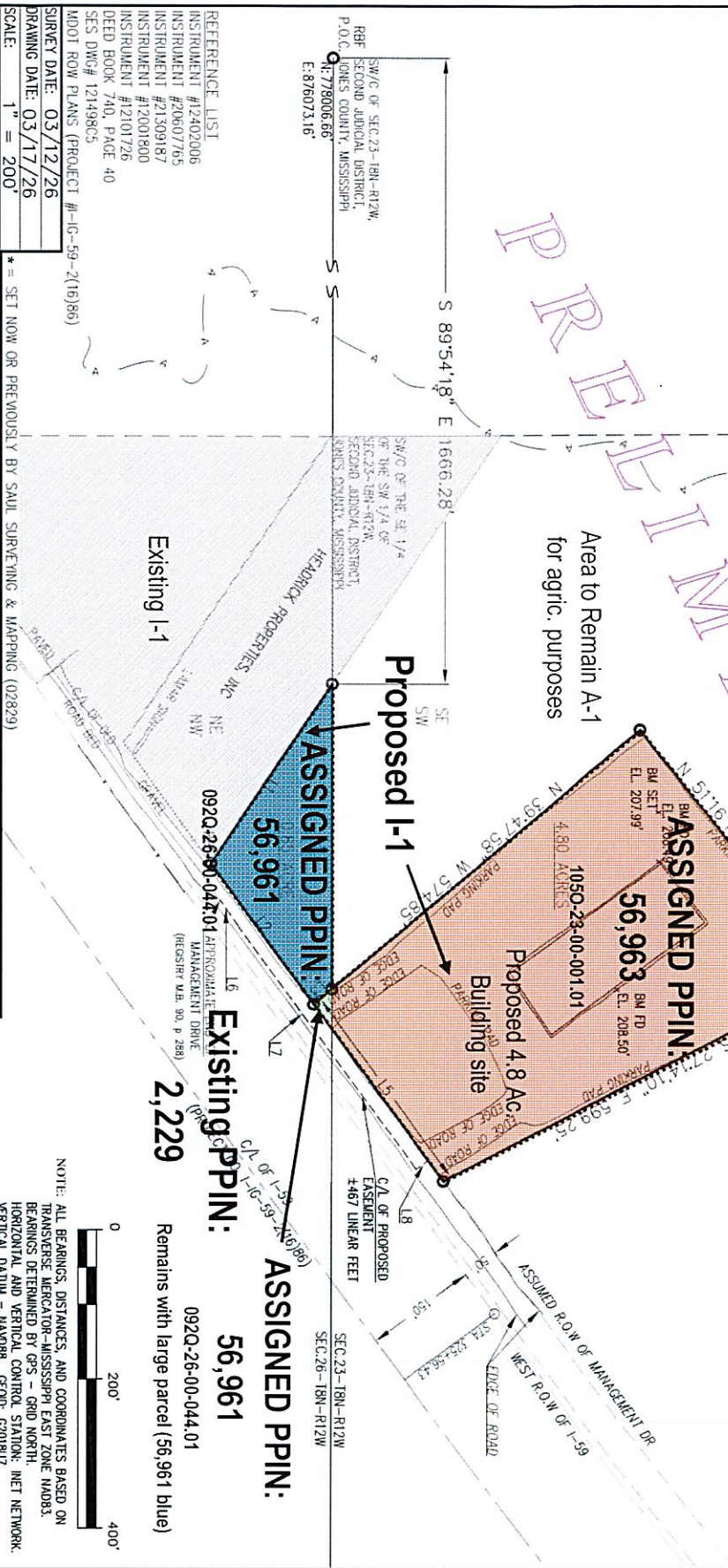
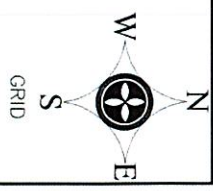


LINE #	BEARING & DISTANCE
L1	S 55°46'19" E 290.98'
L2	N 53°42'10" E 234.08'
L3	N 39°47'58" W 31.79'
L4	N 89°54'18" W 408.89'
L5	S 53°42'10" W 294.42'
L6	N 54°46'07" E 38.24'
L7	N 53°42'10" E 408.90'
L8	N 36°17'50" W 20.00'

Existing PPIN:
29,972

Area to Remain A-1
for agric. purposes



Existing PPIN:
2,229
Remains with large parcel (56,961 blue)

