

**BEFORE THE PLANNING AND ZONING COMMISSION
AND THE BOARD OF SUPERVISORS OF
MADISON COUNTY, MISSISSIPPI**

**IN THE MATTER OF REZONING OF CERTAIN LAND
SITUATED IN THE NE1/4 OF SECTION 26, TOWNSHIP 9 NORTH,
RANGE 4 EAST, MADISON COUNTY, MISSISSIPPI**

**DAVID KELLY PEVEY, MATTHEW KEA FREENY
AND WILLIAM DILLON WALKER**

PETITIONERS

PETITION TO REZONE AND RECLASSIFY REAL PROPERTY

COME NOW David Kelly Pevey, Matthew Kea Freeny and William Dillon Walker, Owners of the hereinafter described land and property, and file this Petition with the Board of Supervisors of Madison County, Mississippi, to rezone and reclassify a tract or parcel of land situated in the NE1/4 of Section 26, Township 9 North, Range 4 East, Madison County, Mississippi, and show as follows:

1. David Kelly Pevey, Matthew Kea Freeny and William Dillon Walker are the fee simple record title Owners of the following described parcel located along the West line of the Natchez Trace Parkway in the NE1/4 of Section 26, Township 9 North, Range 4 East, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO.

A copy of the Deed to the Parent Tract of the Subject Property is attached hereto as **Exhibit "B"**.

2. Petitioners request that the parcel be rezoned from its present Zoning District Classification of Highway Commercial (C-2) to Agricultural (A-1).

3. The zoning proposed is in compliance with the adopted Land Use and Transportation Plan of Madison County, Mississippi which depicts the property as "Agricultural" (A-1).

4. A list of changes or conditions that support the rezoning are as follows:

- (a) The Subject Property is 24.425 acres, more or less, and is best suited for Agricultural zoning as the 240 +/- acre Parent Tract is zoned Agricultural (A-1).

- (b) Petitioners believe that the Highway Commercial (C-2) zoning was an error as there is no commercial development in the area of the Subject Property.
- (c) The character of the neighborhood has changed to such an extent as to justify reclassification, and there is a public need for the rezoning.
- (d) The Land Use and Transportation Map of Madison County, Mississippi reflects the property as A-1 "Agricultural".

5. A plat/map showing the location of the Subject Property is attached as **Exhibit "C"**.

6. Petitioners are notifying the surrounding landowners owning property within 160 feet of the property described herein of the hearing date for this Petition by certified mail, return receipt requested. A list of all of such landowners is attached hereto as **Exhibit "D"**.

WHEREFORE PREMISES CONSIDERED, Petitioners respectfully request that this Petition be received, and after due consideration, the Board of Supervisors of Madison County will reclassify the property described herein from its present Highway Commercial (C-2) designation to Agricultural (A-1).

RESPECTFULLY SUBMITTED, this the 29TH day of MAY, 2024.

**David Kelly Pevey, Matthew Kea Freeny and
William Dillon Walker**

By: 
Don A. McGraw, Jr., Their Attorney

Don A. McGraw, Jr. MSB #2621
Montgomery McGraw, PLLC
151 W. Peace Street
P.O. Box 1039
Canton, MS 39046
Telephone: 601-859-3616
E-Mail: Dmcgraw@montgomerymcgraw.com
Attorney for Petitioners

LEGAL DESCRIPTION OF 24.425 COMMERCIALY ZONED ACRES MORE OR LESS LOCATED SOUTH AND WEST OF RATLIFF FERRY ROAD AND WEST OF THE NATCHEZ TRACE PARKWAY IN SECTION 26, TOWNSHIP 9 NORTH, RANGE 4 EAST, MADISON COUNTY, MS., MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

THE FOLLOWING DESCRIPTION IS BASED ON THE MISSISSIPPI STATE PLANE COORDINATE SYSTEM, WEST ZONE, NAD 83, GRID VALUES, US FEET, USING A SCALE FACTOR OF 0.999973982910 AND A GRID TO GEODETIC AZIMUTH ANGLE OF (+) 00°15'11.32" DEVELOPED AT A POINT SET 60D NAIL WHOSE COORDINATES ARE, (N=1126646.21, E=2441299.91).

