

Delete Archive Reply Reply all Forward Zoom Print ...

Ancient Oaks Ranch - Construction Trailer Permit

CC Connor Carmody <ccarmody@themgrsolutions.com>
To: Scott Weeks

Smiley icons and date: Tue 9/10/2024 8:35 AM

- 20240904165247482.pdf 211 KB
- AOR Plot Plan.pdf 15 MB
- RECORDED WD- MADISON.p... 2 MB

Show all 4 attachments (18 MB) Save all to OneDrive - Madison County Download all

Start reply with: Attach a file

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Scott,
Per our conversation last week, my company has just purchased a 1400 acre tract of land in Madison County located between Ancient Oaks Road and Society Ridge Road.
We are looking to develop portions of this land and are requested a temporary permit to place a construction trailer on said property to use as an office while construction is underway.
Please see attached warranty deed, plot plan, E-911 address, and health department approval.
Please let me know if you have any questions.
Thanks,
Connor Carmody
Director of Commercial Development
MGR Management Solutions
ccarmody@themgrsolutions.com
(601) 540-3022

Reply Forward

Madison County Board of Supervisors
Madison County, Mississippi
E-911 Administrative Office
1633 W. Peace Street
P.O. Box 608
Canton, MS 39046
(t): 601-859-6485 (f): 601-859-4743

Date: 09/04/2024

To: ANCIENT OAKS RANCH LLC/WELL

Re: Address for Parcel
071C-07 -001/01.01 (GPS: 32.462985 -90.227858)
Structure: X (OTHER/VACANT LOT ETC.)
Subdivision:

Per your request, we have determined your new address to be:

143B ANCIENT OAKS DR
MADISON, MS 39110

Please find enclosed the E-911 ordinance for the maintenance of the Madison County Emergency Response System. We ask for your cooperation in marking your residence or structure as stated per the ordinance. This is very important in emergency response.

Because an address is based on an access point of a structure, please note that for some unforeseen reason the access point that this address assigned from should change, it is very important that you contact our office with the new information.

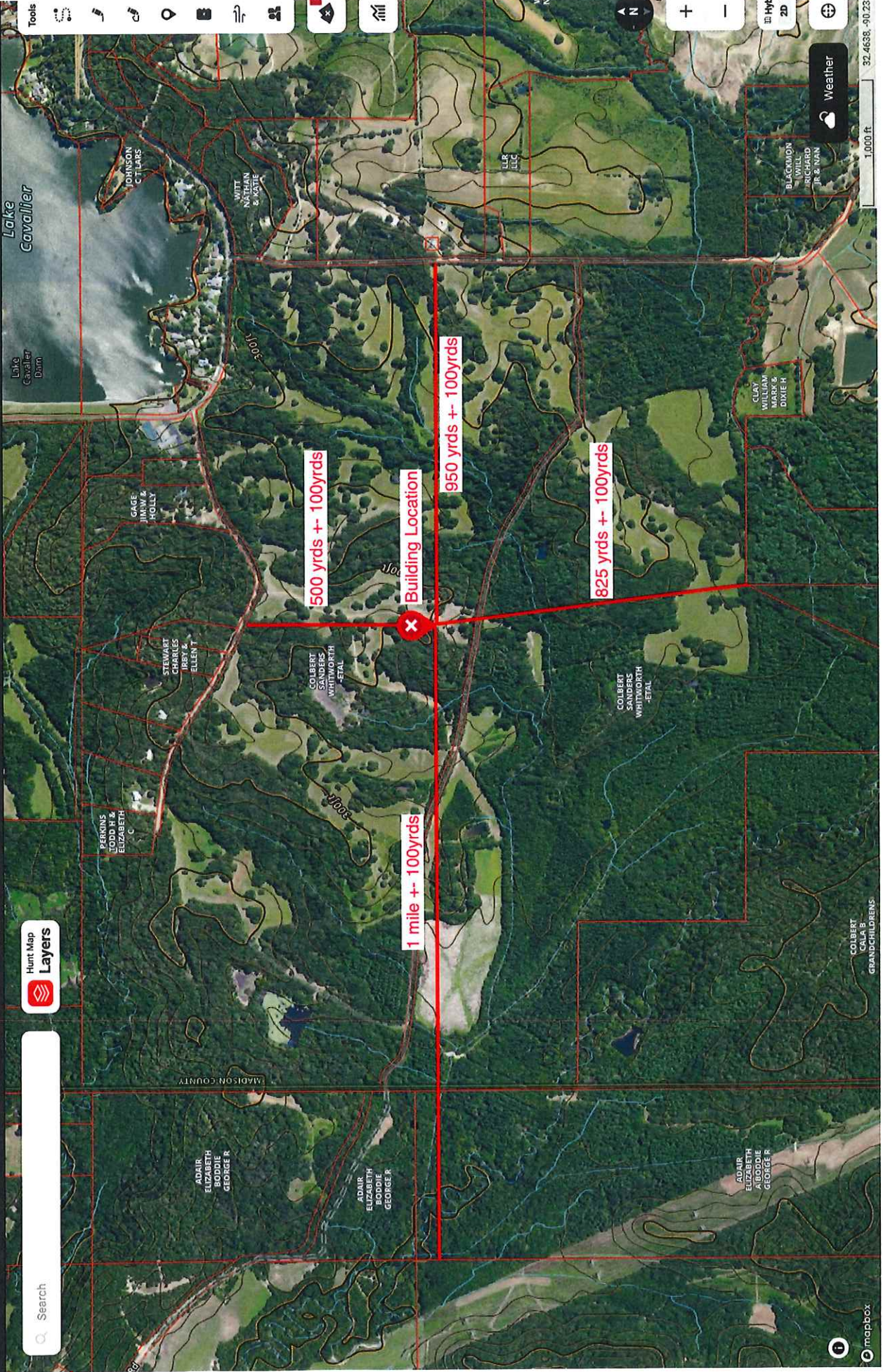
If you have any additional questions or need further assistance with this matter, please contact our office.