ASSIGNED PPIN:
56,961

REFERENCE LIST
INSTRUMENT #12402006
INSTRUMENT #20607765
INSTRUMENT #12001800
INSTRUMENT #12001800
DEED BOOK 740, PAGE 40
SES DWG# 121498C5
MDOI ROW PLANS (PROJECT #16-59-2(16)86)

DRAWING DATE: 03/17/26
SCALE: 1" = 200'
SURVEY CLASS: B
DWG. NO.: 042524A2(031726)

BEARINGS DETERMINED BY GPS
PREPARED BY: CW CHECKED BY: PC
PARTY CHIEF: BV APPROVED BY: HJS
SURVEY PARTY: ZL
NO TITLE RESEARCH DONE
BY THIS SURVEYOR

* = SET NOW OR PREVIOUSLY BY SAUL SURVEYING & MAPPING (02829)
PURPOSE OF SURVEY: PRELIMINARY REFERENCE MATERIALS: QLO NOTES: SEE LIST, CLIENT'S INSTRUCTIONS.

SAUL SURVEYING AND MAPPING, LLC.
454 SHORT 7th AVENUE - LAUREL, MS 39440
PHONE: (601) 428-0600 - FAX: (601) 649-2372
EMAIL: hsaul@saulsurveying.com
PROFESSIONAL SURVEYOR

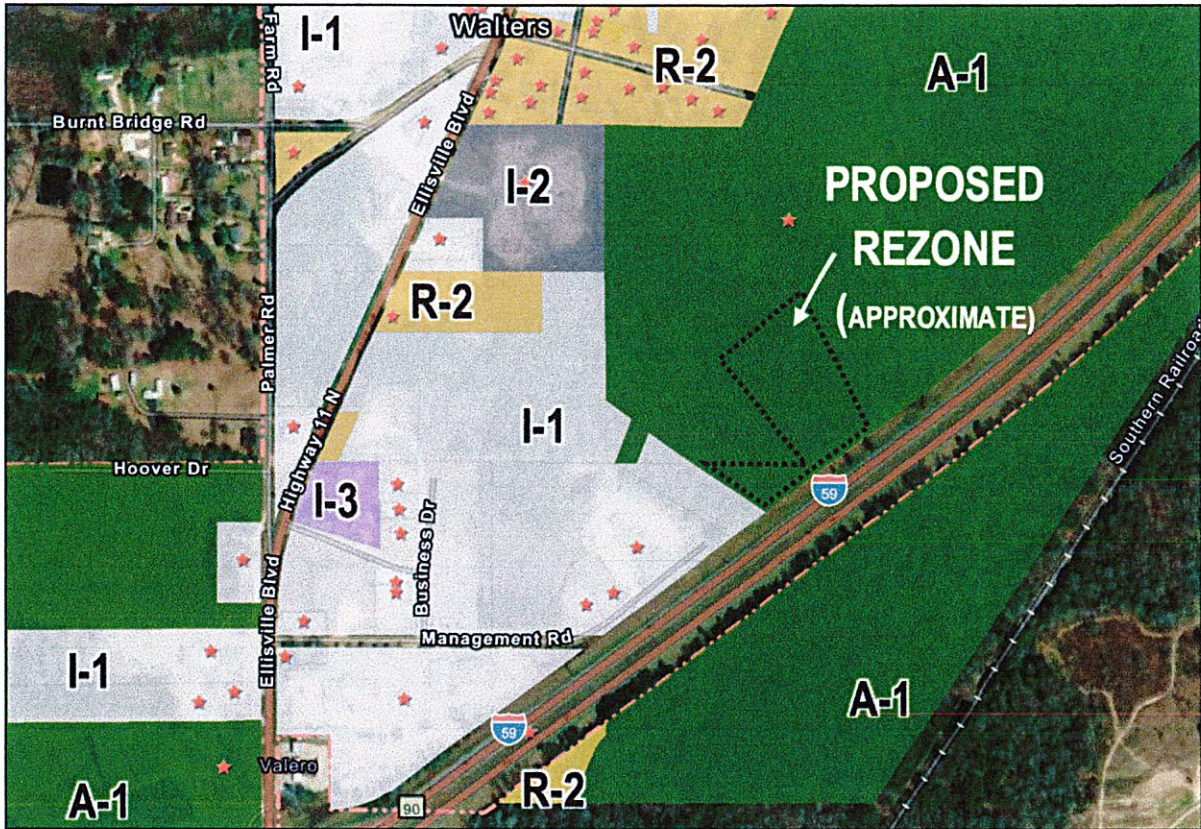
ALABAMA LICENSE #29446 / MISSISSIPPI LICENSE #02829
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LOCATION: NW 1/4 OF SEC.26-18N-R12W
SW 1/4 OF SEC.23-18N-R12W
FIRST JUDICIAL DISTRICT,
JONES COUNTY, MISSISSIPPI