COMMENCE AT A FOUND 1" AXLE WHOSE COORDINATES ARE, (N=1128056.50, E=2440147.05) MARKING THE NORTHWEST CORNER OF SECTION 26, TOWNSHIP 9 NORTH, RANGE 4 EAST, MADISON COUNTY, MS., AND RUN THENCE RUN S01°14'02"W ALONG THE WEST LINE OF SECTION 26 FOR 1373.34 FEET TO A FOUND 2" IRON PIPE WHOSE COORDINATES ARE, (N=1126683.47, E=2440117.47) THENCE RUN S73°37'06"E FOR 4081.42 FEET TO A FOUND IRON ROD ON THE WEST RIGHT OF WAY OF THE NATCHEZ TRACE PARKWAY WHOSE COORDINATES ARE, (N=1125532.38, E=2444033.20) MARKING THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED;

FROM SAID POINT OF BEGINNING, THENCE CONTINUE ALONG SAID PARKWAY N34°47'23"E FOR 684.44 FEET TO A SET 5/8" REBAR; THENCE LEAVING SAID PARKWAY RIGHT OF WAY, RUN N54°48'57"W FOR 44.22 FEET TO A FOUND IRON ROD; THENCE RUN N50°33'34"W FOR 200.56 FEET TO A FOUND IRON ROD; THENCE RUN N55°01'58"W FOR 39.82 FEET TO A FOUND IRON ROD; THENCE RUN N34°57'28"E FOR 641.76 FEET TO A POINT; THENCE RUN N52°10'19"W FOR 599.46 FEET TO A POINT; THENCE RUN S42°23'55"W FOR 919.93 FEET TO A POINT; THENCE RUN S30°28'10"E FOR 1106.72 FEET BACK TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED.





MADISON COUNTY, MS
 I certify this instrument filed/recorded
 02/07/2024 3:59:13 PM
 Inst. 998714 Page 1 of 10
 Book: W - 4408 / 452.00
 Witness my hand and seal
 RONNY LOTT, C.C. BY: KA D.C.

PREPARED BY RETURN TO:

Don A. McGraw, Jr. - MSB# 2621
 Montgomery McGraw, PLLC
 P. O. Box 1039
 Canton, MS 39046
 601-859-3616

INDEXING: NW1/4, NE1/4, SW1/4 and SE1/4 of Section 26, Township 9 North, Range 4 East,
 Madison County, Mississippi.

STATE OF MISSISSIPPI
 COUNTY OF MADISON

WARRANTY 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 and sufficiency of which is hereby acknowledged:

GRANTOR:

MRS. BRANTLEY B. PACE, aka Ann Russell Pace, by her Attorney-in-Fact, Thomas Brantley Pace, aka Tom Pace
 308 Raven Road
 Greenville, SC 29615
 Phone: 854-915-1949

does hereby sell, convey and warrant unto

GRANTEES:

DAVID KELLY PEVEY
 P.O. Box 86
 Clinton, MS 39060
 Phone: 601-832-5701

MATTHEW KEA FREENY
 272 Lacy Road
 Carthage, MS 39051
 Phone: 601-416-6600

AND

WILLIAM DILLON WALKER
 3603 Hwy 471
 Brandon, MS 39047
 Phone: 601-503-4631



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the following described real property lying and being situated in Madison County, Mississippi, to wit:

A tract of land in the Northeast Quarter, the Southeast Quarter, the Southwest Quarter and the Northwest Quarter of Section 26, Township 9 North, Range 4 East, Madison County, Mississippi, and being more particularly described as follows:

Commencing at the Northwest corner of Section 26, Township 9 North, Range 4 East, said corner being an iron pin found; thence South 01 degrees 16 minutes 11 seconds West along the West line of said Section for a distance of 1375.07 feet to an iron pin found, said iron pin being the true point of beginning for the herein described Tract; thence continue along said West line and along a meandering fence South 00 degrees 03 minutes 10 seconds East for a distance of 1311.79 feet to an iron pin found; thence continue along said West line and along a meandering fence South 00 degrees 03 minutes 02 seconds West for a distance of 1326.46 feet to a ½ inch rebar set at a fence intersection; thence along a meandering fence South 89 degrees 57 minutes 01 second East for a distance of 2648.06 feet to an iron pin found on the half section line; thence along said half section line South 07 degrees 23 minutes 23 seconds East for a distance of 64.62 feet to a concrete monument found on the North line of the Natchez Trace Parkway; thence along the North line of the Natchez Trace Parkway the following calls: North 42 degrees 23 minutes 22 seconds East for a distance of 917.35 feet to a concrete monument found; North 36 degrees 19 minutes 54 seconds East for a distance of 1078.00 feet to a ½ inch rebar set; North 34 degrees 53 minutes 40 seconds East for a distance of 684.55 feet to a post located on the North line of the Natchez Trace Parkway and the Southeast corner of Rivertrace Subdivision (Book 4, Page 10); thence North 54 degrees 42 minutes 40 seconds West for a distance of 44.23 feet to a ½ inch rebar set on the North line of First Avenue (not constructed); thence along said North line North 35 degrees 15 minutes 00 seconds East for a distance of 1215.17 feet to a ½ inch rebar set on the South line of Ratliff Ferry Road (80 foot right of way); thence along said South line North 61 degrees 55 minutes 50 seconds West for a distance of 201.58 feet to a ½ inch rebar set on the South line of Second Avenue (not constructed); thence along said South line South 35 degrees 15 minutes 00 seconds West for a distance of 1174.97 feet to a ½ inch rebar set; thence North 54 degrees 45 minutes 00 seconds West for a distance of 40.00 feet to a ½ inch rebar set on the North line of said Second Avenue; thence along said North line North 35 degrees 15 minutes 00 seconds East for a distance of 898.99 feet to a post at the Southeast corner of the Flynn Tract; thence along the Flynn Tract the following calls: North 55 degrees 45 minutes 33 seconds West for a distance of 101.31 feet to a ½ inch rebar set; North 78 degrees 44 minutes 26 seconds West for a distance of 38.00 feet to a ½ inch rebar set; North 11 degrees 15 minutes 34 seconds East for a distance of 16.83 feet to a ½ inch rebar set; North 54 degrees 31 minutes 33 seconds West for a distance of 109.84 feet to a post; North 34 degrees 51 minutes 55 seconds East for a distance of 240.21 feet to an iron pin found on the South line of Ratliff Ferry Road; thence along the said South line North 61 degrees 44 minutes 02 seconds West for a distance of 630.27 feet to an iron pin found at the Northeast corner of the Joyner Tract; thence along the Joyner Tract the following calls: South 28 degrees 03 minutes 35 seconds West for a distance of 737.72 feet to an iron pin found; North 61 degrees 54 minutes 41 seconds West for a distance of 508.36 feet to an iron pin found; North 19 degrees 42 minutes 35 seconds East for a distance of 872.17 feet to an iron pin found on the South line of Ratliff Ferry Road; thence along said South line of the following two calls: North 35 degrees 01 minute 18 seconds West for a distance of 105.40 feet to a ½

inch rebar set; North 33 degrees 52 minutes 53 seconds West for a distance of 538.39 feet to a ½ inch rebar set; thence leaving said South line and following the boundary of the Davis Tract the following calls: South 33 degrees 50 minutes 00 seconds West for a distance of 64.97 feet to a ½ inch rebar set; South 16 degrees 27 minutes 00 seconds East for a distance of 112.89 feet to a ½ inch rebar set; South 89 degrees 53 minutes 16 seconds West for a distance of 429.53 feet to an iron pin found; North 00 degrees 00 minutes 00 seconds West for a distance of 290.11 feet to a ½ inch rebar set; thence leaving the Davis Tract North 88 degrees 22 minutes 25 seconds West for a distance of 76.74 feet to a ½ inch rebar set on the East line of Boyd Road (30 foot right of way); thence along the East line of Boyd Road the following calls: South 40 degrees 02 minutes 00 seconds West for a distance of 531.66 feet to a ½ inch rebar set; South 11 degrees 23 minutes 00 seconds West for a distance of 450.95 feet to a ½ inch rebar set; South 12 degrees 12 minutes 02 seconds West for a distance of 430.21 feet to a ½ inch rebar set; thence along a tangent curve to the right having a radius of 375.00 feet and an arc length of 296.67 feet to a ½ inch rebar set; South 57 degrees 31 minutes 40 seconds West for a distance of 231.02 feet to a ½ inch rebar set; South 40 degrees 30 minutes 30 seconds West for a distance of 251.56 feet to a ½ inch rebar set; South 50 degrees 01 minute 02 seconds West for a distance of 233.96 feet to a ½ inch rebar set; South 31 degrees 13 minutes 15 seconds West for a distance of 59.59 feet to a ½ inch rebar set; thence leaving the right of way of Boyd Road and following the South line of the Turner Tract and a meandering fence North 89 degrees 55 minutes 17 seconds West for a distance of 785.14 feet to an iron pin found; thence continue along the meandering fence South 89 degrees 40 minutes 41 seconds West for a distance of 562.44 feet to the true point of beginning and containing 295.84 acres, more or less, of land being subject to all codes, regulations and restrictions, rights of way and easements of record.