Sincerely,



Jennifer Knight
Madison County E-911 Administration

cc: Postmaster (MADISON)
Madison Co. Sheriff Dept.
Madison Co. Tax Assessor
Madison Co. GIS Dept.
Madison Co. Road Dept.
Madison Co. ESN: 211





Madison County, MS
I CERTIFY THIS INSTRUMENT FILED/RECORDED
2/6/2023 3:51:05 PM
INST. 976373 PAGE 1 OF 21
BOOK W - 4300/243
WITNESS MY HAND AND SEAL
Ronny Lott, C.C. BY: CH D.C.

This instrument prepared by and should be returned to:

ROBERT D. HARRISON, MSB#2029
Post Office Box 16389
Jackson, Mississippi 39236-6389
(601) 957-0002

INDEXING INSTRUCTIONS:

Madison County, Mississippi

Township 7 North, Range 1 East

Section 7 - entire section

Section 8 - SW 1/4 SW 1/4

Section 17 - W 1/2 NW 1/4 & N 1/2 SW 1/4

Section 18 - entire section

Hinds County (FJD), Mississippi

Township 7 North, Range 1 West

Section 24 - NE 1/4 NE 1/4

Section 12 - E 1/2 SE 1/4

Section 13 - E 1/2 E 1/2

WARRANTY DEED

GRANTORS' ADDRESS/PHONE:

George Robert Boddie
1124 Second Street
Gulfport, Mississippi 39501
228-596-1256

Nathan Van Boddie
1106 Second Street
Gulfport, Mississippi 39501
228-380-1201

Patrick Pierce Boddie Trust
c/o Cala B. Colbert, Trustee
2425 Chestnut Street
New Orleans, Louisiana 70130
228-596-1256

Sarah Boddie Robbins
4925 Tyne Valley Blvd.
Nashville, Tennessee 37220
228-380-1095

Elizabeth Ann Boddie Adair
3 Mancke Drive
Greenville, South Carolina 29605
864-360-5382

Joseph Adams Adair
2053 Wappoo Dr., Apt. A
Charleston, South Carolina 29412
843-693-4900

Cala Susan Adair Trust
c/o George R. Boddie, Trustee
1124 Second Street
Gulfport, Mississippi 39501
228-596-1256

Charles N. Adair
3 Mancke Drive
Greenville, South Carolina 29605
864-360-5382

Robert Nathan Senior
2909 Ursulines Avenue
New Orleans, Louisiana 70119
504-343-9393

John Michael Senior
215 E. 73rd St. Apt 10c
New York, New York 10021
504-458-5584

Cala Boddie Colbert Grandchildren's Trust No. 2
c/o Robert Nathan Senior, Co-Trustee
& Sanders Whitworth Colbert, Co-Trustee
2909 Ursulines Avenue
New Orleans, Louisiana 70119
504-343-9393

Sanders Whitworth Colbert
519 Dorrington Boulevard
Metairie, Louisiana 70005
504-812-5106

GRANTEE'S ADDRESS/PHONE:

778 Liberty Road, Suite B
Flowood, Mississippi 39232
769-243-6141

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, the undersigned:

- **GEORGE ROBERT BODDIE**
- **NATHAN VAN BODDIE**
- **PATRICK PIERCE BODDIE TRUST dated April 27, 1998, Cala B. Colbert, Trustee**
- **SARAH BODDIE ROBBINS**

- ELIZABETH ANN BODDIE ADAIR
- JOSEPH ADAMS ADAIR
- CALA SUSAN ADAIR TRUST dated December 29, 1995, George R. Boddie, Trustee
- CHARLES N. ADAIR
- ROBERT NATHAN SENIOR
- JOHN MICHAEL SENIOR
- SANDERS WHITWORTH COLBERT
- CALA BODDIE COLBERT GRANDCHILDREN'S TRUST NO. 2, Robert Nathan Senior and Sanders Whitworth Colbert, Co-Trustees,

do hereby sell, convey, and warrant unto ANCIENT OAKS RANCH, LLC, a Mississippi limited liability company, their entire undivided ownership interests in and to the following described land and property lying and being situated in Madison County, Mississippi, more particularly described as follows, to-wit:

PARCEL 1 (Hinds and Madison Counties)

COMMENCE AT A FOUND CONCRETE MONUMENT AT THE NORTHEAST CORNER OF THE WEST HALF (W ½) OF THE SOUTHEAST QUARTER (SE ¼) OF SECTION 18, TOWNSHIP 7 NORTH, RANGE 1 EAST, MADISON COUNTY, MISSISSIPPI, SAID MONUMENT BEING IDENTIFIED AS NORTHING 1073398.43', EASTING 2328226.54' ON MISSISSIPPI STATE PLANE COORDINATE SYSTEM, WEST ZONE, NAD83, GRID VALUES, US FOOT; SAID CONCRETE MONUMENT ALSO BEING THE POINT OF BEGINNING.

THENCE RUN ALONG AN OLD BARBED WIRE FENCE THAT GENERALLY FOLLOWS A DIAGONAL LINE FROM THE NORTHEAST CORNER OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION TO THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION FOR THE FOLLOWING CALLS: SOUTH 29° 56' 22" WEST FOR A DISTANCE OF 570.11' TO A POINT;

THENCE SOUTH 30° 22' 27" WEST FOR A DISTANCE OF 1,021.32' TO A POINT;

THENCE SOUTH 19° 59' 58" WEST FOR A DISTANCE OF 1,049.43' TO A POINT;

THENCE SOUTH 27° 55' 20" WEST FOR A DISTANCE OF 351.04' TO A SET IRON PIN AT AN OLD FENCE CORNER AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER (SE ¼) OF SAID SECTION 18;

