

# MEMO

**To:** Madison County Board of Supervisors  
**From:** Scott Weeks  
**Subject:** Permit Refunds  
**Date:** April 29, 2015

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It has come to the attention of the Madison County Planning and Zoning that the City of Ridgeland had recently annexed a portion of Bridgewater. Our department issued four building permits in this portion of Bridgewater that was annexed. The court document provided states "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". This map was never submitted to Madison County therefore our department had no knowledge of the new municipal limits.

I would like to request that the permit cost on these four permits be refunded.

Permit # 020982	Portico Homes LLC	\$1477.00
Permit # 021003	Cedarstone Construction	\$1423.00
Permit # 021004	Cedarstone Construction	\$1171.00
Permit # 021005	Cedarstone Construction	\$1204.00

Madison County, Miss.

NO VERBAL PERMITS GIVEN ON ANYTHING

3/30/2015

This permit is issued subject to compliance with all ordinances and or building regulations of Madison County, Mississippi in force and effect at the time this permit is issued. All permits for construction which has not begun within six(6) months of the date of issuance, or for which work has been abandoned for a period of six(6) months are declared null and void.

Permission is hereby granted PORTICO HOMES LLC Owner

PORTICO HOMES LLC Contractor

To erect, repair or remodel NEW RESIDENCE  
Location 131 HERON'S LANDING City RIDGELAND MS.  
side of street. Map No. 71

Lot 567 Blk      Subdivision BRIDGEWATER 11-A  
Zoning R2 Occupancy 1 Type of construction VI  
and Township 07N Range 1E Section 21 Parcel# 071E-21 -065/00.00  
Work will start IMMEDIATLEY Building size 3242  
Land description LOT 567 BRIDGEWATER ELEVEN-A

ALL WORK TO COMPLY WITH MADISON COUNTY LAND ZONING AND BUILDING REQUIREMENTS

Forms 335/910 not Required

Flood insurance rate zone X  
Flood insurance rate map and panel no 28089C0555F  
Front set back 30  
Side set back 10  
Rear set back 25

Inspection fee 345.00 Pay method Check Check # 6926  
Permit fee 1132.00 Pay method Check Check # 6926  
TOTAL 1477.00 TOTAL VALUE OF ALL WORK 324,000.00

Owner PORTICO HOMES LLC  
Mail address 607 HIGHLAND COLONY 200  
RIDGELAND MS 39157 601 850-4422

Contractor PORTICO HOMES LLC  
Mail address 607 HIGHLAND COLONY 200  
RIDGELAND MS 39157 601 850-4422

Building inspector JOHN NOBLE 601 859-3414 601 720-7999

The above permit is a receipt for money paid for permit fee when signed by a building inspector or his representative.

OWNER/BUILDER SHALL PROVIDE SANITARY FACILITIES AT JOB SITE.

Madison County, Miss.

NO VERBAL PERMITS GIVEN ON ANYTHING

4/08/2015

This permit is issued subject to compliance with all ordinances and or building regulations of Madison County, Mississippi in force and effect at the time this permit is issued. All permits for construction which has not begun within six(6) months of the date of issuance, or for which work has been abandoned for a period of six(6) months are declared null and void.

Permission is hereby granted CEDARSTONE CONSTRUCTION Owner

SAME Contractor

To erect, repair or remodel NEW RESIDENCE

Location 104 HERON'S LANDING City RIDGELAND MS.  
side of street. Map No. 71

Lot 574 Blk      Subdivision BRIDGEWATER 11-A

Zoning R2 Occupancy 1 Type of construction VI

and Township 07N Range 1E Section 21 Parcel# 071E-21 -056/00.00

Work will start IMMEDIATLEY Building size 3060

Land description LOT 574 BRIDGEWATER ELEVEN-A

ALL WORK TO COMPLY WITH MADISON COUNTY LAND ZONING AND BUILDING REQUIREMENTS

Forms 335/910 not Required

Flood insurance rate zone X

Flood insurance rate map and panel no 28089C0305F

Front set back 30

Side set back 10

Rear set back 25

Inspection fee 345.00 Pay method Check Check # 2562

Permit fee 1078.00 Pay method Check Check # 2562

TOTAL 1423.00 TOTAL VALUE OF ALL WORK 306,000.00

Owner CEDARSTONE CONSTRUCTION

Mail address P O BOX 2794

MADISON MS 39130 601 927-7157

Contractor SAME

Mail address \_\_\_\_\_

Building inspector CHARLES SILLS 601 853-4985 601 317-2701

The above permit is a receipt for money paid for permit fee when signed by a building inspector or his representative.