LESS AND EXCEPT:

The following platted lots in Rivertrace Subdivision, a subdivision according to the map or plat thereof on file and of record in the office of the Chancery Clerk of Madison County at Canton, Mississippi, in Plat Book 4 at Page 10: Lots 1 through 37, inclusive, Block A: and Lots 1 through 18, inclusive, Block B.

LESS AND EXCEPT from the above tract of land the following parcel not owned or claimed by Grantor: 6.29 acres (273,901 square feet), more or less, being located in the Northwest Quarter of Northeast Quarter of said Section 26 and being the same property described in Book 147 at Page 609 and being more particularly described as follows:

Commencing at the Northwest corner of Section 26, Township 9 North, Range 4 East, said corner being an iron pin found; thence South 67 degrees 19 minutes 54 seconds East for a distance of 2846.41 feet to a ½ inch rebar set at the intersection of a fence and the centerline of the United Gas Pipe Line Easement (30 feet wide), said rebar being the true point of beginning for the herein described tract; thence along the meandering fence North 00 degrees 03 minutes 12 seconds East for a distance of 1063.93 feet to a fence intersection found and called for in the original deed; thence North 87 degrees 52 minutes 57 seconds East for a distance of 529.08 feet to a marker sign in the center of same said easement; thence along said center of easement South 27 degrees 49 minutes 46 seconds West for a distance of

393.50 feet to a ½ inch rebar set; thence continue along said easement South 25 degrees 11 minutes 41 seconds West for a distance of 812.81 feet to the true point of beginning and containing 6.29 acres.

LESS AND EXCEPT:

The following courses and distances are based on the Mississippi State Plane Coordinate System (West Zone), having a (Ground to Grid) combined scale factor of 0.999961378 and a convergence angle of 00 degrees 15 minutes 18 seconds (NW) derived using the Mississippi Department of Transportation's RTK/VRS GPS Network at the Point of Beginning, said point having a value of N:1127888.87, E:2442292.15, Z:359 on the above referenced coordinate system;

Commencing at a 1" iron axle, found representing the Southwest corner of Section 23, Township 9 North, Range 4 East, and having a value of N:1128056.51, E:2440147.04 on the above referenced coordinates system, thence run South 00 degrees 00 minutes 00 seconds East a distance of 167.63 feet to a point; thence North 90 degrees 00 minutes 00 seconds East a distance of 2145.10 feet to the Point of Beginning on the Eastern side of Boyd Drive;

From the Point of Beginning, run North 11 degrees 18 minutes 25 seconds East (record - South 11 degrees 23 minutes 00 seconds West) a distance of 426.40 feet to a ½ inch rebar found on the East side of Boyd Drive; thence North 39 degrees 57 minutes 25 seconds East a distance of 531.69 feet (record - South 40 degrees 02 minutes 00 seconds West, 531.66 feet) to a ½ inch rebar (capped Russell Company) found on the Eastern side of Boyd Drive; thence leaving the gravel road run South 88 degrees 15 minutes 24 seconds East a distance of 76.74 feet (record - North 88 degrees 22 minutes 25 seconds West, 76.74 feet) to a ½ inch rebar set (capped COA 25904); thence South 00 degrees 05 minutes 57 seconds East a distance of 290.11 feet to an old 1" iron pipe found (record - North 00 degrees 00 minutes 00 seconds West, 290.11 feet); thence North 89 degrees 44 minutes 39 seconds East a distance of 429.72 feet (record - South 89 degrees 53 minutes 16 seconds West, 429.53 feet) to a ½ inch rebar found (capped Russell Company); thence North 16 degrees 38 minutes 07 seconds West a distance of 112.62 feet (record - South 16 degrees 27 minutes 00 seconds East, 112.89 feet) to a ½ inch rebar (capped Russell Company); thence North 29 degrees 00 minutes 21 seconds East a distance of 66.40 feet (record - South 33 degrees 50 minutes 00 seconds West, 64.97 feet) to a ½ inch rebar found (capped Russell Company) on the Southern right of way of Ratliff Ferry Road (80 feet ROW); thence run along the Southern right of way of Ratliff Ferry Road, South 34 degrees 12 minutes 28 seconds East (record - North 33 degrees 52 minutes 53 seconds West) a distance of 402.07 feet to a ½ inch rebar set (capped COA 24904) in the center of a gravel drive, said point having a value of N:1128257.49, E:2443450.12 on the above referenced coordinate system; thence leave the highway and run along the center of the gravel drive, South 40 degrees 32 minutes 49 seconds West a distance of 41.05 feet; thence South 33 degrees 52 minutes 19 seconds West a distance of 68.46 feet; thence South 32 degrees 40 minutes 43 seconds West a distance of 29.55 feet; thence South 41 degrees 50 minutes 31 seconds West for a distance of 24.87 feet; thence South 48 degrees 06 minutes 11 seconds West a distance of 48.62 feet; thence South 32 degrees 22 minutes 36 seconds West a distance of 66.62 feet to a ½ inch rebar (capped