THENCE RUN ALONG THE SOUTH LINE OF SAID SECTION 18 AND ALONG A BARBED

WIRE FENCE SOUTH 89° 50' 19" WEST FOR A DISTANCE OF 2,628.26' TO A FOUND CONCRETE MONUMENT BEING THE SOUTHWEST CORNER OF SECTION 18, TOWNSHIP 7 NORTH, RANGE 1 EAST ON THE HINDS-MADISON COUNTY LINE;
THENCE RUN SOUTH 88° 47' 19" WEST FOR A DISTANCE OF 49.06' TO A BARBED WIRE FENCE CORNER;
THENCE RUN ALONG AN EXISTING BARBED WIRE FENCE FOR THE FOLLOWING CALLS:
SOUTH 00° 30' 39" EAST FOR A DISTANCE OF 226.66' TO A POINT;
THENCE SOUTH 01° 12' 00" EAST FOR A DISTANCE OF 223.90' TO A POINT;
THENCE SOUTH 01° 10' 55" WEST FOR A DISTANCE OF 217.83' TO A POINT;
THENCE SOUTH 00° 21' 07" EAST FOR A DISTANCE OF 207.44' TO A POINT;
THENCE RUN SOUTH 00° 15' 04" WEST FOR A DISTANCE OF 110.01' TO A FENCE CORNER ON THE NORTH RIGHT-OF-WAY OF GREENS CROSSING ROAD;
THENCE RUN ALONG SAID RIGHT-OF-WAY NORTH 81° 47' 57" WEST FOR A DISTANCE OF 282.94' TO A SET IRON PIN;
THENCE RUN NORTH 82° 31' 49" WEST FOR A DISTANCE OF 286.09' TO A SET IRON PIN;
THENCE RUN ALONG A CLOCKWISE CURVE THAT SUBTENDS A CENTRAL ANGLE OF 20° 36' 12" WITH A RADIUS OF 1,532.00' FOR AN ARC DISTANCE OF 550.90' (CHORD BEARING AND DISTANCE: NORTH 72° 13' 43" WEST, 547.93') TO A SET IRON PIN;
THENCE RUN NORTH 60° 20' 42" WEST FOR A DISTANCE OF 199.97' TO A SET IRON PIN;
THENCE RUN NORTH 00° 05' 48" WEST FOR A DISTANCE OF 8,591.61' TO A FOUND IRON PIN BEING THE SOUTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND BELONGING TO ROBERT WALKER AND BEING DESCRIBED IN DEED BOOK 7126 ON PAGE 6911 OF THE RECORDS OF THE CHANCERY CLERK OF HINDS COUNTY, MISSISSIPPI; SAID FOUND IRON PIN BEING SOUTH 00° 43' 55" WEST A DISTANCE OF 73.44' FROM A FOUND GRADER BLADE AT A FENCE CORNER REPRESENTING THE NORTHWEST CORNER OF THE EAST HALF (E ½) OF THE SOUTHEAST QUARTER (SE ¼) OF SECTION 12, TOWNSHIP 7 NORTH, RANGE 1 WEST, HINDS COUNTY, MISSISSIPPI;
THENCE RUN NORTH 89° 58' 20" EAST FOR A DISTANCE OF 1,266.35' TO A SET IRON PIN AT THE SOUTHEAST CORNER OF THAT CERTAIN PARCEL OF LAND BELONGING TO OPHELIA JACKSON AND BEING DESCRIBED IN DEED BOOK 7150 ON PAGE 3875 OF THE RECORDS OF THE CHANCERY CLERK OF HINDS COUNTY, MISSISSIPPI;
THENCE RUN ALONG THE HINDS-MADISON COUNTY LINE NORTH 00° 23' 07" WEST FOR A DISTANCE OF 65.05' TO A SET IRON PIN;
THENCE RUN SOUTH 89° 38' 33" EAST FOR A DISTANCE OF 671.74' TO A SET IRON PIN AT AN OLD FENCE CORNER;
THENCE RUN SOUTH 89° 44' 48" EAST FOR A DISTANCE OF 1,183.77' TO A SET IRON PIN AT THE NORTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND BELONGING TO TODD AND ELIZABETH PERKINS AND BEING DESCRIBED IN DEED BOOK 2189 ON PAGE 943 OF THE RECORDS OF THE CHANCERY CLERK OF MADISON COUNTY, MISSISSIPPI;
THENCE RUN SOUTH 01° 17' 35" WEST FOR A DISTANCE OF 520.12' TO A SET IRON PIN ON THE NORTH RIGHT-OF-WAY OF ANCIENT OAKS DRIVE;
THENCE RUN SOUTH 02° 37' 56" WEST FOR A DISTANCE OF 66.23' TO A SET IRON PIN ON THE SOUTH RIGHT-OF-WAY OF ANCIENT OAKS DRIVE;
THENCE RUN ALONG THE SOUTH RIGHT-OF-WAY OF ANCIENT OAKS DRIVE AND ALONG A BARBED WIRE FENCE FOR THE FOLLOWING CALLS: SOUTH 82° 17' 48" EAST FOR A DISTANCE OF 674.19' TO A POINT;
THENCE RUN ALONG A CLOCKWISE CURVE THAT SUBTENDS A CENTRAL ANGLE OF 24°

