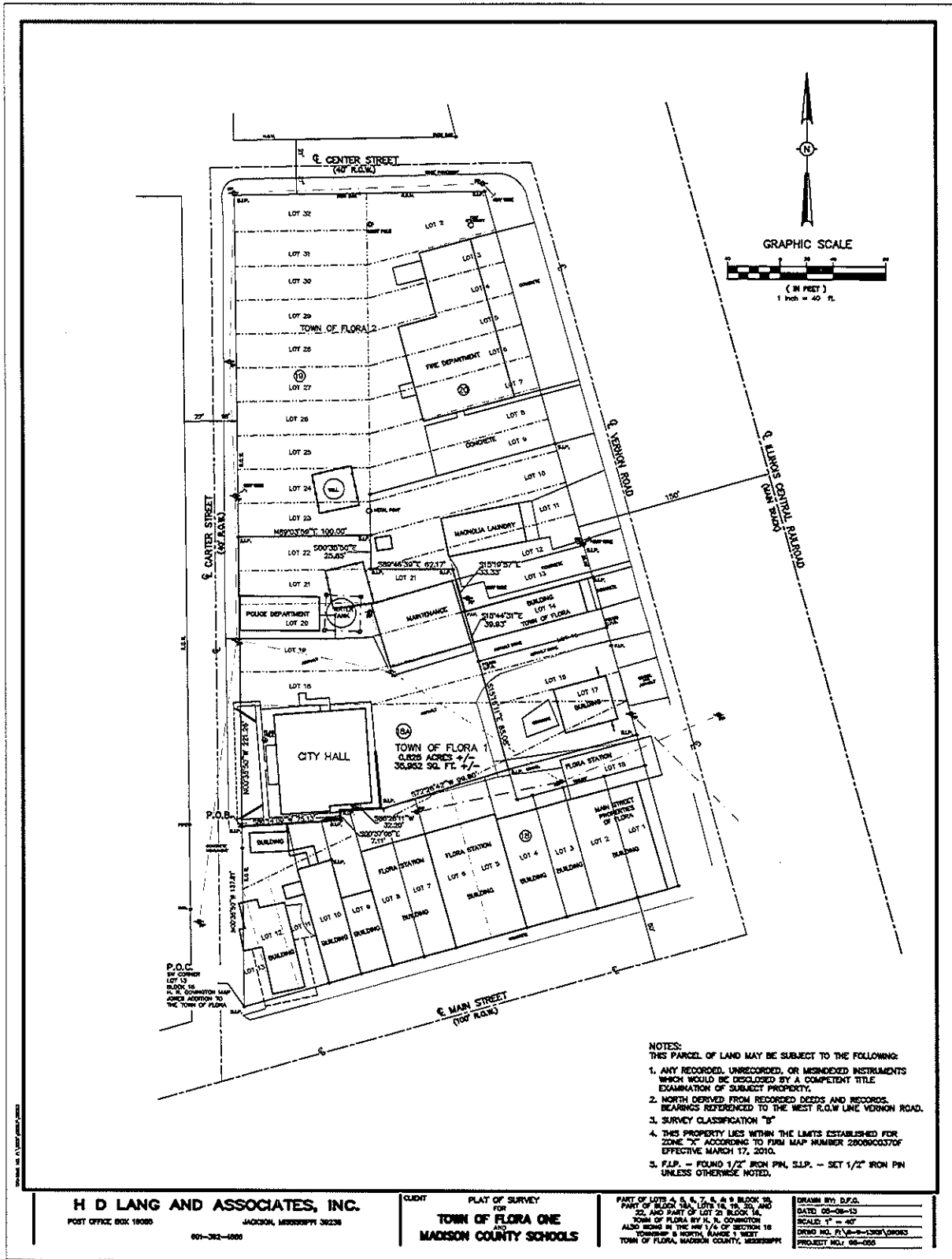
Witness my signature this the 8th day of May, 2013

H D LANG AND ASSOCIATES, INC.