COA 24904); thence leave the drive and run South 89 degrees 31 minutes 37 seconds West a distance of 508.04 feet to a 1/2 inch rebar (capped COA 24904); thence run South 00 degrees 01 minute 21 seconds East a distance of 144.25 feet to a 1/2 inch rebar (capped COA 24904); thence North 90 degrees 00 minutes 00 seconds West a distance of 480.77 feet back to the Point of Beginning, containing 12.14 acres, more or less, and being situated in the Southeast Quarter of the Southwest Quarter and the Southwest Quarter of the Southeast Quarter of Section 23, and in GLO Lots 2 and 3 of Section 26, Township 9 North, Range 4 East, Madison County, in the Great State of Mississippi.

ALSO LESS AND EXCEPT: any portion of the property lying in Section 23, Township 9 North, Range 4 East.

SUBJECT TO: An existing ingress/egress gravel driveway along a gravel drive on the East side of the property as referenced in the above description leading to a 6.2 acre house tract.

SUBJECT TO: All that portion of an existing gas line main with 50 foot right of way, lying West of the above referenced ingress/egress gravel driveway on the East side of the above property.

WARRANTY OF THIS CONVEYANCE is subject to the following exceptions, to wit:

1. Ad valorem taxes for the year 2024, which are liens, but are not yet due or payable, which shall be prorated to the date hereof.
2. All applicable Zoning and Subdivision Regulations.
3. Reservations, conveyances and/or leases of record in regard to the oil, gas and other minerals lying in, on and under the subject property.
4. Rights-of-way and easements for roads, power lines and other utilities and restrictive covenants of record.

The subject property is no part of the homestead of the Grantor.

WITNESS MY SIGNATURE this the 5TH day of February, 2024.

Mrs. Brantley B. Pace

By: Mrs. Brantley B. Pace
Thomas Brantley Pace, Her
Attorney-in-Fact

By Thomas Brantley Pace
Her ATTORNEY-IN-FACT

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the said county and state, on this 5th day of February, 2024, within my jurisdiction, the within named **Thomas Brantley Pace**, who acknowledged that he is Attorney-in-Fact for Mrs. Brantley B. Pace having been appointed as such in the Durable Power of Attorney filed in the Lawrence County Chancery Clerk's Office on OCTOBER 27, 2022 in Book POA 19 at Page 549 and that in said representative capacity he executed the above and foregoing instrument after first having been authorized so to do.

Dawn Primm
NOTARY PUBLIC

MY COMMISSION EXPIRES My Commission Expires
January 7, 2030

(SEAL)



L:\MCO\SAMP\ACTIVE CASES\WD 2024\Pace Brantley to Kelly Pevey, Dillon Walker and Mathew Freeny Madison Co WD 1-29-24.wpd
File # 202400011

Certified to be a true copy this
the 27 day of October, 2022
Kevin Rayborn
KEVIN RAYBORN
Clerk, Lawrence County, Miss



STATE OF MISSISSIPPI
LAWRENCE COUNTY
I CERTIFY THIS INSTRUMENT WAS FILED FOR RECORD BY J. G. Thomas D.C.
MISSISSIPPI 10-27-2022
IN B. POA 19 P. 549
KEVIN RAYBORN CHY. CLK.