OWNER/BUILDER SHALL PROVIDE SANITARY FACILITIES AT JOB SITE.

Madison County, Miss.

NO VERBAL PERMITS GIVEN ON ANYTHING

4/08/2015

This permit is issued subject to compliance with all ordinances and or building regulations of Madison County, Mississippi in force and effect at the time this permit is issued. All permits for construction which has not begun within six(6) months of the date of issuance, or for which work has been abandoned for a period of six(6) months are declared null and void.

Permission is hereby granted CEDARSTONE CONSTRUCTION Owner

SAME Contractor

To erect, repair or remodel NEW RESIDENCE  
Location 108 HERON'S LANDING City RIDGELAND MS.  
side of street. Map No. 71

Lot 573 Blk      Subdivision BRIDGEWATER 11-A  
Zoning R2 Occupancy 1 Type of construction VI  
and Township 07N Range 1E Section 21 Parcel# 071E-21 -055/00.00  
Work will start IMMEDIATLEY Building size 2733  
Land description LOT 573 BRIDGEWATER ELEVEN-A

ALL WORK TO COMPLY WITH MADISON COUNTY LAND ZONING AND BUILDING REQUIREMENTS

Forms 335/910 not Required

Flood insurance rate zone X  
Flood insurance rate map and panel no 28089C0305F  
Front set back 30  
Side set back 10  
Rear set back 25

Inspection fee 315.00 Pay method Check Check # 2562  
Permit fee 856.00 Pay method Check Check # 2562  
TOTAL 1171.00 TOTAL VALUE OF ALL WORK 232,000.00

Owner CEDARSTONE CONSTRUCTION  
Mail address P O BOX 2794  
MADISON MS 39130 601 927-7157

Contractor SAME  
Mail address \_\_\_\_\_

Building inspector CHARLES SILLS 601 853-4985 601 317-2701

The above permit is a receipt for money paid for permit fee when signed by a building inspector or his representative.

OWNER/BUILDER SHALL PROVIDE SANITARY FACILITIES AT JOB SITE.

BUILDING PERMIT

021005

Madison County, Miss.

NO VERBAL PERMITS GIVEN ON ANYTHING

4/08/2015

This permit is issued subject to compliance with all ordinances and or building regulations of Madison County, Mississippi in force and effect at the time this permit is issued. All permits for construction which has not begun within six(6) months of the date of issuance, or for which work has been abandoned for a period of six(6) months are declared null and void.

Permission is hereby granted CEDARSTONE CONSTRUCTION Owner

SAME Contractor

To erect, repair or remodel NEW RESIDENCE

Location 100 HERON'S LANDING City RIDGELAND MS.  
side of street. Map No. 71

Lot 575 Blk \_\_\_\_\_ Subdivision BRIDGEWATER 11-A

Zoning R2 Occupancy 1 Type of construction VI

and Township 07N Range 1E Section 21 Parcel# 071E-21 -057/00.00

Work will start IMMEDIATLEY Building size 2858

Land description LOT 575 BRIDGEWATER ELEVEN-A

ALL WORK TO COMPLY WITH MADISON COUNTY LAND ZONING AND BUILDING REQUIREMENTS

Forms 335/910 not Required

Flood insurance rate zone X  
Flood insurance rate map and panel no 28089C0309F  
Front set back 30  
Side set back 10  
Rear set back 25

Inspection fee 315.00 Pay method Check Check # 1147  
Permit fee 889.00 Pay method Check Check # 1147  
TOTAL 1204.00 TOTAL VALUE OF ALL WORK 243,000.00

Owner CEDARSTONE CONSTRUCTION  
Mail address P O BOX 2794  
MADISON MS 39130 601 927-7157

Contractor SAME  
Mail address \_\_\_\_\_

Building inspector CHARLES SILLS 601 853-4985 601 317-2701

The above permit is a receipt for money paid for permit fee when signed by a building inspector or his representative.

OWNER/BUILDER SHALL PROVIDE SANITARY FACILITIES AT JOB SITE.

IN THE CHANCERY COURT OF MADISON COUNTY, MISSISSIPPI

OCT 08 2014

RONNY LOTT, CHANCERY CLERK

BY Pita Carpenter D.C.

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

CAUSE NO. 2013-774(B)

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 Second Amended 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 Second Amended 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 September 4, 2014, 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. 2013-774(B):

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 Second Amended 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, 14, 15, 22 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.

