

APPLICATION FOR CONDITIONAL USE

Name and Address of Applicant: Brasfield & Gorrie c/o "MCEDA" 1076 Highland Colony Parkway, Suite 315 Ridgeland, MS 39157	Street Address of Property (if different address): 461 Mount Elam Road Canton, MS 39406
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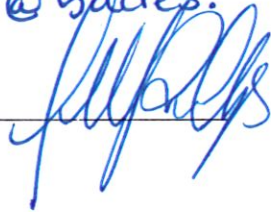
APPLICATION DATE	Present Zoning of Property	Legal Description of Property:	TAX PARCEL NUMBER	FLOOD ZONE	MAP/PLAT OF PROPERTY
01.22.2025	Zone A-1	See (Exhibit A)		ZONE A	See (Exhibit B)

Other Comments: As per Article 805 of the Madison County Zoning Ordinance.

Comments *New Wastewater Treatment Plant. This will be adjacent to the existing Beattie's Bluff WWTF and it will be located on aquired land from Breeland family. Site is surveyed @ 5 acres.*

Respectfully Submitted

*Mason Phillips, Project Manager
Brasfield & Gorrie*



Petition submitted to Madison County Planning and Development Commission on _____

Recommendation of Madison County Planning and Development Commission on Petition _____

Public Hearing date as established by the Madison County Board of Supervisors _____

Final disposition of Petition _____

**BREELAND 5 ACRE TRACT – PROPERTY DESCRIPTION
MOUNT ELAM RD, MADISON COUNTY, MISSISSIPPI**

Commencing at a found iron rebar (SPC MS-WEST N: 1,150,188.50, E: 2,334,664.71), recognized as marking the apparent Northeast corner of Section 5, Township 9 North, Range 1 East, Madison County, Mississippi; thence run South 01 degrees 12 minutes 35 seconds West for a distance of 328.90 feet to a set 1/2 inch capped iron rebar (SPC MS-WEST N: 1,149,859.67, E: 2,334,657.77), for a **Point of Beginning**; thence run South 01 degrees 12 minutes 35 seconds West for a distance of 792.00 feet to a set 1/2 inch capped rebar; thence run North 88 degrees 47 minutes 25 seconds West for a distance of 275.00 feet to a set 1/2 inch capped rebar; thence run North 01 degrees 12 minutes 35 seconds East for a distance of 792.00 feet to a set 1/2 inch capped rebar; thence run South 88 degrees 47 minutes 25 seconds East for a distance of 275.00 feet to the **Point of Beginning**.

INDEXING INSTRUCTIONS: All lying and being situated in the Northeast Quarter of the Northeast Quarter of Section 5, Township 9 North, Range 1 East, Madison County, Mississippi, and containing 5.00 acres (217,800.00 sq ft.), more or less.

