

Pyle, Mills, Dye & Pittman

ATTORNEYS AT LAW

800 AVERY BOULEVARD NORTH, SUITE 101
RIDGELAND, MISSISSIPPI 39157

John P. Scanlon

Telephone:
(601) 957-2600
Telecopier:
(601) 957-7440

August 22, 2016

Via Email: Tony.Greer@madison-co.com

Mr. Tony Greer, County Administrator
Madison County Board of Supervisors
Post Office Box 608
Canton, MS 39046

RE: City of Ridgeland Annexation

Dear Mr. Greer:

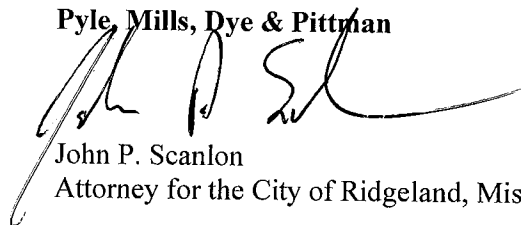
On March 23, 2016, the Chancery Court of Madison County entered a Final Decree Ratifying, Approving, and Confirming an Ordinance Enlarging, Extending and Defining the Boundaries of the City of Ridgeland, Madison County, Mississippi. The time for appeals has expired. A copy of the Final Decree with the legal description and a map of the annex area is enclosed for your reference.

Certain properties that lie within the newly annexed area of the City of Ridgeland ("City") also lie within the area taxed and serviced by the Southwest Madison County Fire Protection District ("Fire District"). These newly annexed areas will now be serviced by the City's fire department as first responders, and thus, the City would now request that the Board of Supervisors remove these properties from the tax assessments for the Southwest Madison County Fire District, add them to the assessments to the City, and further direct the Tax Assessor and Tax Collector to reflect the changes on all future tax rolls.

Thank you for your assistance in this matter. Should you have any questions or require anything further from the City, please contact the undersigned.

Very truly yours,

Pyle, Mills, Dye & Pittman



John P. Scanlon
Attorney for the City of Ridgeland, Mississippi

JPS/mmh
Enclosure(s)

CC: Mayor Gene F. McGee (*Via Email*)
Paula Tierce, City Clerk (*Via Email*)
Chief Matt Bailey (*Via Email*)
Katie Snell, Esq. (*Via Email: Katie@katiebryantsnell.com*)
Jerry L. Mills, Esq. (*Via Email*)

FILED
MADISON COUNTY

IN THE CHANCERY COURT OF MADISON COUNTY, MISSISSIPPI

MAR 23 2016

IN THE MATTER OF THE ENLARGEMENT
AND EXTENSION OF THE MUNICIPAL
BOUNDARIES OF THE CITY OF
RIDGELAND, MADISON COUNTY, MISSISSIPPI

RONNY LOTT, CHANCERY CLERK
BY Sharon Tator D.C.

CAUSE NO. 2015-643(C)

THE CITY OF RIDGELAND, MISSISSIPPI

PLAINTIFF

VS.

THE CITY OF JACKSON, MISSISSIPPI AND
THE CITY OF MADISON, MISSISSIPPI

DEFENDANTS

**FINAL DECREE
RATIFYING, APPROVING, AND CONFIRMING AN ORDINANCE
ENLARGING, EXTENDING AND DEFINING THE BOUNDARIES
OF THE CITY OF RIDGELAND, MADISON COUNTY, MISSISSIPPI**

BEFORE THIS COURT this cause came on to be heard on the application of the City of Ridgeland, Mississippi, a municipal corporation, on the Complaint in the Nature of a Petition for the Ratification, Approval and Confirmation of an Ordinance Enlarging, Extending and Defining the Corporate Limits and Boundaries of the City of Ridgeland, Madison County, Mississippi, and the Court having heard and considered said application makes the following order and decree, to-wit:

This action came on to be heard at the time, place and date heretofore set for hearing by order made and entered herein on the Petition of the City of Ridgeland, Mississippi, to annex certain territory located in Madison County, Mississippi. All interested parties having appeared on said day and having announced that they were ready for trial, and the Court having heard said petition, and the evidence presented into open court with regard thereto on March 23, 2016, and the Court having subsequently entered its Findings of Fact, Conclusions of Law and Final Judgment (hereinafter "Findings and Conclusions"), which are incorporated herein by reference,

the Court orders and adjudges as follows with respect to the petition of the City of Ridgeland, Mississippi, to annex certain territory in the action bearing Cause No. 2015-643(C):

1. This Court has jurisdiction over the parties and subject matter herein.
2. All jurisdictional and procedural prerequisites as set forth by the applicable statutes for annexation have been met and satisfied by the City of Ridgeland.
3. The Mayor and Board of Aldermen of the City of Ridgeland, Mississippi, have expressly found, adjudicated, and determined that said enlargement and extension of the municipal boundaries by the City of Ridgeland, Mississippi, is required by the public convenience and necessity.
4. The Court is of the opinion that the annexation is reasonable under the totality of the circumstances, as defined in the Court's Findings and Conclusions, and that the findings of fact and conclusions of law set forth in the written Findings and Conclusions are incorporated herein by reference and made a part hereof.
5. The contemplated enlargement of the municipal boundaries of the City of Ridgeland, Mississippi, is reasonable as defined herein and by the Court's Findings and Conclusions and, after considering the interests of the City of Ridgeland, and the residents and property owners of the territory to be annexed, the Court finds that the area sought to be annexed by the City of Ridgeland, Mississippi, should be annexed to and included in the municipal boundaries of the City of Ridgeland, Mississippi, and that the Annexation Ordinance adopted by the Mayor and Board of Aldermen of the City of Ridgeland, Mississippi, attached to the Complaint in this cause, and the enlargement of the municipal boundaries contemplated therein, should be ratified, approved, and confirmed. This Court finds from the evidence presented at

such trial that the proposed enlargement is reasonable and that reasonable public and municipal services will be rendered in the annexed territory within a reasonable time as outlined in Ridgeland's Second Amended Petition. Miss. Code. Ann. § 21-1-33 (2013).

6. That the boundaries of the City of Ridgeland as altered by this Decree are as follows:

A parcel of land situated in Sections 11, 13, through 16, 21 through 29 and 32 through 36, Township 7 North, Range 1 East and Sections 18 through 22 and 26 through 35, Township 7 North, Range 2 East, Madison County, Mississippi, and being more particularly described as follows:

Beginning at the Southeast corner of Section 33, Township 7 North, Range 2 East, Madison County, Mississippi, and run THENCE North along the East line of Section 33, Township 7 North, Range 2 East a distance of 1,463 feet to a point; run THENCE North 54 degrees 24 minutes 00 seconds West to a point on the North line of the South One-Half (S 1/2) of Section 33, Township 7 North, Range 2 East; run THENCE East along the North line of the South One-Half (S 1/2) of Sections 33, 34 and 35, Township 7 North, Range 2 East to the Madison County - Rankin County line; run THENCE along the Madison County - Rankin County line in a Northerly direction to the point where the Southerly line extended of Roses Bluff Subdivision, Part One intersects said Madison County - Rankin County lines; run THENCE in a Northwesterly direction along said extension and said Southerly line of Roses Bluff Subdivision, Part One, to the intersection of said Southerly line with the Northerly right-of-way of Yacht Club Road; run THENCE Northwesterly along said Northerly right-of-way of Yacht Club Road to the intersection of said Northerly right-of-way of Yacht Club Road with the Northerly right-of-way of Post Road; run THENCE in a Southwesterly direction along said Northerly right-of-way of Post Road to the Southwest corner of Mallard Point Subdivision; run THENCE West to the Westerly right-of-way of the Natchez Trace Parkway; run THENCE in a Southwesterly direction along the North right-of-way line of the Natchez Trace Parkway to the East line of Section 20, Township 7 North, Range 2 East; run THENCE North along the said East line of Section 20, Township 7 North, Range 2 East to the Northeast corner of the Southeast One-quarter (SE 1/4) of the Southeast One-quarter (SE 1/4) of the Southeast One-quarter (SE 1/4) of Section 20, Township 7 North, Range 2 East; run THENCE West one-sixteenth (W 1/16) mile, more or less, to Brashear Creek; run THENCE Northwesterly along said Brashear Creek to the intersection with the North line of the Southeast One-quarter (SE 1/4) of Section 20, Township 7 North, Range 2 East; run THENCE West to the Southwest corner of the East One-half (E 1/2) of the West One-half (W 1/2) of the Northeast One-quarter (NE 1/4) of Section 20, Township 7 North, Range 2 East; run THENCE North, One-quarter (1/4) mile to the South line of the North One-half (N 1/2) of the North One-half (N 1/2) of Section 20, Township 7 North, Range 2 East; run THENCE West, along said line, to the intersection with the centerline of U.S. Highway 51;

