

APPLICATION FOR CONDITIONAL USE

Temporary Concrete Crushing Site

Name and Address of Applicant: Turkey Ridge Holdings Hwy 22 Richton Rd.	Street Address of Property (if different address):
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APPLICATION DATE	Present Zoning of Property	Legal Description of Property:	TAX PARCEL NUMBER	FLOOD ZONE	MAP/PLAT OF PROPERTY
5-1-2026	A-1	See (Exhibit A)	091G-36 - 002/00.00	X	See (Exhibit B)

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

Comments

Respectfully Submitted

Turkey Ridge Holdings LLC

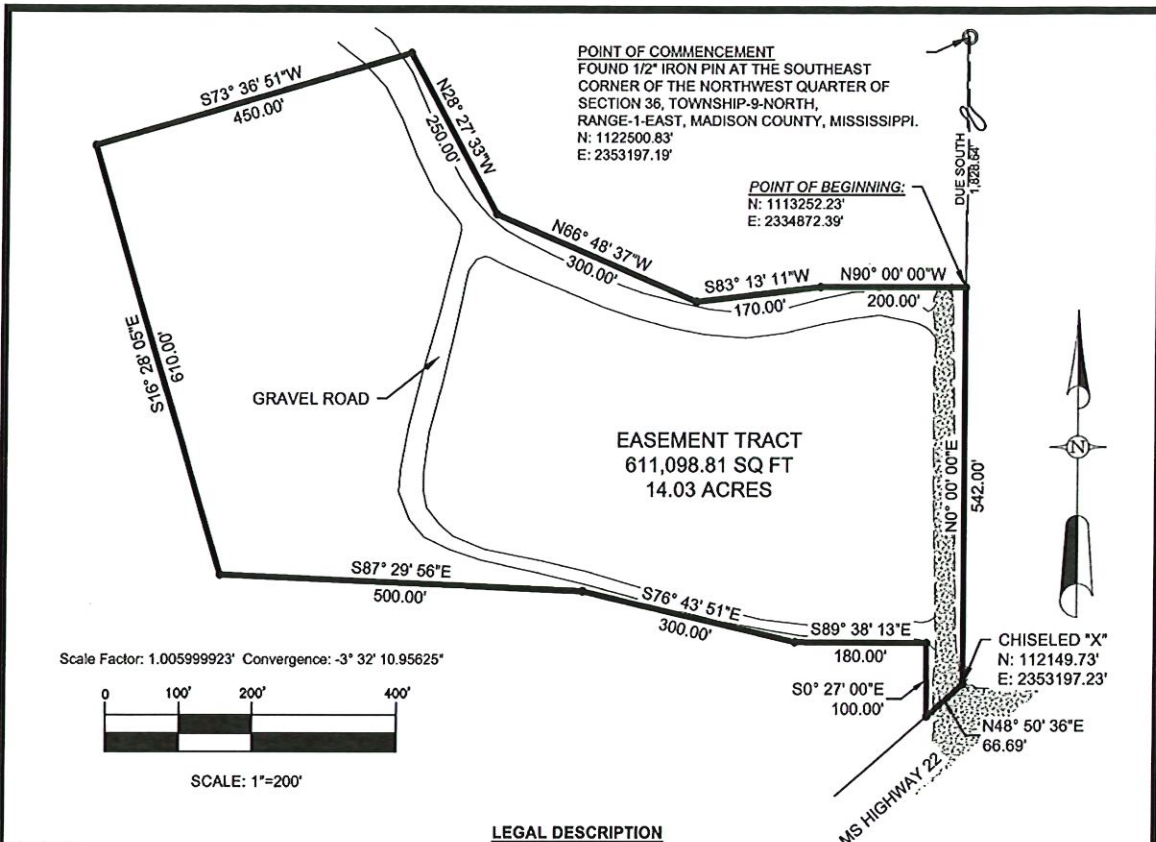
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Petition submitted to Madison County Planning and Development Commission on _____

Recommendation of Madison County Planning and Development Commission on Petition _____

Public Hearing date as established by the Madison County Board of Supervisors _____

Final disposition of Petition _____



LEGAL DESCRIPTION

EASEMENT:

COMMENCE AT A FOUND 1/2" IRON PIN AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP-9-NORTH, RANGE-1-EAST, MADISON COUNTY, MISSISSIPPI, HAVING THE COORDINATES N:1122500.83' E: 2353197.19' (NAD-83 MS WEST MISSISSIPPI STATE PLANE WEST ZONE) THENCE RUN DUE SOUTH FOR A DISTANCE OF 1,828.64 FEET TO A POINT MARKING THE NORTHEAST CORNER OF AN INGRESS/EGRESS EASEMENT HAVING THE COORDINATES N:1113252.23' E:2334872.39', AND BEING THE POINT OF BEGINNING OF THIS LEGAL DESCRIPTION THAT IS DESCRIBED BY METES AND REFERENCED BOUNDS AS FOLLOWS, TO-WIT:

LEAVING SAID POINT OF BEGINNING THENCE RUN DUE WEST FOR A DISTANCE OF 200.00 FEET TO A POINT; THENCE RUN SOUTH 83° 13' 11" WEST FOR A DISTANCE OF 170.00 FEET TO A POINT; THENCE RUN NORTH 66° 48' 37" WEST FOR A DISTANCE OF 300.00 FEET TO A POINT; THENCE RUN NORTH 28° 27' 33" WEST FOR A DISTANCE OF 250.00 FEET TO A POINT; THENCE RUN SOUTH 73° 38' 51" WEST FOR A DISTANCE OF 450.00 FEET TO A POINT; THENCE RUN SOUTH 16° 28' 05" EAST FOR A DISTANCE OF 610.00 FEET TO A POINT; THENCE RUN SOUTH 87° 29' 56" EAST FOR A DISTANCE OF 500.00 FEET TO A POINT; THENCE RUN SOUTH 76° 43' 51" EAST FOR A DISTANCE OF 300.00 FEET TO A POINT; THENCE RUN SOUTH 89° 38' 13" EAST FOR A DISTANCE OF 180.00 FEET TO A POINT; THENCE RUN SOUTH 0° 27' 00" EAST FOR A DISTANCE OF 100.00 FEET TO A POINT ON THE RIGHT-OF-WAY OF MS HIGHWAY 22; THENCE RUN CONTIGUOUS WITH THE SAID RIGHT-OF-WAY NORTH 48° 50' 36" EAST FOR A DISTANCE OF 66.69 FEET TO A POINT CHISELED "X" IN ASPHALT; THENCE RUN DUE NORTH CONTIGUOUS WITH THE EAST LINE OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN DEED BOOK 4052, PAGE 110 ON FILE IN THE OFFICE OF THE CHANCERY CLERK IN CANTON, MADISON COUNTY, MISSISSIPPI FOR A DISTANCE OF 542.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED EASEMENT CONTAINS 611,098.81 SQUARE FEET, MORE OR LESS, OR 14.03 ACRES, MORE OR LESS, AND IS SITUATED IN THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP-9-NORTH, RANGE-1-EAST, MADISON COUNTY, MISSISSIPPI, CHOCTAW MERIDIAN. SUBJECT PROPERTY IS REFERENCED TO MISSISSIPPI STATE PLANE WEST GRID COORDINATES FROM OPUS SOLUTION AND SURVEYED VIA RTK GPS WITH A SCALE FACTOR: 1.005999923' CONVERGENCE ANGLE: -3° 32' 10.95625" AT THE POINT OF COMMENCEMENT.

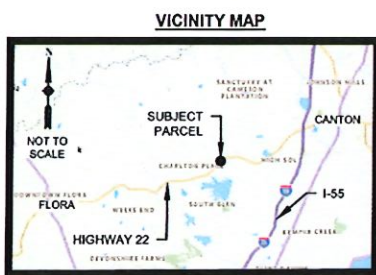
GENERAL NOTES

SURVEY PREPARED FROM FIELDWORK PERFORMED ON FEBRUARY 24, 2026. ALL BEARINGS AND DISTANCES SHOWN ON THIS PLAT ARE REFERENCED TO MONUMENTS FOUND ON THE SUBJECT PROPERTY AND IN GOOD CONDITION UNLESS OTHERWISE NOTED. ALL SET IRON PINS ARE 1/2" REBAR WITH YELLOW CAPS (MENDROP 172). CLASS OF SURVEY: "B"

ONLY APPARENT UTILITIES AND THEIR RESPECTIVE EASEMENTS SHOWN. OTHER EASEMENTS AND BURIED UTILITIES MAY EXIST THAT WERE NOT APPARENT AT THE TIME OF SURVEY. THE LOCATION OF EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAT ARE APPROXIMATE. BEFORE DIGGING, MISSISSIPPI ONE-CALL SHALL BE CONTACTED AT 1-800-227-6477.