48' 46" WITH A RADIUS OF 695.04' FOR AN ARC DISTANCE OF 301.00 FEET (CHORD BEARING AND DISTANCE: SOUTH 69° 53' 25" EAST, 298.65') TO A POINT;
THENCE SOUTH 57° 29' 02" EAST FOR A DISTANCE OF 381.57' TO A POINT;
THENCE SOUTH 59° 06' 54" EAST FOR A DISTANCE OF 98.82' TO A POINT;
THENCE SOUTH 58° 59' 32" EAST FOR A DISTANCE OF 109.80' TO A POINT;
THENCE SOUTH 63° 52' 26" EAST FOR A DISTANCE OF 425.68' TO A POINT;
THENCE SOUTH 66° 22' 12" EAST FOR A DISTANCE OF 261.86' TO A POINT;
THENCE RUN ALONG A COUNTERCLOCKWISE CURVE THAT SUBTENDS A CENTRAL ANGLE OF 57° 31' 29" WITH A RADIUS OF 392.88' FOR AN ARC DISTANCE OF 394.45' (CHORD BEARING AND DISTANCE: NORTH 84° 52' 05" EAST, 378.09') TO A POINT;
THENCE RUN NORTH 56° 06' 22" EAST FOR A DISTANCE OF 425.30' TO A POINT;
THENCE CONTINUE ALONG A CLOCKWISE CURVE THAT SUBTENDS A CENTRAL ANGLE OF 22° 25' 55" WITH A RADIUS OF 337.70' FOR AN ARC DISTANCE OF 132.21' (CHORD BEARING AND DISTANCE: NORTH 66° 07' 16" EAST, 131.37') TO A POINT;
THENCE RUN NORTH 76° 08' 12" EAST FOR A DISTANCE OF 204.37' TO A POINT;
THENCE RUN NORTH 78° 21' 51" EAST FOR A DISTANCE OF 365.37' TO A SET IRON PIN AT AN EXTENSION OF AN EXISTING BARBED WIRE FENCE;
THENCE RUN ALONG A CLOCKWISE CURVE THAT SUBTENDS A CENTRAL ANGLE OF 41° 21' 19" WITH A RADIUS OF 200.00' FOR AN ARC DISTANCE OF 144.36' (CHORD BEARING AND DISTANCE: SOUTH 80° 57' 29" EAST, 141.24') TO A SET IRON PIN ON THE SOUTH RIGHT-OF-WAY OF LAKE CAVALIER ROAD;
THENCE CONTINUE ALONG SAID SOUTH RIGHT-OF-WAY ON A COUNTERCLOCKWISE CURVE THAT SUBTENDS A CENTRAL ANGLE OF 38° 20' 30" WITH A RADIUS OF 768.05' FOR AN ARC DISTANCE OF 513.97' (CHORD BEARING AND DISTANCE: SOUTH 67° 07' 04" EAST, 504.43') TO A SET IRON PIN AT AN EXISTING BARBED WIRE FENCE;
THENCE CONTINUE ALONG SAID RIGHT-OF-WAY AND SAID FENCE SOUTH 86° 17' 19" EAST FOR A DISTANCE OF 503.16' TO A FENCE CORNER;
THENCE RUN SOUTH 06° 21' 30" WEST FOR A DISTANCE OF 15.48' TO A FENCE CORNER;
THENCE CONTINUE ALONG SAID RIGHT-OF-WAY AND SAID FENCE SOUTH 86° 21' 49" EAST FOR A DISTANCE OF 201.67' TO A FENCE CORNER AT THE INTERSECTION OF LAKE CAVALIER ROAD AND SOCIETY RIDGE ROAD;
THENCE RUN ALONG THE WEST RIGHT-OF-WAY OF SOCIETY RIDGE ROAD AND AN EXISTING BARBED WIRE FENCE FOR THE FOLLOWING CALLS: SOUTH 00° 21' 09" WEST FOR A DISTANCE OF 143.11' TO A POINT;
THENCE SOUTH 17° 42' 37" WEST FOR A DISTANCE OF 117.35' TO A POINT;
THENCE SOUTH 15° 22' 20" WEST FOR A DISTANCE OF 46.47' TO A POINT;
THENCE SOUTH 01° 12' 05" WEST FOR A DISTANCE OF 322.81' TO A POINT;
THENCE SOUTH 01° 21' 37" EAST FOR A DISTANCE OF 343.67' TO A POINT;
THENCE SOUTH 01° 58' 47" EAST FOR A DISTANCE OF 289.38' TO A POINT;
THENCE SOUTH 01° 42' 08" EAST FOR A DISTANCE OF 276.40' TO A POINT;
THENCE SOUTH 00° 12' 17" EAST FOR A DISTANCE OF 334.04' TO A POINT;
THENCE SOUTH 00° 59' 47" WEST FOR A DISTANCE OF 166.78' TO A POINT;
THENCE SOUTH 01° 07' 10" WEST FOR A DISTANCE OF 145.90' TO A POINT;
THENCE SOUTH 01° 01' 12" WEST FOR A DISTANCE OF 481.77' TO A POINT;
THENCE RUN SOUTH 00° 59' 17" WEST FOR A DISTANCE OF 350.23' TO A POINT;
THENCE SOUTH 00° 23' 44" WEST FOR A DISTANCE OF 427.06' TO A POINT;
THENCE RUN SOUTH 00° 06' 24" WEST FOR A DISTANCE OF 443.68' TO A FOUND

CONCRETE RIGHT-OF-WAY MONUMENT;
THENCE RUN SOUTH 03° 11' 03" WEST FOR A DISTANCE OF 99.93' TO A FOUND CONCRETE
RIGHT-OF-WAY MONUMENT;
THENCE RUN SOUTH 03° 04' 35" WEST FOR A DISTANCE OF 100.06' TO A FOUND
CONCRETE RIGHT-OF-WAY MONUMENT;
THENCE RUN SOUTH 16° 56' 01" WEST FOR A DISTANCE OF 156.73' TO A FOUND
CONCRETE RIGHT-OF-WAY MONUMENT;
THENCE RUN SOUTH 05° 48' 58" WEST FOR A DISTANCE OF 14.56' TO A POINT ON THE
TOP BANK OF AN EXISTING CREEK;
THENCE RUN SOUTH 80° 40' 11" WEST FOR A DISTANCE OF 78.68' TO THE CENTERLINE
OF SAID CREEK;
THENCE RUN ALONG SAID CREEK CENTERLINE FOR THE FOLLOWING CALLS: NORTH
45° 29' 17" WEST FOR A DISTANCE OF 55.21' TO A POINT;
THENCE NORTH 19° 14' 27" WEST FOR A DISTANCE OF 58.76' TO A POINT;
THENCE NORTH 64° 54' 42" WEST FOR A DISTANCE OF 135.41' TO A POINT;
THENCE SOUTH 38° 01' 59" WEST FOR A DISTANCE OF 45.05' TO A POINT;
THENCE SOUTH 01° 03' 41" EAST FOR A DISTANCE OF 69.69' TO A POINT;
THENCE NORTH 62° 14' 07" WEST FOR A DISTANCE OF 95.56' TO A POINT;
THENCE NORTH 18° 04' 51" EAST FOR A DISTANCE OF 64.47' TO A POINT;
THENCE NORTH 62° 03' 14" WEST FOR A DISTANCE OF 94.99' TO A POINT;
THENCE SOUTH 01° 51' 38" WEST FOR A DISTANCE OF 99.40' TO A POINT;
THENCE NORTH 65° 58' 19" WEST FOR A DISTANCE OF 98.23' TO A POINT;
THENCE NORTH 20° 31' 03" WEST FOR A DISTANCE OF 90.24' TO A POINT;
THENCE NORTH 72° 37' 17" WEST FOR A DISTANCE OF 66.96' TO A POINT;
THENCE SOUTH 72° 38' 03" WEST FOR A DISTANCE OF 110.24' TO A POINT;
THENCE NORTH 81° 49' 55" WEST FOR A DISTANCE OF 58.83' TO A POINT;
THENCE NORTH 62° 16' 09" WEST FOR A DISTANCE OF 162.16' TO A POINT;
THENCE NORTH 86° 16' 35" WEST FOR A DISTANCE OF 246.10' TO A POINT;
THENCE SOUTH 57° 27' 36" WEST FOR A DISTANCE OF 102.65' TO A POINT;
THENCE SOUTH 42° 57' 08" WEST FOR A DISTANCE OF 57.92' TO A POINT;
THENCE NORTH 81° 14' 30" WEST FOR A DISTANCE OF 116.27' TO A POINT;
THENCE SOUTH 64° 26' 46" WEST FOR A DISTANCE OF 41.20' TO A POINT;
THENCE SOUTH 20° 03' 51" WEST FOR A DISTANCE OF 37.28' TO A POINT;
THENCE LEAVING SAID CREEK CENTERLINE RUN SOUTH 87° 19' 36" WEST ALONG AN
OLD BARBED WIRE FENCE FOR A DISTANCE OF 483.85' TO A SET IRON PIN;
THENCE RUN ALONG SAID BARBED WIRE FENCE SOUTH 89° 30' 45" WEST FOR A
DISTANCE OF 443.71' TO A POINT;
THENCE RUN SOUTH 89° 06' 26" WEST FOR A DISTANCE OF 114.36' TO THE POINT OF
BEGINNING.
THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 1,147.415 ACRES, MORE OR LESS,
OR 49,981,394 SQUARE FEET, MORE OR LESS, AND IS SITUATED IN SECTIONS 7, 8, 17, AND
18 OF TOWNSHIP 7 NORTH, RANGE 1 EAST IN MADISON COUNTY, MISSISSIPPI, AND IN
SECTIONS 12, 13 AND 24 OF TOWNSHIP 7 NORTH, RANGE 1 WEST, HINDS COUNTY,
MISSISSIPPI.