Basis of Bearing: Grid North by GPS Observation

Kevin Lee Hall, PS #3243
12/18/24

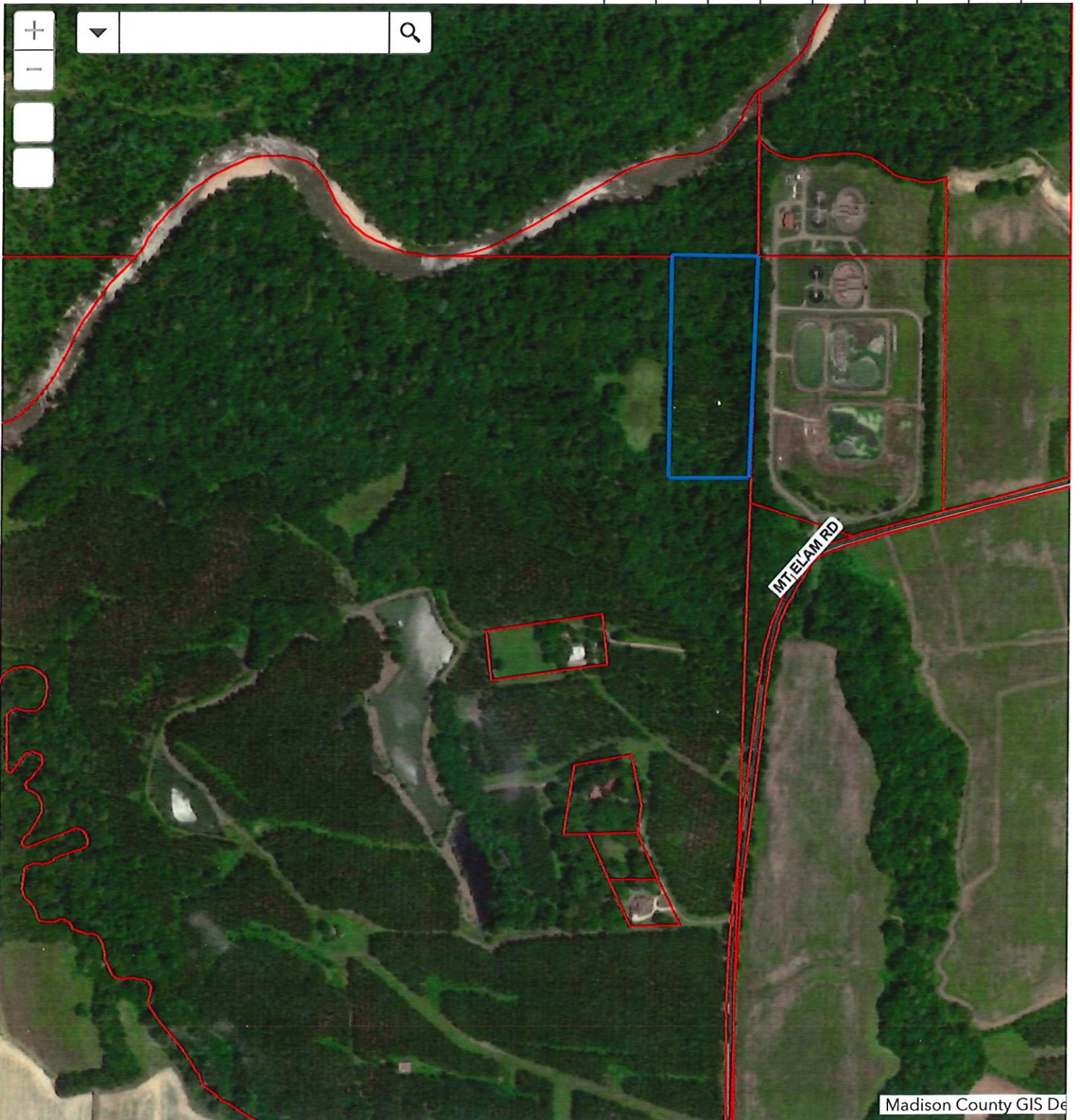
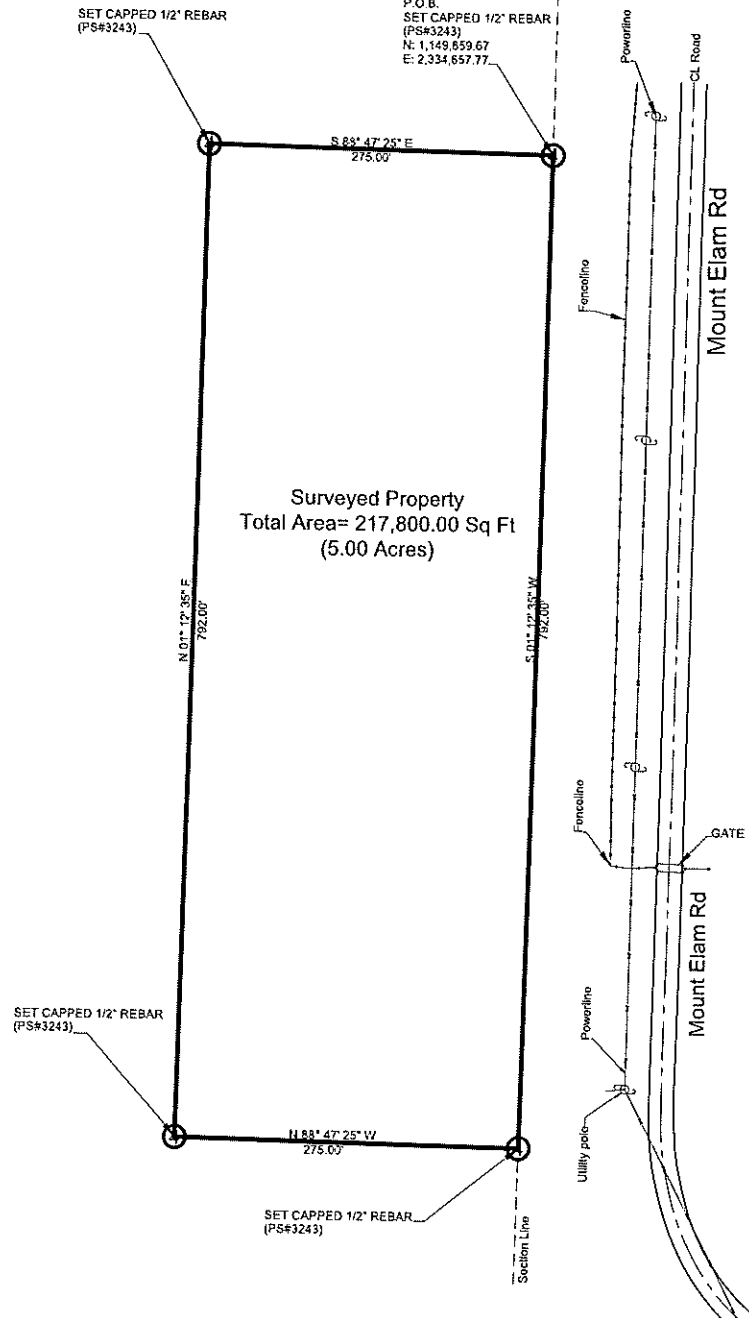