By: Don F. Garner, PS.S-02468



East along the North line of said Lot 22, Block 19, Town of Flora for a distance of 100.00 feet to a set ½" iron pin marking the Northeast corner thereof; run thence South 00 degrees 35 minutes 50 seconds East along the East line of said Lot 22 for a distance of 25.85 feet to a set ½" iron pin marking the Southeast corner thereof; run thence South 89 degrees 46 minutes 39 seconds East for a distance of 62.17 feet to a set ½" iron pin on the East line of said Lot 21, Block 19, Town of Flora; run thence South 15 degrees 16 minutes 11 seconds East along said East line of Lot 21, Block 19, Town of Flora and along the East line of the aforesaid Lots 20, 19, and 18, Block 19, Town of Flora and along the southerly extension of the East line of said Lot 18, Block 19, Town of Flora for a distance of 85.08 feet to a set ½" iron pin; leaving said southerly extension of the East line of said Lot 18, Block 19, Town of Flora, run thence South 72 degrees 26 minutes 42 seconds West for a distance of 99.80 feet to a set iron pin on the eastern extension of the South face of an existing concrete retaining wall; run thence South 86 degrees 26 minutes 11 seconds West along said South face of an existing concrete retaining wall for a distance of 32.20 feet to a set iron pin at the corner of said existing concrete retaining wall; run thence South 00 degrees 37 minutes 05 seconds East along the East face of said existing concrete retaining wall for a distance 7.11 feet to a set iron pin at the corner of said wall; run thence South 86 degrees 14 minutes 09 seconds West along the southern face of said existing concrete retaining wall for a distance of 75.13 feet to the POINT OF BEGINNING, containing 35,952 square feet or 0.825 acres, more or less.



- NOTES:
1. ANY RECORDED, UNRECORDED, OR MISRECORDED INSTRUMENTS WHICH WOULD BE DISCLOSED BY A COMPETENT TITLE EXAMINATION OF SUBJECT PROPERTY.
  2. NORTH DERIVED FROM RECORDED DEEDS AND RECORDS. BEARINGS REFERENCED TO THE WEST R.O.W LINE VERNON ROAD.
  3. SURVEY CLASSIFICATION "B"
  4. THIS PROPERTY LIES WITHIN THE LIMITS ESTABLISHED FOR ZONE "C" ACCORDING TO FIRM MAP NUMBER 22080003707 EFFECTIVE MARCH 17, 2010.
  5. F.I.P. - FOUND 1/2" IRON PIN, S.I.P. - SET 1/2" IRON PIN UNLESS OTHERWISE NOTED.

**H D LANG AND ASSOCIATES, INC.**  
 POST OFFICE BOX 10080  
 JACKSON, MISSISSIPPI 39238  
 601-362-1000

CLIENT  
**PLAT OF SURVEY  
 FOR  
 TOWN OF FLORA ONE  
 AND  
 MADISON COUNTY SCHOOLS**

PART OF LOTS 4, 5, 6, 7, 8, & 9 BLOCK 15,  
 PART OF BLOCK 16A, LOTS 18, 19, 20, AND  
 22, AND PART OF LOT 21 BLOCK 1A,  
 TOWN OF FLORA BY N. S. COMPTON  
 ALSO BEING IN THE NW 1/4 OF SECTION 18  
 TOWNSHIP 8 NORTH, RANGE 4 WEST  
 TOWN OF FLORA, MADISON COUNTY, MISSISSIPPI

DRAWN BY: D.P.G.  
 DATED: 06-08-12  
 SCALE: 1" = 40'  
 GRID NO. F.I.P. 22-1081-03080  
 PROJECT NO. 98-005

Exhibit "B"

INDEXING: 1.17± acres in Lots 23, 24, 25, 26, 27, 28, 29, 30, 31 and 32, Block 19 and Lots 2, 3, 4, 5, 6, 7, 8 and part of Lot 9, Block 20, Town of Flora, according to the Covington Map of the Town of Flora, Mississippi in Section 16, Township 8 North, Range 1 West, Town of Flora, Madison County, Mississippi (Tax Parcel #051E-16B-162)

LESSOR:

Madison County, Mississippi Board  
of Education Trustees of The Madison  
County School District 16<sup>th</sup> Section  
School Lands Trust  
117 Fourth Street  
Flora, MS 39071  
Telephone: (601) 879-3000

LESSEE:

Town of Flora  
P.O. Box 218  
Flora, MS 39071  
Telephone: (601)879-8686

PREPARED BY:

Madison County School District  
117 Fourth Street  
Flora, MS 39071  
Telephone: (601)879-3000