run THENCE Northeasterly along U.S. Highway 51 for 660.0 feet; run THENCE North 67 degrees 30 minutes 00 seconds West, 1000 feet, more or less, to the centerline of the Illinois Central Railroad; run THENCE in a Northeasterly direction, along said centerline, to its intersection with the West line of Section 17, Township 7 North, Range 2 East; run THENCE North along the West line of Section 17, Township 7 North, Range 2 East to the Southwest corner of the Northwest One-quarter (NW 1/4) of Section 17, Township 7 North, Range 2 East; run THENCE West 1-3/16 miles, more or less, to the East right-of-way line of Interstate Highway 55; run THENCE West to the West right-of-way line of Interstate Highway 55; run THENCE Northerly along the West right-of-way line of said Interstate Highway 55 to a point which is 1,520 feet South of the North section line of Section 13, Township 7 North, Range 1 East; run THENCE Westerly on a line which is 1,520 feet South of the North section line of said Section 13, to a point on the West line of the East One-half (E 1/2) of the West One-half (W 1/2) of said Section 13, which is 1,520 feet South of the North section line of said Section 13; run THENCE South along the East boundary line of the West One-half (W 1/2) of the West One-half (W 1/2) of said Section 13 to a point that is North 00° 13' 54" West, 808.62 feet from the Southeast corner of the Southwest Quarter (SW 1/4) of the Northwest Quarter (NW 1/4) of said Section 13; THENCE run the following courses and distances:

- North 40° 30' 21" West, 10.83 feet;
- South 49° 29' 39" West, 100.00 feet;
- North 58° 30' 21" West, 42.43 feet;
- South 43° 04' 23" West, 65.39 feet;
- South 19° 49' 25" West, 202.14 feet;
- South 54° 12' 02" West, 564.89 feet;

THENCE run, South 36° 22' 35" West, 173.23 feet to a point on the South line of aforesaid Southwest Quarter (SW 1/4) of the Northwest Quarter (NW 1/4) of Section 13; THENCE run North 86° 37' 17" West, 538.90 feet to a point located 2640.20 feet North of the corner common to Sections 13, 14, 23 and 24, Township 7 North, Range 1 East, said point being the Southeast corner of Quail Run Subdivision; run THENCE North 89 degrees 17 minutes 48 seconds West, along the South line of said subdivision, 1227.25 feet; continue THENCE along the boundary of said subdivision as follows:

- North 27 degrees 14 minutes 57 seconds West, 489.90 feet; South 84 degrees 37 minutes 33 seconds West, 280.70 feet; run THENCE North 00 degrees 05 minutes 00 seconds West, 2,231.59 feet to a point on the South right-of-way line of Lake Castle Road; run THENCE West and Southwest along the South right-of-way line of Lake Castle Road to the East line of Section 15, Township 7 North, Range 1 East; THENCE continuing along said Southerly right-of-way line of Lake Castle Road run Westerly for a distance of 3,535 feet, more or less, to its intersection with the Southerly right-of-way line of North Livingston Road; THENCE run Southwesterly along the Southerly and Easterly right-of-way line of N. Livingston Road for a distance of 3400 feet, more or less to the East line

of Section 16; THENCE continuing Southwesterly along the Easterly and Southerly right-of-way line of said N. Livingston Road for a distance of 3,440 feet, more or less, to a point on the South line of Section 16; THENCE continuing along said Easterly right-of-way line of North Livingston Road, run Southerly for a distance of 5,015 feet, more or less, to a point on the North right-of-way line of the Natchez Trace Parkway; run THENCE Southwesterly along the North right-of-way line of the Natchez Trace Parkway to a point which intersects the East line of the West 1/2 of Section 29, Township 7 North, Range 1 East; THENCE run Southerly to the Northeast corner of the Northwest 1/4 of Section 32, Township 7 North, Range 1 East; THENCE run in a Southerly direction along the East line of the West 1/2 of Section 32, Township 7 North, Range 1 East, to the Northeast corner of the Southwest Quarter of said Section 32; THENCE run in a Westerly direction along the line between the North 1/2 and the South 1/2 of Section 32 to the line between the East 1/2 and the West 1/2 of the Southwest Quarter of said Section 32; THENCE run in a Southerly direction along the line between the East 1/2 and the West 1/2 of the Southwest Quarter of Section 32 to a point located at the Southeast corner of the Southwest Quarter of the Southwest Quarter of Section 32, Township 7 North, Range 1 East; run THENCE Easterly along the Hinds-Madison County line to a point where the Eastern right-of-way line of Interstate 220 intersects the Hinds-Madison County line in Section 34, Township 7 North, Range 1 East; run THENCE in a Northeasterly direction along the Eastern right-of-way line of Interstate 220 to a point where it intersects the Westerly line of Section 36, Township 7 North, Range 1 East; THENCE run in a Northerly direction along the West line of Section 36 to a point which is the Southwest corner of the Northwest 1/4 of the Northwest 1/4 of the Northwest 1/4 of Section 36; run THENCE in an Easterly direction along a line which is the South line of the North One-half (N 1/2) of the North One-half (N 1/2) of the North One-half (N 1/2) of said Section 36 to a point where the said line intersects the East right-of-way line of Interstate Highway 55; run THENCE South along the East right-of-way line of Interstate Highway 55 to the West right-of-way line of U.S. Highway 51; run THENCE Southerly and along the West right-of-way line of said U.S. Highway 51 to the intersection with the line which divides Madison County from Hinds County; run THENCE Easterly along said line which divides Madison County from Hinds County 3.5 miles, more or less, to the Point of Beginning.

LESS AND EXCEPT the Jackson Yacht Club property consisting of 5.2 acres and described in a lease agreement recorded in Book 322 at page 442 in the land records of Madison County, Mississippi in the office of the Chancery Clerk of Madison County.

IT IS THEREFORE ORDERED AND ADJUDGED that the Petition praying for the enlargement and extension of municipal boundaries of the City of Ridgeland, Mississippi, and

the Annexation Ordinance adopted on June 16, 2015, as defined by the Findings and Conclusions of the Court is reasonable, and the same hereby are approved, ratified and confirmed. Thus, this Court hereby decrees that the proposed enlargement is approved, ratified and confirmed. Miss. Code. Ann. § 21-1-33 (2013).


IT IS FURTHER ORDERED AND ADJUDGED that the areas identified as “Area A” and “Area B” shaded in green on the map attached hereto as Exhibit "A" reflect the territory which is hereby included within the corporate boundaries of the City of Ridgeland, Mississippi.

IT IS FURTHER ORDERED AND ADJUDGED that the entire boundary of the City of Ridgeland, Mississippi as altered by the addition and annexation of said territory and as referenced herein and in the Findings and Conclusions shall and does hereby embrace the territory in Madison County, Mississippi, described herein, in paragraph 6, above.