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, 2231.59 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 the South right-of-way of Lake Castle Road run 30.39 feet along the arc of a 1,251.38 foot radius curve to the right, THENCE along the said Southern right of way line, said arc having a 30.39 foot chord which bears South

81° 02' 10" West to a point; THENCE South 00° 13' 35" West for a distance of 300.85 feet to a point; THENCE North 89° 54' 00" West for a distance of 301.73 feet to a point; THENCE run South 00° 12' 55" West for a distance of 931.59 feet to an iron pin on a point on the Northern line of the Northeast 1/4 of the Southeast 1/4 of Section 15, Township 7 North, Range 1 East; THENCE run South 89° 40' 06" West along the Northern line of the said Northeast 1/4 of the Southeast 1/4 of Section 15 for a distance of 662.64 feet to an iron pin; THENCE run South 00° 26' 44" East for a distance of 1,334.00 feet to a point on the South line of the North half of the Southeast 1/4 of said Section 15, said point being the Southeast corner of that parcel of land conveyed unto Emma Moore Weston as described in Deed Book 421 at page 130 in the land records of the Chancery Clerk for Madison County, Mississippi; THENCE along the South line of said Weston parcel, run South 88° 57' 30" West, 821.59 feet to a point being the Southwest corner of said Weston parcel and the Southeast corner of Parcel 6 as described in Chancery Minute Book 190, Page 516 and resulting from a Partition Suit filed in Civil Action no. 97-189; THENCE along the South line of said Parcel 6, run South 88° 57' 30" West, 826.43 feet to a point being the Southwest corner of said Parcel 6 and being on the East right of way line of Hickory Road, as same exists this date, (May, 2006); THENCE run Southerly along said East right of way line of Hickory Road, 1395 feet, more or less to a point being the Southwest corner of Parcel E-1, as conveyed to 184 Limited Partnership in Deed Book 507, Page 191 as recorded in aforesaid Chancery Clerk's Office of Madison County. THENCE along the South line of said Parcel E-1, run North 88° 56' 27" East, 559.53 feet to the Southwest corner of Lot 294 of aforesaid Bridgewater Seven. THENCE along the South line of said Bridgewater Seven, run the following courses and distances:

North 88° 56' 27" East, 1224.67 feet;

South 02° 09' 08" East, 584.72 feet;

THENCE continuing along said South line of Bridgewater Seven, run North 88° 56' 27" East, 804.60 feet to the Southeast corner of Lot 306 thereof, same being on the East line of Section 22, Township 7 North, Range 1 East; THENCE along the East line of said Section 22, run South to the North line of the South One-half (S 1/2) of said Section 22, Township 7 North, Range 1 East; run THENCE Westerly, 1317.11 feet along said North line, same being the North line of Bridgewater Five B, a subdivision according to a map or plat on file in Plat Cabinet D at Slide 68, in the Chancery Clerk's Office of Madison County to the Northwest corner of Lot 264 of said Bridgewater Five B, same being the Northwest corner of the Northeast Quarter (NE 1/4) of the Southeast One-quarter (SE 1/4) of said Section 22 and the Southeast corner of a tract of land, "Tract II" as conveyed to Helen C. Patterson in Deed Book 526, Page 137 in said Chancery Clerk's Office; THENCE along the East line of said Tract II, run North 00° 22' 52" West, 1320.51 feet to the Northeast corner thereof; THENCE along the North line of said Tract II, run South 89° 05' 25" West, 1319.58 feet to the Northwest corner thereof; THENCE along the West line of said Tract II, run South 00° 18' 21" East, 1319.43 feet to the Southwest corner thereof; THENCE run Westerly 651.8 feet, more or less, to the Southeast corner of a tract of land conveyed to 184 Limited Partnership, in Deed Book 1883, Page 09 in the Chancery Clerk's Office of Madison County, Mississippi; THENCE along the East line of said "184 Limited" tract, run North 00° 45' 48" West, 1317.22 feet to the Northeast corner thereof; THENCE along the