PREPARED BY:
E. BARRY BRIDGFORTH, MSBE 8656
HENRY, BARBOUR, DECELL & BRIDGFORTH, LTD.
117 E. JEFFERSON ST., P. O. BOX 1569
YAZOO CITY, MS 39194
P-(662) 746-2134, EXT. 11
F-(662) 746-2167

RETURN TO:
E. BARRY BRIDGFORTH, ATTORNEY AT LAW
HENRY, BARBOUR DECELL & BRIDGFORTH, LTD
P. O. BOX 1569
YAZOO CITY, MS 39194
P-(662) 746-2134, EXT. 11
F-(662) 746-2167

STATE OF MISSISSIPPI
COUNTY OF MADISON

IRREVOCABLE DURABLE POWER OF ATTORNEY

KNOW ALL BY THESE PRESENTS That I, ANN RUSSELL FACE, an adult resident citizen of ^{LA. W/20-200} ~~Madison~~ ^{Atop} County, Mississippi, whose address is 652 Sellers Highway South, Monticello, MS 39654, has hereby made, constituted and appointed and by these presents do hereby make, constitute and appoint my son, TOM FACE, who resides at 308 Raven Rd., Greenville, SC 29615, to act as my true and lawful attorney-in-fact for me and in my name, place and stead to:

- (1) Ask, demand, sue for, collect and receive all sums of money, dividends, interest, payments due on account of debts and all property due or hereafter becoming due and owing to me and to give good and valid receipts therefor;
- (2) To sell, assign, gift and transfer all personal property, stocks and bonds and securities standing in my name or belonging to me;
- (3) To buy and sell securities of all kinds;
- (4) To sign, execute, acknowledge and deliver in my name any and all transfers and assignments of securities;
- (5) To borrow money;
- (6) To sell, convey, mortgage or otherwise encumber real estate

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for such loans, if in the judgment of my said attorney such action be necessary;

(7) To sell, convey, mortgage or otherwise encumber real estate;

(8) To lease the same or to execute oil, gas and mineral leases upon such terms as said attorney may deem desirable;

(9) To sell royalty or mineral interests in any real estate owned or acquired by me;

(10) To place in effect insurance covering any property owned by me; to do business with banks and particularly to endorse all checks and drafts payable to me or to my order and collect the proceeds;

(11) To sign in my name checks on all accounts standing in my name and to withdraw funds from any accounts in my name;

(12) To commence actions and proceedings in my name, if necessary, and to sign and verify all complaints, petitions, answers or other pleadings, of any description;

(13) To make and verify income tax returns, claims for refunds, requests for extensions of time and to represent me in all income tax matters or cause me to be represented;

(14) And, generally to perform all and every act, deed, matter and thing whatsoever in and about my estate, property and affairs as fully as I might or could do in my own person;

The above specifically enumerated powers being in aid of the full, complete and general power herein granted and not in limitation thereof; and I hereby ratify all my said attorney shall lawfully do or cause to be done by virtue of this power.

This power of attorney shall not be affected by the subsequent disability, incapacity or incompetence of the principal, and it will remain in effect irrevocably until September 1, 2020 and can be revoked only should any one of the following events occur:

(1) My attorney-in-fact Tom Pace dies before September 1, 2020

(2) My attorney-in-fact Tom Pace become mentally unable to make reasonable decisions and determined as such by two duly and currently United States licensed medical physicians not related to him.

(3) My attorney-in-fact Tom Pace voluntarily terminates this agreement before September 1, 2020 and delivers by certified mail a notarized written letter of termination to Ann Russell Pace or if needed the legal representative of her estate.

CONVERSION TO REVOCABLE POWER OF ATTORNEY:

If on September 1, 2020 this power of attorney remains in effect and has not been revoked pursuant to any of the foregoing items (1) through (3), then this power of attorney shall remain in effect as a REVOCABLE power of attorney and all of the powers and authorities herein granted and confirmed shall continue and remain in full force and effect unless and until revoked by me in writing, acknowledged, and filed for record in the office of the Chancery Clerk of Lawrence County, Mississippi.

This power of attorney is executed by me in the State of Mississippi, but it is my intention that it be exercisable in any other state of the jurisdiction where I may have interests in property, whether real or personal, now or in the future.

IN WITNESS WHEREOF, I have hereunto set my hand this 1st day of September, 2017.


ANN RUSSELL PACE

STATE OF MISSISSIPPI
COUNTY OF MADISON

Personally appeared before me, the undersigned authority in and for the said county and state, on this 1st day of September, 2017, within my jurisdiction, the within named ANN RUSSELL PACE, who acknowledged that she executed the above and foregoing instrument.