IT IS FURTHER ORDERED AND ADJUDGED that the clerk of this Court shall, after expiration of ten (10) days from this date, if no appeal shall be taken from this Final Decree, forward to the Secretary of State of the State of Mississippi a certified copy of this Final Decree, which shall be filed in the office of the Secretary of State and remain a permanent record thereof as required by law; and that the City of Ridgeland, shall furnish to the clerk of this Court a map or plat of the boundaries of the City of Ridgeland, Mississippi, as herein approved, ratified and confirmed, which map or plat shall be filed in this cause.

IT IS FURTHER ORDERED AND ADJUDGED that all costs of court incurred herein be and the same hereby are taxed against the City of Ridgeland, Mississippi.

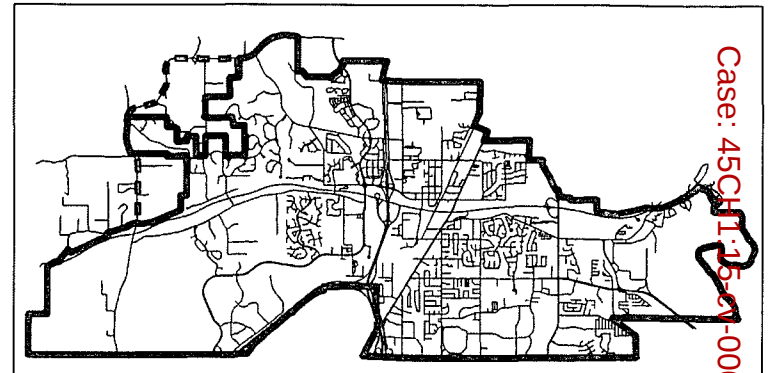
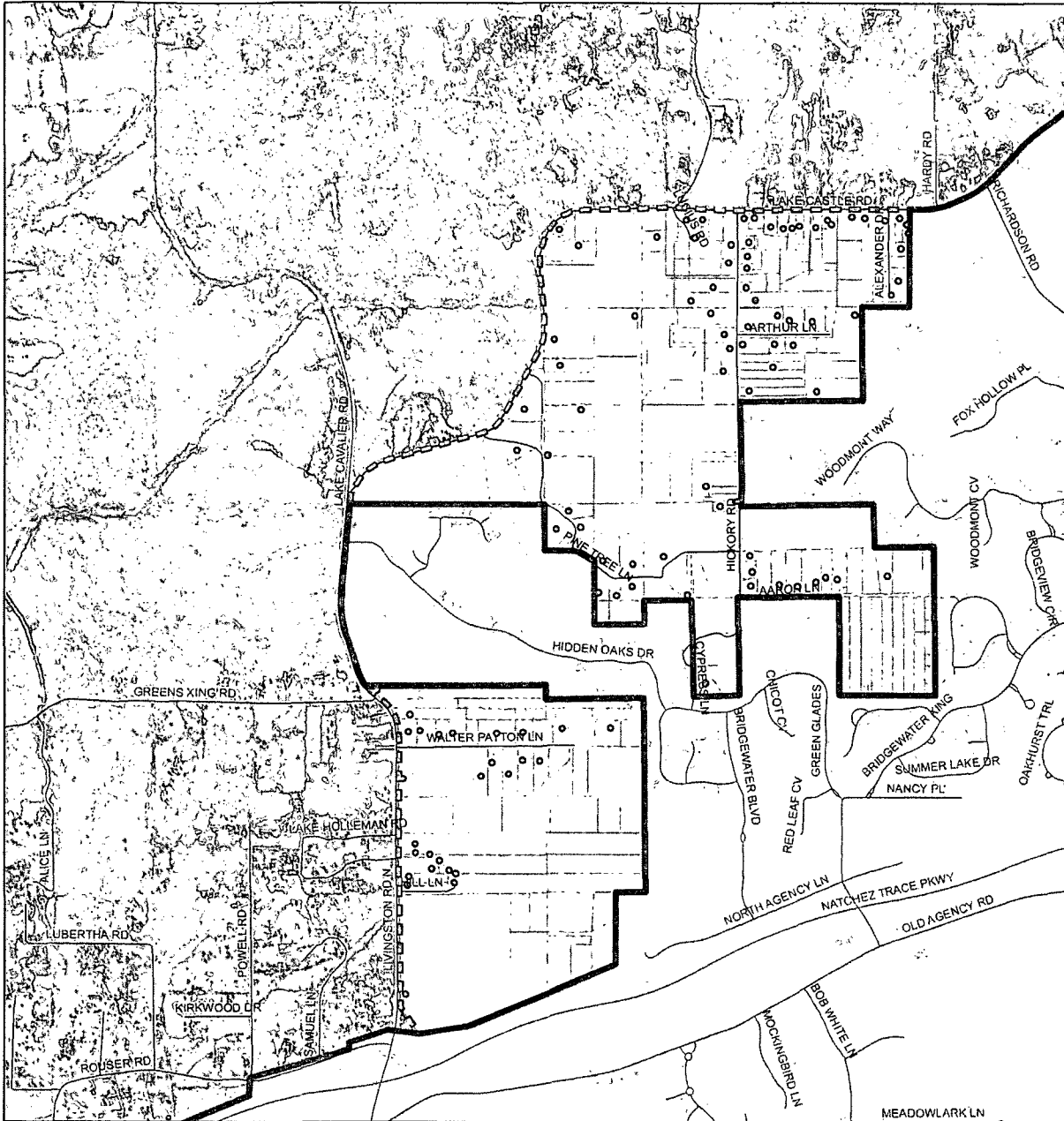
ORDERED AND ADJUDGED this the 23rd day of March, 2016.