North line of said "184 Limited" tract, run South  $89^{\circ} 13' 43''$  West, 660.02 feet to an interior corner thereof and the Northeast corner of a tract of land as conveyed to Roger Spence, in Deed Book 1721, Page 853 in the Chancery Clerk's Office of Madison County; THENCE along the East line of said "Spence" tract, run South  $00^{\circ} 21' 03''$  East, 328.16 feet to the Southeast corner thereof; THENCE along an interior line of aforesaid "184 Limited" tract, run South  $89^{\circ} 08' 16''$  West, 663.14 feet to the Southwest corner of a tract of land as conveyed to Shirley Schlessinger and husband Louis Punkey, in Deed Book 523, Page 136 in the Chancery Clerk's Office of Madison County; THENCE run N  $00^{\circ} 44' 32''$  W, along Easterly line of the West 1/2 of the West 1/2 of the West 1/2 of Section 22, for a distance of 834.39 feet to a point on the northerly line of said Bridgewater Ten; THENCE run North  $64^{\circ} 31' 58''$  West for a distance of 301.19 feet to a point; THENCE run Northwesterly along the arc of a curve to the right having a radius of 500.00 feet, a chord bearing of North  $34^{\circ} 19' 21''$  West, and a chord length of 188.40 feet; THENCE run North  $67^{\circ} 14' 42''$  West for a distance of 313.83 feet to a point to a point on the easterly line of Section 21; THENCE run North  $00^{\circ} 44' 32''$  West, along said Easterly line of Section 21, for a distance of 398.48 feet to a point on the Northerly line of Section 21; THENCE run South  $89^{\circ} 43' 16''$  West, along the northerly line of said Section 21, for a distance of 2610.95 feet to an iron pin on the Easterly right-of-way of Livingston Road; THENCE run South  $05^{\circ} 14' 11''$  West, along said Easterly right-of-way, for a distance of 1134.19 feet to a point; THENCE run Southeasterly, along said right-of-way and the arc of a curve to the left having a radius of 1710.00 feet, a delta angle of  $23^{\circ} 00' 07''$ , a chord bearing of South  $06^{\circ} 15' 53''$  East, a chord length of 681.90 feet, and an arc length of 686.50 feet, for a distance of 686.50 feet to a point; THENCE run South  $17^{\circ} 45' 56''$  East, along said Easterly right-of-way, for a distance of 184.51 feet to a point; THENCE run South  $18^{\circ} 23' 55''$  East, along said Easterly right-of-way, for a distance of 301.27 feet to a point; THENCE run Southeasterly, along said right-of-way and the arc of a curve to the left having a radius of 532.96 feet, a delta angle of  $22^{\circ} 15' 54''$ , a chord bearing of South  $29^{\circ} 31' 51''$  East, a chord length of 205.81 feet, and an arc length of 207.11 feet, for a distance of 207.11 feet to a iron pin; THENCE run North  $89^{\circ} 58' 54''$  East for a distance of 2411.75 feet to a point on the Easterly line of Section 21; THENCE along an interior line of "184 Limited" tract, run South  $00^{\circ} 44' 32''$  East, 179.50 feet to an interior corner thereof and the Northwest corner of a tract of land as conveyed to Beatrice C. Jefferson in Deed Book 199, Page 403 in the Chancery Clerk's Office of Madison County; THENCE along the North line of said "Jefferson" tract, run North  $89^{\circ} 07' 17''$  East, 1320 feet, more or less, to the Northeast corner thereof, same being the Northwest corner of a parcel of land as conveyed to 184 Limited Partnership in Deed Book 517, Page 182 in the Chancery Clerk's Office of Madison County; THENCE along the West line of said "184 Limited" tract, run South  $00^{\circ} 44' 32''$  East, 1351.84 feet to the Southwest corner thereof; THENCE run South  $00^{\circ} 03' 41''$  West, for a distance of 1,321.46 feet, more or less to a  $5/8''$  iron pin accepted as the Northwest corner of the Northeast Quarter (NE 1/4) of the Northwest Quarter (NW 1/4) of Section 27, Township 7 North, Range 1 East and being on the South line of aforesaid Section 22; run THENCE West along said South line of Section 22, Township 7 North, Range 1 East, to a point which is 400 feet West of the Northeast corner of the Northwest One-Quarter (NW 1/4) of the Northwest One-Quarter (NW 1/4) of Section 27, Township 7 North, Range 1 East; run THENCE South along a line parallel to the east line of the Northwest One-Quarter (NW 1/4) of the Northwest One-Quarter (NW 1/4) of said Section 27 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.

**IT IS THEREFORE ORDERED AND ADJUDGED** that the Second Amended Petition praying for the enlargement and extension of municipal boundaries of the City of Ridgeland, Mississippi, and the Annexation Ordinance adopted on December 3, 2013, 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 1" and "Area 2" 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 17<sup>th</sup> day of ~~September~~ <sup>October</sup>, 2014.

  
CHANCELLOR

Decree Prepared By:

JAMES H. GABRIEL, ESQ. [MB # 4341]  
**PYLE, MILLS, DYE & PITTMAN**  
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