**CORRECTION TO 16TH SECTION**  
**PROPERTY LEASE CONTRACT**

WHEREAS, by instruments dated December 6, 1948, the **MADISON COUNTY, MISSISSIPPI, BOARD OF SUPERVISORS**, acting as **TRUSTEES** of the **MADISON COUNTY SCHOOL DISTRICT 16TH SECTION SCHOOL LANDS TRUST**, granted two Sixteenth Section Land Lease Contracts recorded in Book 179

at Page 226 and Book 179 at Page 227 in the records in the office of the Chancery Clerk of Madison County, Mississippi (hereinafter the "Lease Contracts"); and

WHEREAS, the subject leaseholds were eventually conveyed to the **TOWN OF FLORA, MISSISSIPPI** (hereinafter called "Lessee"), by instrument recorded in Book 149 at Page 245 in the records in the office of the Chancery Clerk of Madison County, Mississippi describing the following property, to wit;

Lots 1, 2, 3, 4, 5, 6, 7, 26, 27, 28, 29, 30 and 31 of Block 20, Lots 8, 23, 24 and 25 of Block 19 and Lot 9 of Block 19, less and except that portion described as beginning at the southeast corner of said Lot 9 and run thence north 15 degrees 30 minutes West for 8.0 feet along the west right-of-way line of the railroad property; thence running South 72 degrees 20 minutes West for 133.8 feet; thence running South 15 degrees 30 minutes East for 3.0 feet; thence running North 74 degrees 30 minutes East for 133.6 feet to the POINT OF BEGINNING, a portion of Lot 10 of Block 19 described as beginning at the southwest corner of said Lot 10 and run thence North 74 degrees 30 minutes East along the south line of said Lot 10, 24.3 feet; thence North 15 degrees 30 minutes West 25 feet to the north line of said Lot 10; thence South 74 degrees 30 minutes West along the north line of said Lot 10 to the west line of said Lot 10; thence South along the west line of said Lot 10 to the POINT OF BEGINNING; all in Jones Addition to the Town of Flora when described with reference to the map or plat of said addition of record in the office of the Chancery Clerk, Madison County, Mississippi and being part of the properties conveyed to G. D. Hedgepeth and Myrtle P. Hedgepeth by deed dated September 26, 1951, and recorded in Book 51 at Page 356 of the records in the office of the Chancery Clerk of Madison County, Mississippi.

and;

WHEREAS, there were some errors in the legal description and the subject property was surveyed, and that surveyed description should be incorporated heretoforeward, as follows:

The legal description is attached hereto as Exhibit "A" and incorporated herewith. A plat of survey is attached hereto as Exhibit "B" for informational purposes.

THEREFORE, the legal description shall be corrected as follows:

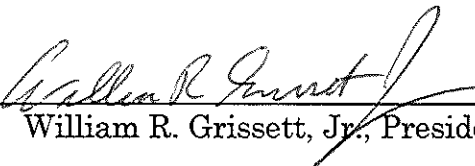
The legal description is attached hereto as Exhibit "A" and incorporated herein. A plat of survey is attached hereto as Exhibit "B" for informational purposes.

The Lease Contract will remain in full force and effect as to all other provisions contained therein.

WITNESS MY HAND this the 1 day of December, 2014.

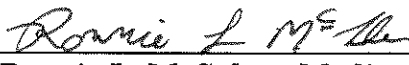
LESSOR:

MADISON COUNTY, MISSISSIPPI,  
BOARD OF EDUCATION

By:   
William R. Grissett, Jr., President

ATTEST:

  
Sam Kelly, Secretary

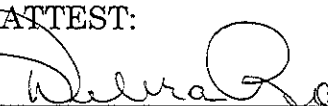
  
Ronnie L. McGehee, Madison County  
Superintendent Of Education


LESSEE:

TOWN OF FLORA, MISSISSIPPI

By:   
Leslie Childress, Mayor

ATTEST:

  
Debra Ross, City Clerk



Reviewed and approved by the Madison County Board of Supervisors, this the  
\_\_\_ day of \_\_\_\_\_, 2014.