Notary Public

My Commission Expires:



NOTES
 1. SURVEY AND DISTANCES SHOWN ON THIS PLAT WERE DERIVED FROM
 OBSERVATIONS USING THE MISSISSIPPI GCGC VMS NETWORK AND ARE BASED
 ON STATE PLANE MS WEST NAD 83 GRID NORTH
 2. THE SURVEY WAS MADE WITHOUT INVESTIGATION OF INTERFERING EASEMENTS OR
 EASEMENTS OF RECORD TO THE PROPERTIES SHOWN. THE SURVEYOR'S RECORDS
 SHOW THE EXISTING EASEMENTS TO THE PROPERTIES SHOWN. THE SURVEYOR
 HAS NOT INVESTIGATED THE RECORDS OF THE PROPERTIES SHOWN.
 3. ALL MONUMENTS SHOWN AS SET ARE 5/8" X 2" REBAR

P.O.C.
 FOUND 1" AXLE
 NW CORNER OF
 SECTION 26,
 TOWNSHIP 9 NORTH,
 MADISON CO. MS
 N=1128056.50
 E=2440147.05

JAMES RUSSELL PACE
 094H-27-017-00-00

P.O.B.
 FOUND 2" PIPE
 N=1126683.47
 E=2440117.47

JOSEPH CLOVER GILBERT
 094H-27-010-00-00

JERRY GILBERT
 094H-27-009-00-00

RANDY TUCKER
 094H-27-008-00-00
 BK 4326 52 PG 493

JAMES RUSSELL PACE
 094H-27-002-00-00

CONCRETE
 MONUMENT
 N=1124040.95
 E=2440114.48

JAMES RUSSELL PACE
 094G-26-001-00-00
 BK 3644 PG 264

JAMES RUSSELL PACE
 094G-26-002-00-00
 BK 3644 PG 264

JAMES RUSSELL PACE
 094G-26-003-00-00
 BK 3644 PG 264

LOT 6
 +/- 97.73
 ACRES

LOT 5
 +/- 104.06
 ACRES

JAMES R. AND BRANTLEY B
 PACE
 094G-26-004-00-00
 BK 414 PG 706

LOT 4
 +/- 30.35
 ACRES

LOT 3
 +/- 17.85
 ACRES

LOT 2
 +/- 18.08
 ACRES

LOT 1
 +/- 17.83
 ACRES

PRELIMINARY
 LOT LAYOUT
 SURVEY PLAT

LINE TABLE

L1	N56°00'30"W	97.68'
L2	N78°58'19"W	38.35'
L3	N11°01'41"E	16.99'
L4	N54°45'26"W	110.85'
L5	N34°58'30"E	240.41'

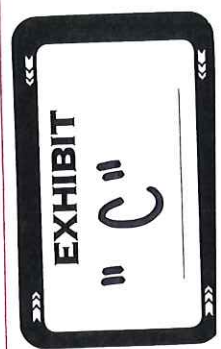
LEGEND:

- FOUND MONUMENTATION
- SET MONUMENT : 5/8" REBAR
- ▲ PROPERTY LINE
- ACQUISITION BOUNDARY
- SECTION LINE : 40 LINE
- RIGHT-OF-WAY LINE
- CENTERLINE OF ROAD

RATLIFF TRACE FARMS
 SUBDIVISION

PLAT OF SURVEY OF JAMES AND BRANTLEY PACE PROPERTY 278.57 ACRES MORE OR LESS IN SECTIONS 23 AND 26. T9N-R4E, MADISON CO. MS
WILLIAM HARDY GROSS REGISTERED PROFESSIONAL LAND SURVEYOR PLS 31198 STATE OF MISSISSIPPI
PREPARED BY William Hardy Gross 203 N. White Street Carthage, MS 39051
I certify that this survey was actually made on the ground as per record description and is correct to the best of my knowledge.
DRAWN BY: WHG DATE: 4/6/2024 JOB NO.:
CHECKED BY: WHG SCALE: 1" = 500' SHEET 1/1