PARCEL 2 (Madison County only)

COMMENCE AT A FOUND GRADER BLADE IN A FENCE CORNER REPRESENTING THE NORTHWEST CORNER OF THE EAST ½ (E ½) OF THE SOUTHEAST QUARTER (SE ¼) OF SECTION 12, TOWNSHIP 7 NORTH, RANGE 1 WEST, HINDS COUNTY, MISSISSIPPI, SAID POINT BEING IDENTIFIED AS NORTHING: 1078741.56', EASTING: 2322955.17' ON MISSISSIPPI STATE PLANE COORDINATE SYSTEM, WEST ZONE, NAD83, GRID VALUES, US FOOT;

THENCE RUN SOUTH 89° 39' 51" EAST FOR A DISTANCE OF 3435.50' TO A POINT ON THE NORTH LINE OF THE SOUTH HALF OF SECTION 7, TOWNSHIP 7 NORTH, RANGE 1 EAST, MADISON COUNTY, MISSISSIPPI; SAID POINT ALSO BEING ON THE NORTH LINE OF THAT CERTAIN PARCEL OF LAND BELONGING TO TODD AND ELIZABETH PERKINS AND BEING DESCRIBED IN DEED BOOK 2189 ON PAGE 943 OF THE RECORDS OF THE CHANCERY CLERK OF MADISON COUNTY, MISSISSIPPI; SAID POINT BEING THE POINT OF BEGINNING.

THENCE RUN NORTH 00° 32' 04" EAST FOR A DISTANCE OF 29.84' TO A FOUND IRON PIN AT AN OLD FENCE CORNER;

THENCE RUN ALONG AN EXISTING BARBED WIRE FENCE FOR THE FOLLOWING CALLS: NORTH 88° 41' 37" EAST FOR A DISTANCE OF 93.33' TO A POINT;

THENCE SOUTH 89° 22' 18" EAST FOR A DISTANCE OF 242.12' TO A POINT;

THENCE SOUTH 88° 09' 01" EAST FOR A DISTANCE OF 215.65' TO A POINT;

THENCE SOUTH 87° 00' 40" EAST FOR A DISTANCE OF 170.69' TO A POINT;

THENCE SOUTH 88° 06' 22" EAST FOR A DISTANCE OF 159.55' TO A FENCE CORNER; SAID FENCE CORNER BEING THE NORTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND BELONGING TO HORACE YARBOROUGH AND BEING DESCRIBED IN DEED BOOK 329 ON PAGE 504 OF SAID RECORDS;

THENCE RUN SOUTH 17° 33' 19" WEST FOR A DISTANCE OF 17.31' TO A POINT BEING THE NORTHEAST CORNER OF THAT CERTAIN PARCEL OF LAND BELONGING TO SHERRY RUSSELL AND BEING DESCRIBED IN DEED BOOK 3622 ON PAGE 316 OF SAID RECORDS;

THENCE RUN NORTH 89° 28' 44" WEST FOR A DISTANCE OF 332.33' TO A FOUND IRON PIN BEING THE NORTHWEST CORNER OF SAID RUSSELL PROPERTY;

THENCE RUN NORTH 89° 26' 02" WEST FOR A DISTANCE OF 425.76' TO A FOUND IRON PIN BEING THE NORTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND BELONGING TO VAN PARIHAM AND BEING DESCRIBED IN DEED BOOK 2344 ON PAGE 741 OF SAID RECORDS;

THENCE RUN NORTH 89° 27' 54" WEST FOR A DISTANCE OF 117.87' TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 0.559 ACRES, MORE OR LESS, OR 24,343 SQUARE FEET, MORE OR LESS, AND IS SITUATED IN THE NORTH HALF OF SECTION 7, TOWNSHIP 7 NORTH, RANGE 1 EAST, MADISON COUNTY, MISSISSIPPI.