\_\_\_\_\_  
Karl M. Banks, President

ATTEST:

\_\_\_\_\_  
Cynthia Parker, Clerk

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 \_\_\_\_\_, 2014, within my jurisdiction, the within named **Karl M. Banks**, who acknowledged to me that he is President of the **Madison County Board of Supervisors**, and that for and on behalf of the said Madison County Board of Supervisors, and as its act and deed, he executed the above and foregoing instrument, after first having been duly authorized so to do.


\_\_\_\_\_  
NOTARY PUBLIC

My Commission Expires:

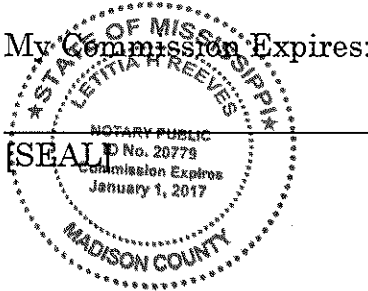
\_\_\_\_\_  
[SEAL]

STATE OF MISSISSIPPI  
COUNTY OF MADISON

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the said county and state, on this 1 day of December, 2014, within my jurisdiction, the within named **William R. Grissett, Jr., Sam Kelly and Ronnie L. McGehee**, who acknowledged to me that they are President, Secretary and Superintendent, respectively, of the **Madison County Board of Education**, and that for and on behalf of the said Madison County Board of Education, and as its act and deed, they executed the above and foregoing instrument, after first having been duly authorized so to do.

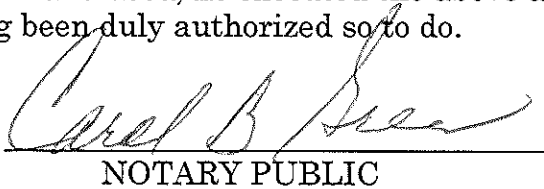
  
NOTARY PUBLIC

My Commission Expires:



STATE OF MISSISSIPPI  
COUNTY OF MADISON

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the said county and state, on this 22<sup>nd</sup> day of Sept, 2014, within my jurisdiction, the within named **Leslie Childress**, who acknowledged to me that he is Mayor of the **Town of Flora, Mississippi**, and that for and on behalf of the said Town of Flora, Mississippi, and as its act and deed, he executed the above and foregoing instrument, after first having been duly authorized so to do.

  
NOTARY PUBLIC

My Commission Expires:



Amendments/2014/#477 Town of Flora Correction to Legal



STATE OF MISSISSIPPI  
COUNTY OF HINDS  
CITY OF JACKSON

**CERTIFICATE OF SURVEY**

THIS IS TO CERTIFY THAT, H D Lang and Associates, Inc. of the City of Jackson, Mississippi, has this day completed a survey standing in the name of Town of Flora One & Madison County Schools located at Carter Street, Center Street and Vernon Road, in the Town of Flora aforesaid, being further described as follows, to-wit:

A certain parcel of land being part of Lots 23, 24, 25, 26, 27, 28, 29, 30, 31, and 32, Block 19, Lots 2, 3, 4, 5, 6, 7, 8 and a part of Lot 9, Block 20, Town of Flora according to H.R. Covington's Map of Jones Addition to the Town of Flora, Mississippi, being situated in the Northwest ¼ of Section 16, T8N-R1W, Town of Flora, Madison County, Mississippi, and being more particularly described as follows:

Commence at a set ½" iron pin marking the Point of Intersection of the East right-of-way line of Carter Street with the North right-of-way line of Main Street being the Southwest corner of Lot 13, Block 18, Town of Flora according to H.R. Covington's Map of Jones Addition to the Town of Flora and run thence North 00 degrees 35 minutes 50 seconds West along said East right-of-way line of Carter Street for a distance of 359.07 feet to a set ½" iron pin marking the Southwest corner of the aforesaid Lot 23, Block 19 being the POINT OF BEGINNING of the parcel of land herein described; from said POINT OF BEGINNING, continue thence North 00 degrees 35 minutes 50 seconds West along said East right-of-way line of Carter Street and along the West line of said Lot 23 and along the West line of the aforesaid Lots 24, 25, 26, 27, 28, 29, 30, 31 and 32, Block 19 for a distance of 261.42 feet to a set ½" iron pin marking the Northwest corner of said Lot 32, Block 19; said point also being the Point of Intersection of said East right-of-way line of Carter Street with the South right-of-way line of Center Street; leaving said East right-of-way line of Carter

AND I ALSO CERTIFY, that there are no visible encroachments by the buildings of the adjacent property owners upon the surveyed premises.