GRID NORTH
 CONVERGENCE ANGLE = 00°15'11.32"
 SCALE FACTOR = 0.999973982910
 COMPUTED AT CP SET 60D NAIL

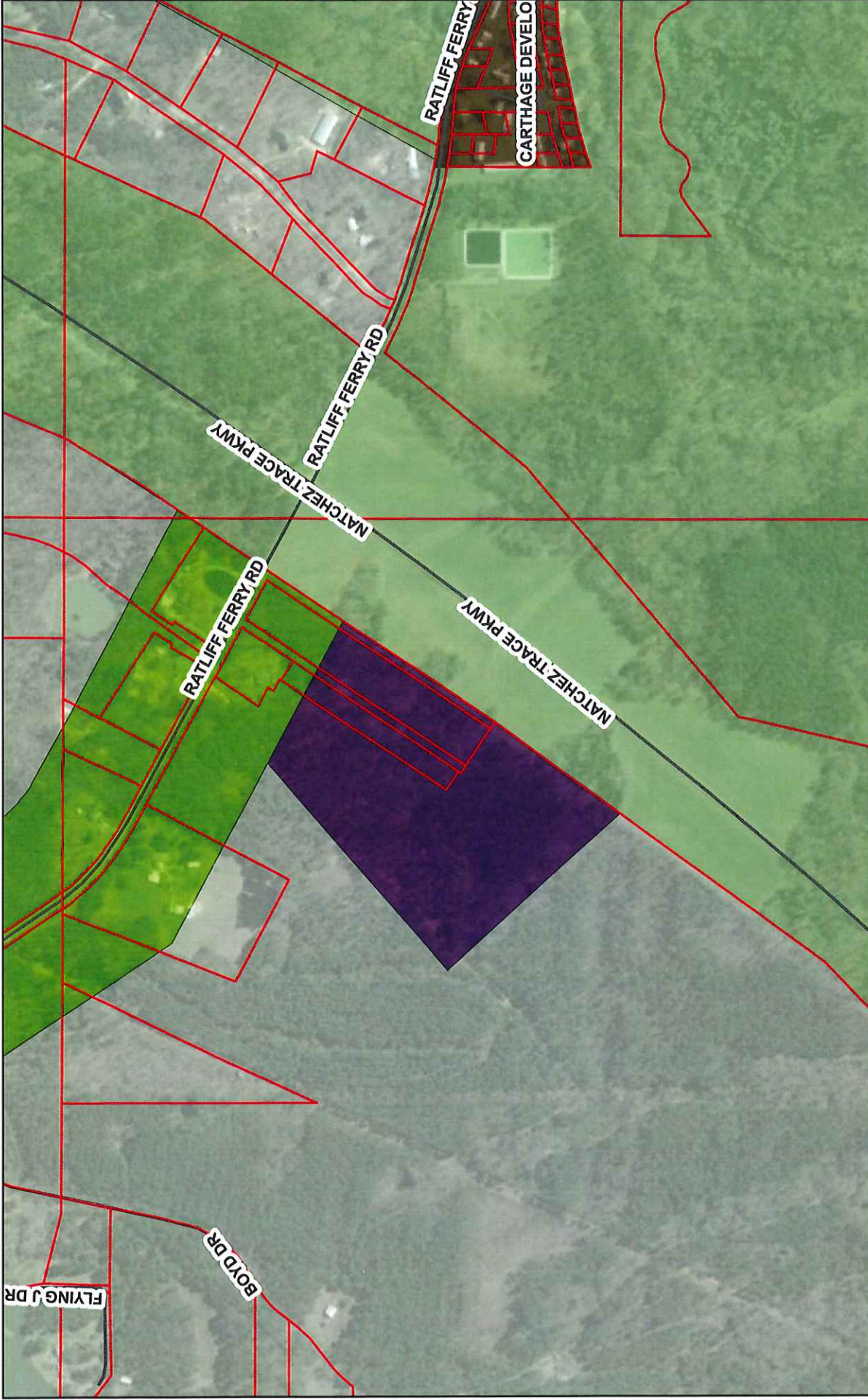


PROPERTY OWNERS WITHIN 160 FEET

<u>Owners:</u>		<u>Parcel Numbers:</u>
1. Billy F. Thorn & Nina Fay Thorn 1135 Ratliff Ferry Road Canton, MS 39046	—	094G-26-071/00.00
2. Mrs. Brantley B. Pace C/O Tom Pace 308 Raven Road Greenville, SC 29615	—	094G-26-015/00.00
3. Peyton Durr 1130 Ratliff Ferry Road Canton, MS 39046	—	094G-26-014/01.02
4. John H. Downey 1134 Ratliff Ferry Road Canton, MS 39046	—	094G-26-014/01.01
5. Kendal C. Goode & Jennifer J. Goode 1136 Ratliff Ferry Road Canton, MS 39046	—	094G-26-014/02.00 094G-26-014/01.04
6. Charles Eudy 1095 Ratliff Ferry Road Canton, MS 39046	—	094G-26-013/01.02



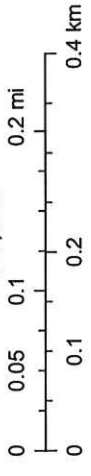
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- Parcels
- Local Roads
- Zoning
 - A-1
 - MHP
 - R-1
 - C-2
 - SU-1

1:9,028



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