

**APPLICATION FOR SPECIAL EXCEPTION**

Surface Mining 4 acres or less

**Applicant**  
Annie Ransburg  
947 Old Jackson Rd.

**Street Address of Property (if different address):**  
Calhoun Station Parkway  
South of Hill Road

APPLICATION DATE	Present Zoning of Property	Legal Description of Property:	TAX PARCEL NUMBER	FLOOD ZONE	MAP/PLAT OF PROPERTY
5-1-2022	A-1	See (Exhibit A)	082B-04 - 001/00.00	X	See (Exhibit B)

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

Respectfully Submitted

\_\_\_\_\_  
Annie Ransburg

.....  
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 \_\_\_\_\_

MISSISSIPPI DEPARTMENT OF ENVIRONMENTAL QUALITY  
OFFICE OF GEOLOGY  
Mining and Reclamation Division  
P. O. Box 2279  
Jackson, Mississippi 39225-2279  
(601) 961-5527

**NOTICE OF EXEMPT OPERATION**

This form shall be filed with the Office of Geology, Mining and Reclamation Division **only** for operations affecting 4 acres or less **and greater than 1320 feet** from another mine. **NOTE:** Local, county, federal or other state agencies may also require permits before mining can be done on your site. This is *your* responsibility.

Name of applicant/operator: Bubba Massey/Operator  
Mailing address: 133 Brook Ridge Ln  
Canton, Madison, Mississippi 39110-39046  
Telephone number: (662) 661-966-1280

Do you have any **other** exempt mining operations on file?  yes  no  
Do you plan to file for a **permit** and expand this site later?  yes  no

**LOCATION**

SE 1/4 and SW 1/4 of SW 1/4 of Section 4, Township 8N Range 2E County MADISON

**Include a map or aerial photo marked with site location with this form.**

Name of land owner: Annie Ransburg  
Mailing address: 947 Old Jackson Road  
Canton, Madison, Mississippi 39110-39046  
Telephone number (662) (601) 668-2656 Alt. (601) 540-8971

Date operation to begin June 2022 Date operation to end (estimated) March 2023  
Material to be mined Dirt Number of acres to be mined <4.0 (A)\*  
Total acres to be affected by operation (mine, roads, storage, etc.) <4.0 (B)\*  
Is operation closer than 1,320 feet (1/4 mile) to another mine?  no  yes (C\*)  
Is there a **Dam** present and/or one to be constructed onsite?  no  yes

**\*If items A or B exceed 4 acres or you answered YES to C above, you need to apply for a MINING PERMIT.**

Applicant/operator: Bubba Massey By \_\_\_\_\_  
Signature

Date: \_\_\_\_\_ Position Manager/Operator

For Office of Geology use only

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

I AnnieKausburg, give Bubba  
Massey permission to haul dirt  
from my property.

AnnieKausburg  
5/23/2022



A portion of the property described below lying West of Calhoun Station Parkway:

A parcel of land lying and being situated in the S $\frac{1}{2}$  of the SW $\frac{1}{4}$  of the Section 4, T8N, R2E, Madison County, Mississippi, and being more particularly described as follows, to-wit:

Commencing at a found  $\frac{1}{2}$ " rebar marking the SE corner of said S  $\frac{1}{2}$ , said rebar being S 89°56' 21" - 2621.40 feet along the south line of said Section 4 from a PK Nail 1.3 feet east of the centerline of Old Jackson Road marking the SE corner of said Section 4, N 80° 41' 05" W - 48.45 feet from an old fence corner, and N 11° 53' 22" E - 7.40 feet from a found  $\frac{1}{2}$ " rebar in an old fence line, run thence N 00°38' 58" W along the east line of said S $\frac{1}{2}$  for a distance of 650.81 feet to a set  $\frac{1}{2}$ " rebar being 39.8 west of an old fence line and Point of Beginning of the herein described parcel of land; thence continue N 00° 38' 58" W along said east line for a distance of 327.77 feet to a set  $\frac{1}{2}$ " rebar being 33.6 feet west of said old fence line; thence run S 89° 49'10" W for a distance of 289.43 feet to a set  $\frac{1}{2}$ " rebar; thence S 89° 50' 06" W for a distance of 2331.04 feet to a set  $\frac{1}{2}$ " rebar on the west line of said Section 4 being 3.5 feet west of an old fence line and 26.1 feet east of the east line of Lot 18D of the Panther Creek Development; thence run S 00° 36' 53" E along said west line for a distance of 323.18 feet to a set  $\frac{1}{2}$ " rebar being 18.0 feet west of said old fence line and 29.0 feet east of said east line; thence run N 89° 56' 01" E for a distance of 2620.71 feet to the Point of Beginning, containing 14.00 Acres, more or less.