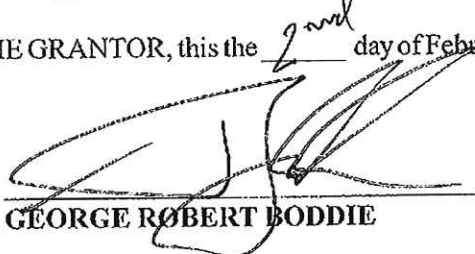
Being the surveyed descriptions prepared by Mendrop Engineering Resources, LLC, based on survey dated January 3, 2023. The descriptions which are of record in Madison and Hinds Counties are attached hereto as a composite Exhibit "A".

Excepted from the warranty of this conveyance are any and all easements, dedications, rights-of-way, mineral reservations and mineral conveyances, and restrictive covenants of record pertaining to or affecting the herein described property.

Grantor and Grantee acknowledge that the ad valorem taxes for the present year were prorated on an estimated basis. If this proration proves to be inaccurate upon receipt of the actual tax statement for the present year, Grantor and Grantee shall adjust this proration based on the actual tax figures.

The subject property does not constitute any portion of the homestead of any of the Grantors.

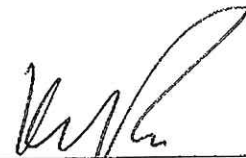
WITNESS THE SIGNATURE OF THE GRANTOR, this the 2nd day of February, 2023.



GEORGE ROBERT BODDIE

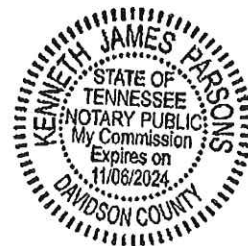
STATE OF TN
COUNTY/PARISH OF Davidson


THIS instrument was acknowledged before me on this the 2nd day of February, 2023, by **GEORGE ROBERT BODDIE, Individually, and as TRUSTEE OF CALA SUSAN ADAIR TRUST DATED DECEMBER 29, 1995.**



NOTARY PUBLIC

My Commission Expires: 11/6/2024





NATHAN VAN BODDIE

STATE OF Mississippi
COUNTY/PARISH OF Harrison

THIS instrument was acknowledged before me on this the 1st day of February,
2023, by NATHAN VAN BODDIE.



NOTARY PUBLIC

My Commission Expires:



Cala B Colbert

CALA B. COLBERT TRUSTEE of PATRICK
PIERCE BODDIE TRUST DATED APRIL 27,
1998.

STATE OF LOUISIANA

COUNTY/PARISH OF ORLEANS

THIS instrument was acknowledged before me on this the 2 day of February,
2023, by CALA B. COLBERT TRUSTEE of PATRICK PIERCE BODDIE TRUST
DATED APRIL 27, 1998.

Marielou T Ray
NOTARY PUBLIC

My Commission Expires: *FOR LIFE*



Sarah Boddie Robbins
SARAH BODDIE ROBBINS

STATE OF TN

COUNTY/PARISH OF Davidson

THIS instrument was acknowledged before me on this the 2nd day of February,
2023, by SARAH BODDIE ROBBINS.

KJR
NOTARY PUBLIC

My Commission Expires: 11/06/2024



Elizabeth Ann Boddie Adair
ELIZABETH ANN BODDIE ADAIR

STATE OF South Carolina

COUNTY/PARISH OF Greenville

THIS instrument was acknowledged before me on this the 3rd day of February,
2023, by ELIZABETH ANN BODDIE ADAIR.

Hunter Tomlinson
NOTARY PUBLIC

My Commission Expires: 5/21/2031

HUNTER TOMLINSON
Notary Public - State of South Carolina
My Commission Expires May 21, 2031

Joseph Adams Adair
JOSEPH ADAMS ADAIR

STATE OF Florida

COUNTY/PARISH OF miamidade

THIS instrument was acknowledged before me on this the 1st day of February,
2023, by JOSEPH ADAMS ADAIR.

Veronica Villagra-Rocca
NOTARY PUBLIC

My Commission Expires: 10/04/2024



NOTARY PUBLIC

My Commission Expires:


CHARLES N. ADAIR

STATE OF South Carolina


COUNTY/PARISH OF Greenville

THIS instrument was acknowledged before me on this the 3rd day of February,
2023, by CHARLES N. ADAIR.


NOTARY PUBLIC

My Commission Expires: 5/21/2031

HUNTER TOMLINSON
Notary Public - State of South Carolina
My Commission Expires May 21, 2031

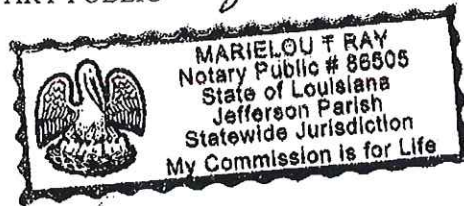

ROBERT NATHAN SENIOR, Individually, and
as CO-TRUSTEE OF CALA BODDIE
COLBERT GRANDCHILDREN'S TRUST NO.
2

STATE OF LOUISIANA
COUNTY/PARISH OF ORLEANS

THIS instrument was acknowledged before me on this the 2 day of February,
2023, by ROBERT NATHAN SENIOR, Individually and as CO-TRUSTEE OF CALA
BODDIE COLBERT GRANDCHILDREN'S TRUST NO. 2.


NOTARY PUBLIC

My Commission Expires: For Life





JOHN MICHAEL SENIOR

STATE OF NEW YORK
COUNTY/PARISH OF NEW YORK


THIS instrument was acknowledged before me on this the 3rd day of February,
2023, by JOHN MICHAEL SENIOR.



NOTARY PUBLIC

My Commission Expires: MARCH 11, 2023

MARIA PIA VALENTI
Notary Public - State of New York
No. 01VA5001332
Qualified in Richmond County
My Commission Expires March 11, 2023

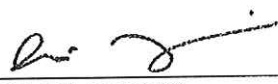


SANDERS WHITWORTH COLBERT,
Individually, and as CO-TRUSTEE OF CALA
BODDIE COLBERT GRANDCHILDREN'S
TRUST NO. 2

STATE OF Louisiana

COUNTY/PARISH OF Orleans

THIS instrument was acknowledged before me on this the 3rd day of February,
2023, by SANDERS WHITWORTH COLBERT, Individually, and as CO-TRUSTEE OF
CALA BODDIE COLBERT GRANDCHILDREN'S TRUST NO. 2.