ALL REFERENCES TO GRID BEARINGS AND MISSISSIPPI STATE PLANE GRID COORDINATES AS INDICATED IN THIS LEGAL DESCRIPTION AND ACCOMPANYING EXHIBIT ARE UNADJUSTED NAD83-MS WEST ZONE, US SURVEY FEET. GRID COORDINATE VALUES WERE DETERMINED BY GPS REAL TIME KINEMATICS OBSERVATIONS UTILIZING OPUS SOLUTION.

THE ACCOMPANYING SURVEY WAS MADE ON THE GROUND AND CORRECTLY SHOWS THE LOCATION OF ALL BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS SITUATED ON THE ABOVE PREMISES; THERE ARE NO VISIBLE ENCROACHMENTS ON THE SUBJECT PROPERTY OR UPON ADJACENT LAND ABUTTING SAID PROPERTY EXCEPT AS SHOWN HEREON AND WAS MADE IN ACCORDANCE WITH LAWS AND/OR MINIMUM STANDARDS OF THE STATE OF MISSISSIPPI.



LEGEND

	PROPERTY LINE
	EASEMENT LINE
	EDGE OF PAVEMENT
	EDGE OF DIRT ROAD
	CONCRETE ROAD
	FOUND IRON PIN
	EASEMENT CORNER
	CHISELED MARK

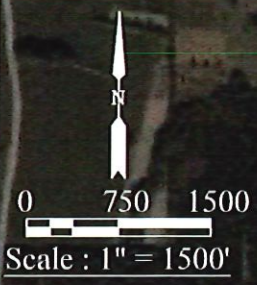
I, TROY A. MCCULLOUGH, P.L.S., do hereby certify that I have caused an accurate survey of the premises shown hereon, and that said survey is true and correct to the best of my knowledge and belief, witness my signature this the MARCH 5, 2026.



186 ORCHARD LANE
 MADISON, MS 39110
 TEL (601) 899-5158
 FAX (601) 899-5110

EASEMENT
 FOR
TURKEY RIDGE HOLDINGS LLC.
 14.03 ACRES
 SITUATED IN
 SECTION 36, T-9-N, R-1-E,
 MADISON COUNTY, MISSISSIPPI
 * * * * *

PROJECT NO.: C-1002-03-26	CHECK BY: T. MCCULLOUGH	DATE: 03-05-2026
DRAWN BY: J. JONES		SCALE: 1" = 200'



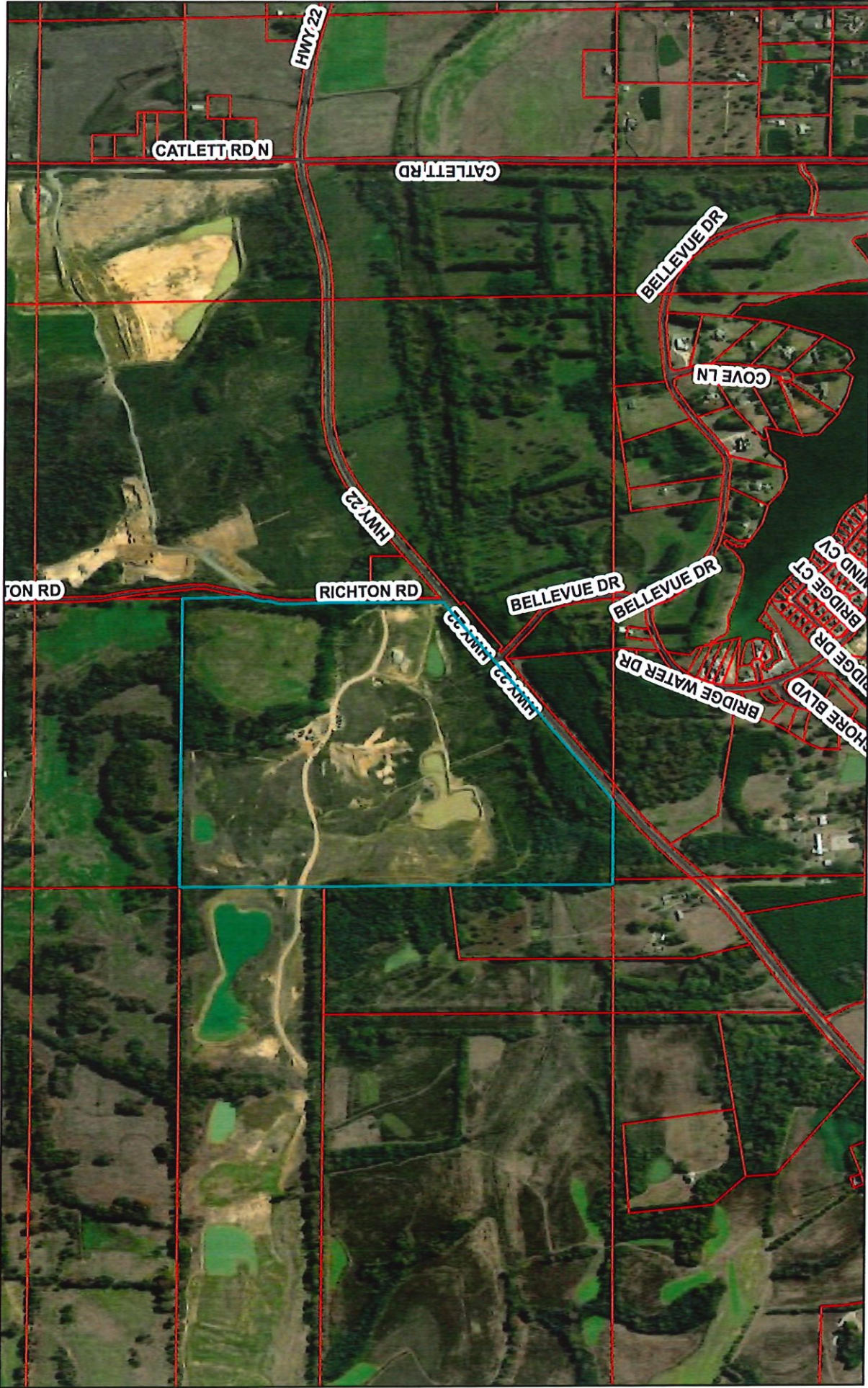
Mining - Phase 1
Property Boundary
(-373 acres)