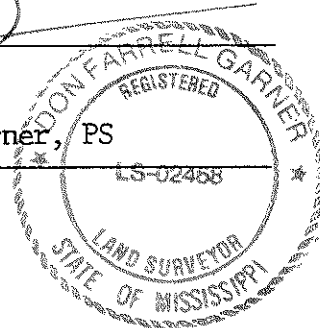
AND I FURTHER CERTIFY that all the buildings and visible improvements located on the above described property are within the boundaries of said property, subject to the exceptions shown below, if any, and that the plat hereto attached is a correct representation of the conditions as they exist on this date.

Witness my signature this the 8th day of May, 2013.

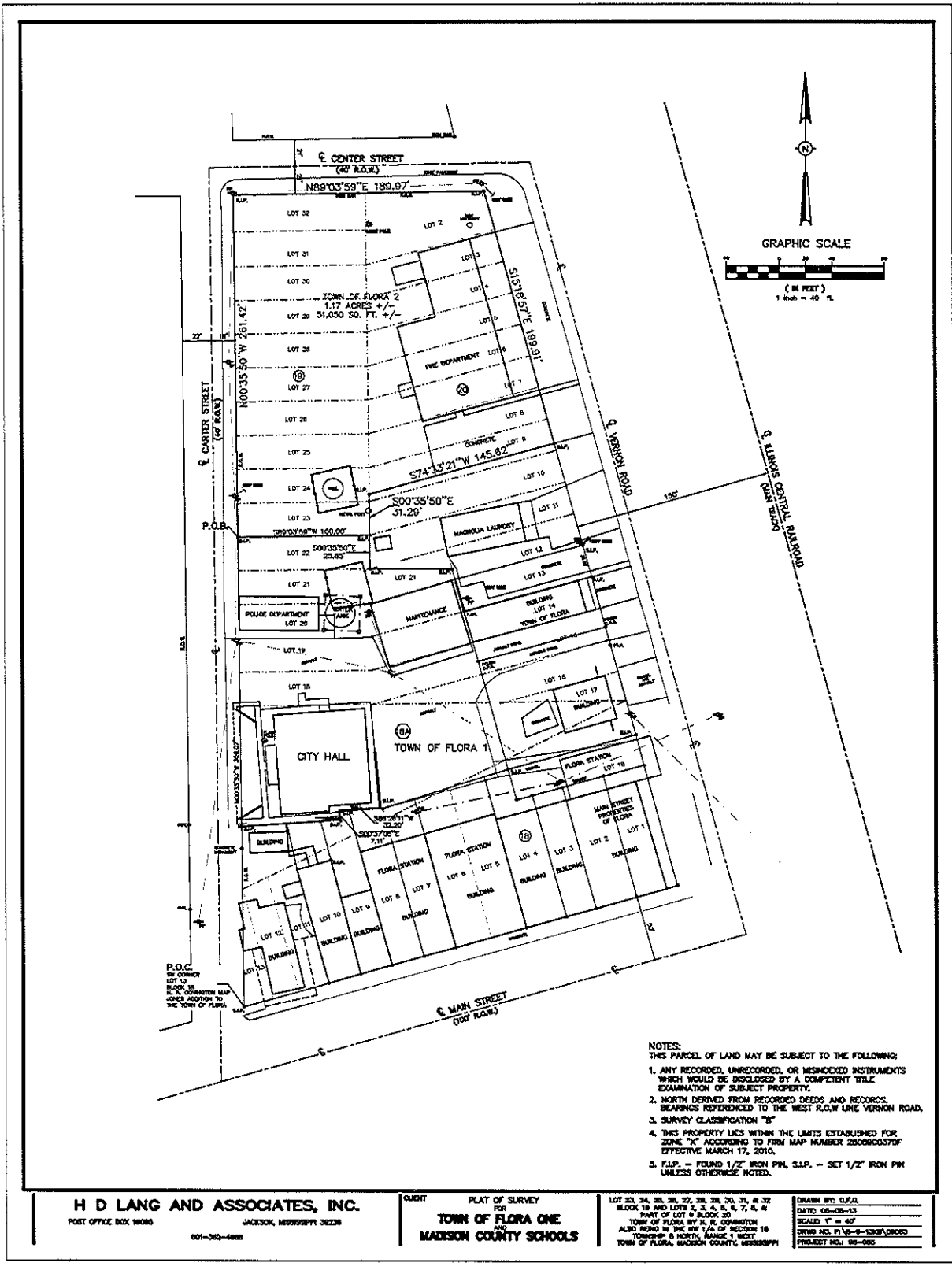
H D LANG AND ASSOCIATES, INC.