NOTARY PUBLIC

My Commission Expires: at death.

Annie G. McBride
State of Louisiana-Notarial ID No. 146466
My Commission is issued for life

EXHIBIT "A"
LEGAL DESCRIPTION

MADISON COUNTY, MISSISSIPPI

TOWNSHIP 7 NORTH, RANGE 1 EAST:

SECTION 7

The South Half (1/2):

LESS AND EXCEPT a parcel therefrom conveyed to Louis B. Gidcon and Steve L. Lawrence by deed dated July 26, 1977 which is recorded in Book 151 at Page 555 of the Land Deed Records in the office of the Chancery Clerk of Madison County, Mississippi;

LESS AND EXCEPT a parcel therefrom conveyed to Eugene Harrison and Wallace Harrison, Jr. by deed dated December 12, 1983 which is recorded in Book 192 at Page 720 of the Land Deed Records in the office of the Chancery Clerk of Madison County, Mississippi;

LESS AND EXCEPT a parcel therefrom conveyed to Danny L. Ross by deed dated December 15, 1983 which is recorded in Book 192 at Page 642 of the Land Deed Records in the office of the Chancery Clerk of Madison County, Mississippi;

LESS AND EXCEPT a parcel therefrom conveyed to Scott Lee Russell and wife, Sherry W. Russell, by deed dated March 21, 1990 which is recorded in Book 266 at Page 549 of the Land Deed Records in the office of the Chancery Clerk of Madison County, Mississippi;

LESS AND EXCEPT a parcel therefrom conveyed to Gregory Giurintano and wife, Anna M. Giurintano by deed dated June 12, 1991 which is recorded in Book 285 at Page 322 of the Land Deed Records in the office of the Chancery Clerk of Madison County, Mississippi.

AND ALSO:

A parcel in the North Half (1/2), more particularly described by metes and bounds as follows:

Commence at the Northwest corner of the East 1/2 of the Southeast 1/4 of Section 12, Township 7 North, Range 1 west, Hinds County, Mississippi, and run thence East for a distance of 1,318.14 feet to the Southwest corner of the said North 1/2 of Section 7, Township 7 North, Range 1 East, Madison County, Mississippi run thence South 89°17'30" East for a distance of 2,118.19 feet along the mid-line of the said Section 7 to the POINT OF BEGINNING for the parcel herein described; thence due North for a distance of 29.74 feet to a fence corner; thence meander Easterly along an old fence line

as follows: North 89°14'15" East, 157.81'; South 88°05'35" East, 498.88'; South 87°34'54" East, 225.15'; South 88°04'36" East, 414.18'; South 87°52'10" East, 88.76'; South 88°52'27" East, 218.84'; South 88°14'38" East, 221.56' to a point on the said mid-line of Section 7; thence North 89°17'30" West, for a distance of 1,824.40 feet along the said mid-line of Section 7 to the POINT OF BEGINNING, containing 0.71-acres, more or less.

SECTION 8

The Southwest Quarter (SW ¼) of the Southwest Quarter (SW ¼),

LESS AND EXCEPT a 3.5 acre, more or less, tract zoned commercial fronting on the south side of Lake Cavalier Road and being the northwest corner of Tax Parcel of 071C-08C-001/00.00.

SECTION 17

The West Half (W ½) of the Northwest Quarter (NW ¼) and the North Half (½) of the Southwest Quarter (SW ¼).

LESS AND EXCEPT a parcel therefrom conveyed to Jimmy N. Trotti by deed dated December 1, 1964 which is recorded in Book 95 at page 327 of the Land Deed Records in the office of the Chancery Clerk of Madison County, Mississippi;

LESS AND EXCEPT the parcels therefrom conveyed to Lee R. Spence by deeds dated August 3, 1965 and March 2, 1966 which are recorded, respectively, in Book 98 at Page 389 and in Book 101 at Page 102 of the Land Deed Records in the office of the Chancery Clerk of Madison County, Mississippi.

SECTION 18

The Northeast Quarter (NE ¼); the North half (N ½) of the Northwest Quarter (NW ¼); the Southeast Quarter (SE ¼) of the Northwest Quarter (NW ¼); and that part of the West Half (W ½) of the Southeast Quarter (SE ¼) lying North and West of a diagonal line running from its Northeast corner to its Southwest corner;

LESS AND EXCEPT a parcel therefrom conveyed to Lee R. Spence by deed dated August 3, 1965 which is recorded in Book 98 at Page 389 of the Land Deed Records in the office of the Chancery Clerk of Madison County, Mississippi.

AND ALSO:

The West ½ of the Southwest ¼ and the Southeast ¼ of the Southwest ¼.

AND ALSO:

The Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ and the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$.
LESS AND EXCEPT the timber conveyed by George R. Boddie, et al, to Southern
Timber Products, Inc., dated October 21, 2008, and duly recorded in the land deed
records of the Chancery Clerk of Hinds County and Madison County, Mississippi.

EXHIBIT "A"
LEGAL DESCRIPTION

HINDS COUNTY, MISSISSIPPI

TOWNSHIP 7 NORTH, RANGE 1 WEST

SECTION 24

All of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 24, Township 7 North, Range 1 West, lying North of Green's Crossing Road, containing 26.1 acres, more or less, First Judicial District of the County of Hinds, State of Mississippi.

AND ALSO:

SECTION 12

The E $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of Section 12, Township 7 North, Range 1 West, First Judicial District of the County of Hinds, State of Mississippi.

AND ALSO:

SECTION 13

The East $\frac{1}{2}$ of the E $\frac{1}{2}$ of Section 13, Township 7 North, Range 1 West, First Judicial District of the County of Hinds, State of Mississippi.

LESS AND EXCEPT the timber conveyed by George R. Boddie, et al, to Southern Timber Products, Inc., dated October 21, 2008, and duly recorded in the land deed records of the Chancery Clerk of Hinds County and Madison County, Mississippi.