CHANCELLOR




Decree Prepared By:

JERRY L. MILLS, ESQ. [MB # 4341]
PYLE, MILLS, DYE & PITTMAN
800 Avery Boulevard North, Suite 101
Ridgeland, Mississippi 39157
Telephone: 601/957-2600
Facsimile: 601/957-7440
jmills@pdmd.biz



KEY MAP

NOT TO SCALE

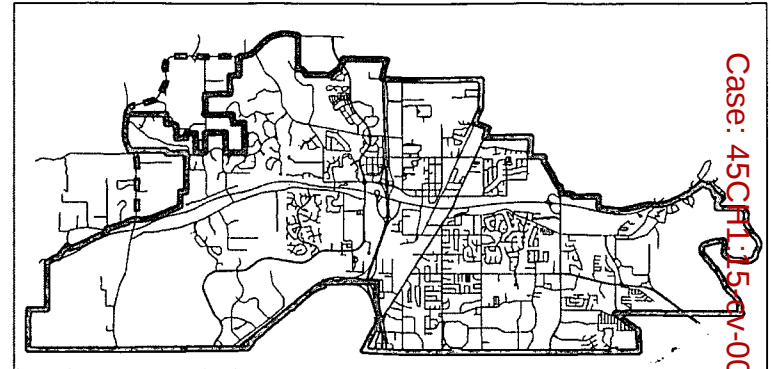
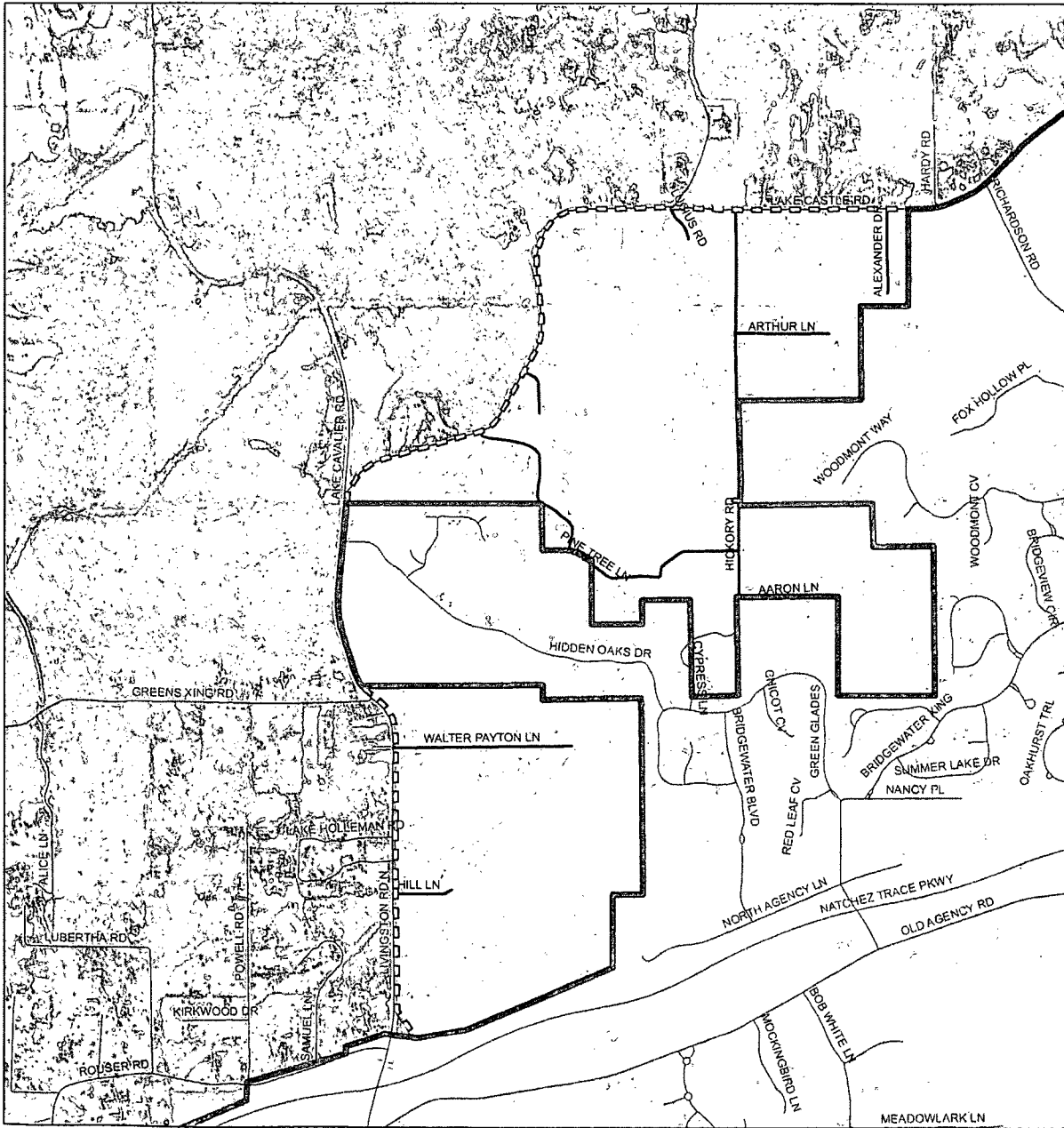
-  Existing City Limits
-  Proposed City Limits
-  Housing Units Annexed

Housing Units²	104
Housing Units³	110
Population²	274
Population³	299




²Calculated using existing GIS address data. Population was calculated by multiplying the number of housing units by the county average of 2.63 persons per household

³Calculated using 2010 U.S. Census data

**PROPOSED ANNEXATION AREA
HOUSING UNITS**



KEY MAP
NOT TO SCALE

-  Existing City Limits
-  Proposed City Limits
-  Streets Annexed

Streets	Length (miles)	Condition (PCI)
Aaron Lane	0.24	83
Alexander Drive	0.20	94
Arthur Lane	0.24	94
Hickory Road	0.98	53
Hill Lane	0.05	90
Lucius Road	0.06	85
Pine Tree Lane	0.94	51
Travis Rodgers Lane	0.17	90
Walter Payton Lane	0.42	60
Total	3.30	

**PROPOSED ANNEXATION AREA
STREETS**