By: \_\_\_\_\_

Don F. Garner, PS



Street, run thence North 89 degrees 03 minutes 59 seconds East along said South right-of-way line of Center Street and along the North line of said Lot 32 and along the North line of the aforesaid Lot 2, Block 20 for a distance of 189.97 feet to a set ½" iron pin marking the Northeast corner thereof; said point also being the Point of Intersection of said South right-of-way line of Center Street with the West right-of-way line of Vernon Street; leaving said South right-of-way line of Center Street and said North line of Lot 2, Block 20, run thence South 15 degrees 18 minutes 57 seconds East along said West right-of-way line of Vernon Street and along the East line of said Lot 2 and along the East line of the aforesaid Lots 3, 4, 5, 6, 7, 8 and 9, Block 20 for a distance of 199.91 feet to a set ½" iron pin; leaving said West right-of-way line of Vernon Street and said East line of Lot 9, Block 20, run thence South 74 degrees 33 minutes 21 seconds West for a distance of 145.62 feet to a set ½" iron pin on the West line of said Lot 9, Block 20; said point also being on the East line of the aforesaid Lot 24, Block 19; run thence South 00 degrees 35 minutes 50 seconds East along said East line of Lot 24, Block 19 and along the East line of the aforesaid Lot 23, Block 19 for a distance of 31.29 feet to a set ½" iron pin marking the Southeast corner thereof; leaving said East line of Lot 23, Block 19, run thence South 89 degrees 03 minutes 59 seconds West along the South line of said Lot 23, Block 19 for a distance of 100.00 feet to the POINT OF BEGINNING, containing 51,050 square feet or 1.17 acres, more or less.



- NOTES:  
 THIS PARCEL OF LAND MAY BE SUBJECT TO THE FOLLOWING:  
 1. ANY RECORDED, UNRECORDED, OR MEMORANDUM INSTRUMENTS WHICH WOULD BE DISCLOSED BY A COMPETENT TITLE EXAMINATION OF SUBJECT PROPERTY.  
 2. NORTH DERIVED FROM RECORDED DEEDS AND RECORDS, BEARINGS REFERENCED TO THE WEST R.O.W LINE VERNON ROAD.  
 3. SURVEY CLASSIFICATION "B"  
 4. THIS PROPERTY LIES WITHIN THE LIMITS ESTABLISHED FOR ZONE "M" ACCORDING TO FIRM MAP NUMBER 2508900370F EFFECTIVE MARCH 17, 2010.  
 5. F.I.P. - FOUND 1/2" IRON PIN, S.I.P. - SET 1/2" IRON PIN UNLESS OTHERWISE NOTED.

**H D LANG AND ASSOCIATES, INC.**  
 POST OFFICE BOX 16086 JACKSON, MISSISSIPPI 39208  
 601-362-1488

CLIENT  
**PLAT OF SURVEY FOR TOWN OF FLORA ONE AND MADISON COUNTY SCHOOLS**

LOT 23, 24, 25, 26, 27, 28, 29, 30, 31, & 32  
 BLOCK 18 AND LOTS 2, 3, 4, 5, 6, 7, 8, & 9  
 PART OF LOT 9, BLOCK 20  
 TOWN OF FLORA BY K. R. COMPTON  
 ALSO BEING IN THE NW 1/4 OF SECTION 16  
 TOWNSHIP 8 NORTH, RANGE 1 WEST  
 TOWN OF FLORA, MADISON COUNTY, MISSISSIPPI

DRAWN BY: G.F.A.  
 DATE: 05-05-13  
 SCALE: 1" = 40'  
 DEDICATED TO: 11-15-13-1303-0003  
 PROJECT NO.: 11-15-13

Exhibit "B"