Mining - Phase 2
Property Boundary
(-489 acres)

Easement Location
Portable Concrete
Crushing Machine



Edit Title Here

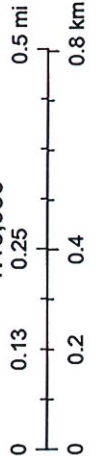


6/8/2026, 10:46:16 AM

Parcels

Local Roads

1:18,056



Vanter

LEGAL DESCRIPTION

EASEMENT:

Commence at a found ½" iron pin at the southeast corner of the northwest quarter of section 36, township-9-north, range-1-east, madison county, mississippi, having the coordinates n:1122500.83' e: 2353197.19' (nad-83 ms west mississippi state plane west zone) thence run due south for a distance of 1,828.64 feet to a point marking the northeast corner of an ingress/egress easement having the coordinates n:1113252.23' e:2334872.39', and being the point of beginning of this legal description that is described by metes and referenced bounds as follows, to-wit:

Leaving said point of beginning thence run due west for a distance of 200.00 feet to a point; thence run south 83° 13' 11" west for a distance of 170.00 feet to a point; thence run north 66° 48' 37" west for a distance of 300.00 feet to a point; thence run north 28° 27' 33" west for a distance of 250.00 feet to a point; thence run south 73' 36' 51" west for a distance of 450.00 feet to a point; thence run south 16' 28' 05" east for a distance of 610.00 feet to a point; thence run south 87° 29' 56" east for a distance of 500.00 feet to a point; thence run south 76' 43' 51" east for a distance of 300.00 feet to a point; thence run south 89' 38' 13" east for a distance of 180.00 feet to a point; thence run south 0° 27' 00" east for a distance of 100.00 feet to a point on the right-of-way of ms highway 22; thence run contiguous with the said right-of-way north 48' 50' 36" east for a distance of 66.69 feet to a point chiseled "x" in asphalt; thence run due north contiguous with the east line of that certain parcel of land described in deed book 4052, page 110 on file in the office of the chancery clerk in canton, madison county, mississippi for a distance of 542.00 feet to the point of beginning.

The above described easement contains 611,098.81 square feet, more or less, or 14.03 acres, more or less, and is situated in the southeast corner of the northwest quarter of section 36, township-9-north, range-1-east, madison county, mississippi, choctaw meridian. Subject property is referenced to mississippi state plane west grid coordinates from opus solution and surveyed via rtk gps with a scale factor: 1.005999923' convergence angle: -3° 32' 10.95625" at the point of commencement.