Permit/Recommendation

This document is proof that a Notice of Intent has been filed as per
Section 41-67-5, Mississippi Code of 1972, Annotated

The Mississippi State Department of Health has examined the soil and terrain of the property indicated below. The following recommendations are made using soil and site analysis principles and our best efforts. The Mississippi State Department of Health makes no warranty or representation as to any wastewater system installed. **Recommendations may be voided if grading or fill changes the soil characteristics or if plat (dwelling or private water well) is changed and/or relocated.**
If you have any questions about your Permit/Recommendation, please contact the environmentalist of record. Current Certified Installers can be verified from www.healthymms.com/wastewater or verified by environmentalists.

Applicant:	Property:	Soil and Site Evaluation:
Ancient Oaks Ranch LLC	143 Ancient Oaks Dr	Slope: <input type="text" value="1"/> % Soil Textures:
1501 Lakeland Dr Suite 300	Madison <input type="text"/> <input type="text"/> 39110	Top Soil: <input type="text" value="Silt Loam"/>
Jackson <input type="text"/> MS <input type="text" value="39216"/>	Section: Township: Range:	Sub Soil: <input type="text" value="Silt Loam"/>
	Subdivision Name Smky Mtn Ridge	Seasonal High Water <input type="text" value="12"/> Inches
	Lot Number: 123456	Restriction <input type="text" value="16"/> Inches
	Lot Size: <input type="text" value="600"/> Acres <input type="text" value="0"/> sq. ft.	Sensitive Water <input type="text" value="No"/>

Application:	Water Supplier:	Soil and Site Evaluation:
Type of Residence	Drinking <input type="text" value="Public"/>	ID: <input type="text" value="320637/243208"/>
Estimated Usage: <input type="text" value="260"/> GPD		Date Issued: <input type="text" value="8/1/2024"/>
Application Type:		Expiration Date: <input type="text" value="8/1/2026"/>
Notice Of Intent (Residential)		Non-transferrable, valid for one (1) year from date issued.
Notice Of Intent (Residential) + Final Approval (\$197.50)		Notice of Intent filed: <input type="text" value="07/30/2024"/>

GPD = Gallons Per Day N/A = Not Available H = Horizontal T = Triangular

Treatment:		
Septic Tank (with baffles): <input type="text" value="N/A"/>	Septic Tank (without baffles): <input type="text" value="N/A"/>	Advanced Treatment System (ATS): <input type="text" value="400 GPD"/>

Disposal:		
Maximum Depth <input type="text" value="0"/> inches	Backfill Required: <input type="text"/>	12 inches minimum above the top of aggregate or prod

Aggregate (Gravel/Tire Chips) Options		
Trench (2 ft wide) <input type="text" value="N/A"/>	Trench (3 ft wide) <input type="text" value="N/A"/>	Absorption Bed <input type="text" value="N/A"/>

Aggregate Replacement Options	
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Large Diameter Pipe	Chambers
Double 6 inch <input type="text" value="N/A"/>	Total Coverage Area Required <input type="text" value="N/A"/>
8 inch <input type="text" value="N/A"/>	Linear Footage Required for Selected Chamber Widths
10 inch <input type="text" value="N/A"/>	16": <input type="text" value="N/A"/> 22": <input type="text" value="N/A"/> 34": <input type="text" value="N/A"/>

Expanded Polystyrene System (EPS)	Multi-Pipe System (MPS)
3-10H: <input type="text" value="N/A"/> 1-12H: <input type="text" value="N/A"/>	MPS - 9 <input type="text" value="N/A"/> MPS 3609 <input type="text" value="N/A"/>
3-10T: <input type="text" value="N/A"/> 2-12H: <input type="text" value="N/A"/>	MPS - 11 <input type="text" value="N/A"/> MPS 3611 <input type="text" value="N/A"/>
3-12H: <input type="text" value="N/A"/>	MPS - 13 <input type="text" value="N/A"/> MPS 3613 <input type="text" value="N/A"/>
	MPS - 14 <input type="text" value="N/A"/>

ATS Specific Disposal Options	Additional Disposal Options
Drip Irrigation <input type="text" value="434"/> Feet Backfill Require <input type="text" value="6"/> Inches	Elevated Sand Mound
Spray Irrigation <input type="text" value="2774"/> Square Feet Backfill Require <input type="text" value="0"/> Inches	Basal <input type="text" value="N/A"/>
Overland Discharge	Absorption <input type="text" value="N/A"/>
1 Point <input type="text" value="144 feet"/>	
2 Point <input type="text" value="72 feet"/>	
4 Point <input type="text" value="36 feet"/>	

General Placement/Location of Soil Boring(s):

Grid area for General Placement/Location of Soil Boring(s).

Notes:

Author: ANNE HOGUE

Next Steps:

Please make several copies of this document (Permit/Recommendation), and supply to the following if applicable:

- * Public utility supplying water, to receive a water meter
- * Certified well driller, if water source is from a private well
- * County Code Office (Planning Department), placement/building permit
- * Certified Installer, for installation

REMINDER: Approval of the design, construction or installation of an Individual On-site Wastewater Disposal System by the Department is required. The Certified Installer is responsible for notifying the Department 24-hours before beginning installation of your Individual On-site Wastewater Disposal System and, at that time, to schedule a time for inspection of the system with the Department.

After the inspection, you must provide the Department with the following to obtain Final Approval:

- * Affidavit - Installation (From the Certified Installer)
- * Affidavit - Maintenance (From you, if an Advanced Treatment System was installed)
- * An additional fee of \$97.50 may be required for Final Approval, if not paid with initial application (Please see "Application" box on this form).

PLEASE BE AWARE, the Department cannot give Final Approval to any installation that occurs without inspection by the Department at the time of installation.

REMINDER: If any person or Certified Installer fails to obtain Final Approval or submit an Affidavit of proper installation to the Department in the installation of the system, the Department, after due notice and hearing, may levy an administrative fine not to exceed \$10,000.00. Also, if any person is operating in the state as an installer without certification by the Department, the Department, after due notice and opportunity for an administrative hearing, may impose a monetary penalty not to exceed \$10,000.00 for each violation as per Section 41-67-7(4) and 41-67-25(8) of the Mississippi Individual On-site Wastewater Disposal System Law.

Environment list Signature:

Date:

[Handwritten Signature]

08/01/24