EXHIBIT A

P.O.C.
 FOUND 1/2" IRON REBAR
 AT THE COMMON CORNER
 OF SECTIONS 4 & 5, T9N, R1E,
 & SECTIONS 32 & 33, T10N, R1E,
 MADISON COUNTY, MS
 N: 1,150,188.50
 E: 2,334,664.71
 Z: 183.70'
 CONV ANGLE= 00° 04' 00.41"
 COMBINED FACTOR= 0.99994287

P.O.B.
 SET CAPPED 1/2" REBAR
 (PS#3243)
 N: 1,149,859.67
 E: 2,334,657.77



Surveyed Property
 Total Area= 217,800.00 Sq Ft
 (5.00 Acres)

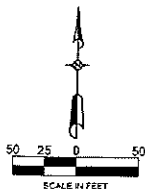
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SURVEYOR'S NOTES:

- 1) ALL BEARINGS ARE GRID BEARINGS DERIVED FROM GPS OCCUPATION.
- 2) THIS IS A CLASS "B" SURVEY
- 3) THIS SURVEY CONFORMS TO THE MISSISSIPPI STANDARDS OF PRACTICE FOR SURVEYING AS IMPLEMENTED BY THE MISSISSIPPI STATE BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND SURVEYORS ON APRIL 15, 2017.
- 4) STATE PLANE ZONE: MISSISSIPPI West (2302) NAD83/NAVD88 REFERENCE DATUM: USM GCGC RTK NETWORK



WAGES CIVIL, LLC
 CANTON, MISSISSIPPI
 PHONE: 601-259-3662
 email: chad@wagescivil.com

PRELIMINARY 12/18/2024
 Kevin Lee Hall, PS #03243 DATE



KEVIN HALL, PS
 7 CR 4060, P.O. BOX 112
 MARIETTA, MISSISSIPPI
 PHONE: 662-720-7074
 email: Kevin@khs-design.com

DRAWN BY: R. CURTIS
 CHECKED BY: K. HALL
 SCALE: GRAPHIC
 DATE: December 18, 2024
 PROJECT NO.: 152-036-4-2023

BREELAND 5 ACRE TRACT
 Mount Elam Rd, Canton, MS

SHEET NO.

1 of 1