Madison County, MS  
I certify this  
instrument was filed  
on 12/19/2019 08:07:08  
AM  
and eRecorded in the  
w  
Book 3800 Page 159 -  
162  
INSTR#:881884  
Ronny Lott, Chancery  
Clerk  
By:RGK

R SEGREST

Recording Fee  
\$11.00  
Archive Fee  
\$1.00  
-----  
Total  
\$12.00

Instrument Prepared by and Return to:

Gretchen Gentry  
Miss. Bar Roll No.: 10578  
RANDALL, SEGREST, WEEKS & REEVES,  
PLLC  
1030 Northpark Drive  
Ridgeland, MS 39157  
(601)956-2615 (voice)  
[www.randallsegrest.com](http://www.randallsegrest.com)  
File No.: RS19-10-0963

Indexing Instructions:

SE1/4 SW1/4, Section 4, T8N, R2E  
Madison County, Mississippi

Property Derivation:

Book 1730 at Page 281

Grantors:

301 Catlett Road  
Madison, MS 39110  
601-201-7356

Grantees:

947 Old Jackson Road  
Canton, MS 39046  
601-668-2656

**QUITCLAIM DEED**

For and in consideration of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt, adequacy and sufficiency of which is hereby acknowledged, **EARL BENARD HILL** ("Grantors") does hereby convey and quitclaim unto **ANNIE R. RANSBURG** ("Grantees") any and all interest in that certain access easement lying and being situated in Madison County, Mississippi, and thereby terminating the easement granted in Book 3316 at Page 316, said easement being more particularly described as follows, to-wit:

A perpetual, non-exclusive easement for ingress and egress over the following parcel described as:

A 30 foot Access Easement lying and being situated in the SE¼ of the SW¼ of Section 4, T8N, R2E, Madison County, Mississippi, and being more particularly described as follows, to-wit:

Commencing at a found ½" rebar marking the SE corner of the S½ of said SW¼, said rebar being S 89° 56' 21" W - 2621.40 feet along the south line of said Section 4 from a PK Nail 1.3 feet east of the center line of Old Jackson Road marking the SE corner of said Section 4, N 80°

41' 05" W – 48.45 feet from an old fence corner, and N 11° 53' 22" E – 7.40 feet from a found ½" rebar in an old fence line; run thence N 00° 38' 58" W along the east line of said S½ for a distance of 325.39 feet to a set ½ rebar being 43.7 feet west of an old fence line and the Point of Beginning of the herein described access easement; thence continue N 00° 38' 58" W along said east line for a distance of 978.21 feet to a found ½" rebar marking the NE corner of said S½ and being N 89° 55' 34" W – 31.55 feet from a found ½" rebar in said old fence line; thence run S 89° 51' 06" W along the north line of said S½ for a distance of 30.00 feet to a point; thence run S 00° 38' 58" E for a distance of 978.16 feet to a point; thence run N 89° 56' 01" E for a distance of 30.00 feet to the point of beginning.

And being the easement described in instrument recorded in Book 3316 at Page 316.

(the "Property").

[Execution Page(s) Follow(s)]

WITNESS THE SIGNATURE OF THE GRANTOR(S) as of the day first herein acknowledged.

Earl Bernard Hill  
EARL BERNARD HILL

STATE OF MISSISSIPPI

COUNTY OF Madison

Personally appeared before me, the undersigned authority in and for the said county and state, on this 29 of October, 2019, within my jurisdiction, the within named EARL BERNARD HILL, who acknowledged that he executed the above and foregoing instrument.

Ashley Thompson  
Notary Public

My Commission Expires: 9/26/22

(Affix official seal, if applicable)