NAME: **WALLEY**
PROPERTY

NOTE: NOT ALL EASEMENTS AND ROW'S
LOCATED - OBSERVED OR RECORDED
NOT ALL SUBSURFACE FEATURES LOCATED
NOT ALL STRUCTURES AND FEATURES LOCATED

NOTE: ALL BEARINGS, DISTANCES AND COORDINATES BASED ON
TRANSVERSE MERCATOR-MISSISSIPPI EAST ZONE NAD83.
BEARINGS DETERMINED BY GPS - GRID NORTH.
HORIZONTAL AND VERTICAL CONTROL STATION: NET NETWORK.
VERTICAL DATUM: NAVD83. GEOD. CONTROL:
SURVEY PERFORMED BY RIK GPS AND CONVENTIONAL.
COMBINED FACTOR: 0.99994786.
CONVERGENCE ANGLE: -00°0'48".
UNITS: BEARINGS MEASURED IN DEGREES, MINUTES & SECONDS.
DISTANCE MEASURED IN US SURVEY FEET.
AREA MEASURED IN ACRES & SQUARE FEET.

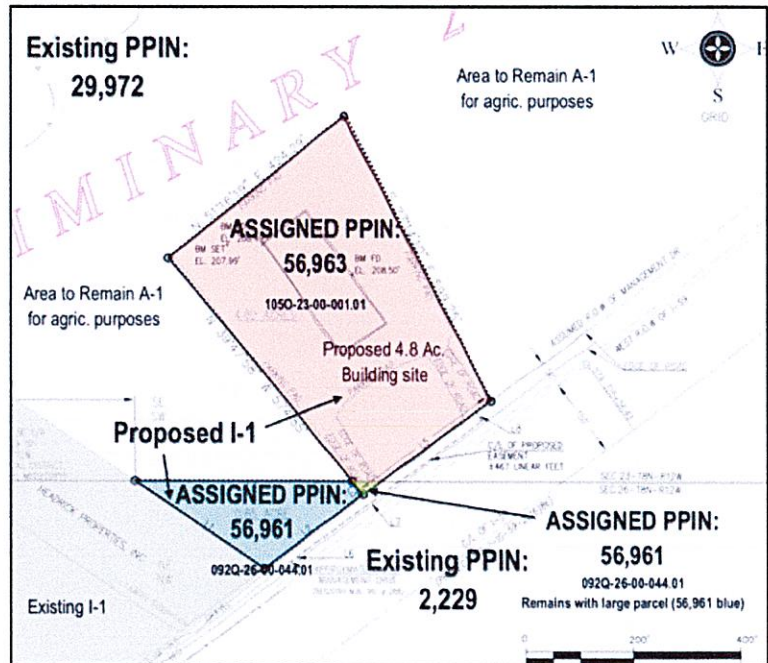


The site was recently part of a larger tract that has been cut for timber. The site is zoned A-1 Agricultural District. The site is adjacent to an I-1 District to the west and Interstate 59 along the south. The areas to the north and east are zoned A-1 and owned by the applicant. To the west is Dunn Road Builders and other industrial uses. The site's only route for access is through the industrial area along Management Road.

The initial parcels consisted of two tracts of 28 and 51 acres. The southern parcel is primarily south of the interstate with less than one acre north of the roadway (blue area). The larger tract is north of the interstate.

Two smaller parcels have been created. A 4.8 acre site (red) and .8 acre parcel blue.

Both sites are proposed to be rezoned to I-1, but the smaller parcel is not to be developed at this time. It provides the connection to the site to be developed (red) to avoid any appearances of a 'spot zoning'.



Requested Action:

The owner is requesting a rezoning from A-1 General Agricultural District to I-1 Light Industrial District. This request is based on a change for neighborhood character identified by an increase in industrial businesses to the west and the long established industrial areas to the west.

A public need also exists. The development will greatly increase taxes for the site and the new business will generate sales tax and new jobs.