

SOUTH MADISON COUNTY PARKWAY

Right-of-Way Plats And Property Assessment Maps

CITY OF RIDGELAND, MISSISSIPPI

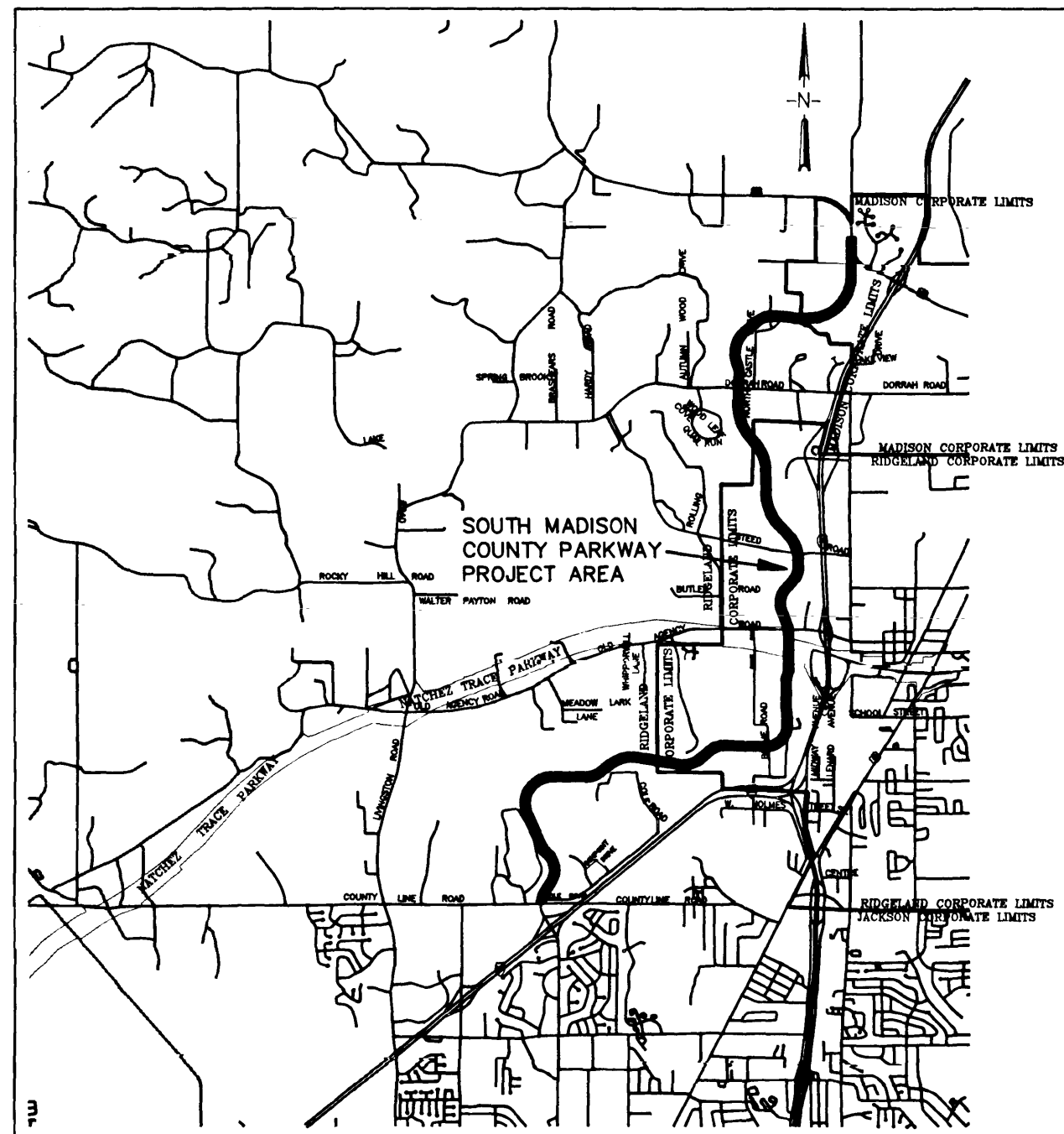
Mayor: Gene F. McGee

Aldermen: Brian Barcellona
Al Bible
Harvey Carr, Jr.
Linda Davis
Daryl Smith

City Attorney: Jerry Mills

City Clerk: Michael McPhearson

Public Works Director: Sam Vinson



VICINITY MAP

March , 1990

WAGGONER ENGINEERING, INC.
Consulting Engineers
Jackson, Mississippi

MADISON COUNTY BOARD OF SUPERVISORS:

President:
David Richardson

District #1:
Bob Dowdle

District #2:
J. S. "Brother" Harris

District #3:
David Richardson

District #4:
Karl Banks

District #5:
J. L. McCullough

Board Attorney: Bob Montgomery

*This is a copy of the Original
South Madison County Parkway;
Original can be found in the
Zoning Department. 5-1-90*

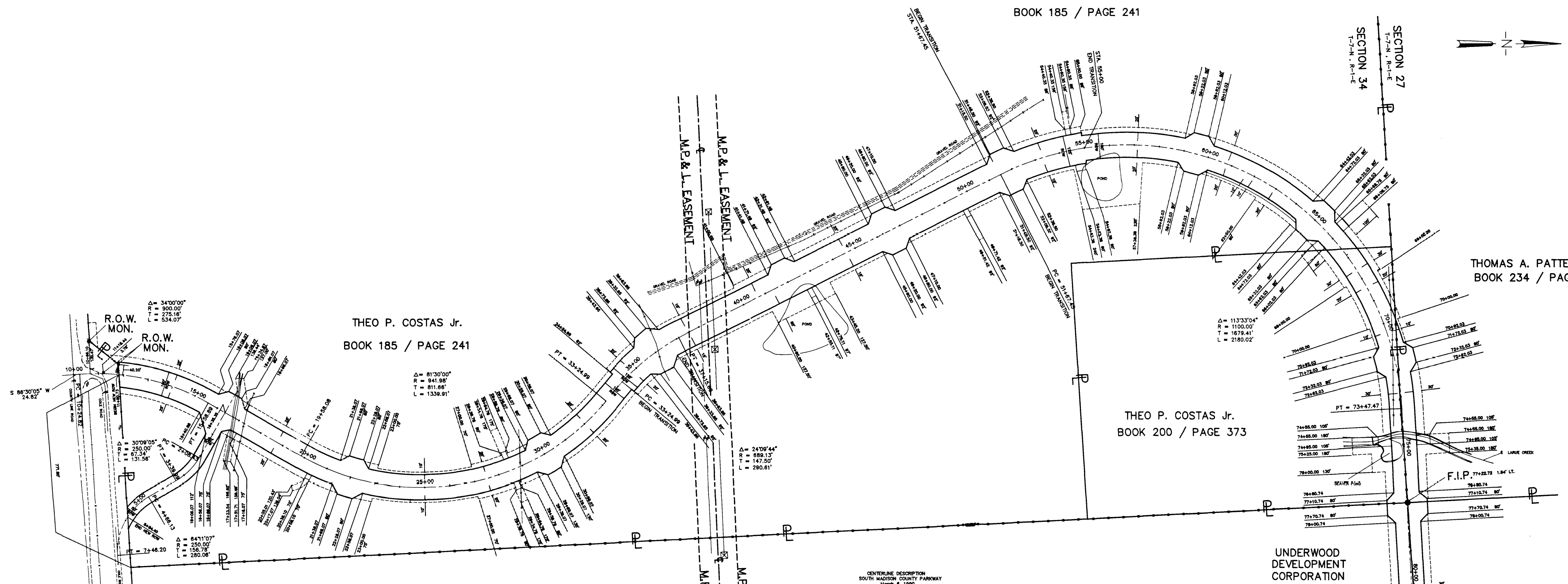
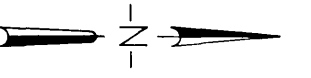
*Billy V. Cooper
Chauncey Clerk
By: Gregory D.C.*

"RIGHT-OF-WAY PLANS REVISED MAY, 1990"

*Billy V. Cooper
Chauncey Clerk*

RIGHT-OF-WAY PLANS REVISED MAY, 1990

Billy V. Cooper
BILLY V. COOPER, CLERK



THEO P. COSTAS Jr.
BOOK 185 / PAGE 241

THEO P. COSTAS Jr.
BOOK 200 / PAGE 373

THOMAS A. PATTERSON
BOOK 234 / PAGE 69

UNDERWOOD
DEVELOPMENT
CORPORATION
BOOK 108 / PAGE 71

T.A. PATTERSON
BOOK 134 / PAGE 9

WESTCHESTER II
BOOK 263 / PAGE 304

PLAT SURVEYOR'S CERTIFICATE

Surveyed by: WAGGONER ENGINEERING, INC.
Professional Engineers
Jackson, Mississippi

STATE OF MISSISSIPPI
COUNTY OF MADISON
CITY OF RIDGELAND

I, JOE A. WAGGONER, a duly licensed professional engineer and a licensed registered land surveyor, do hereby certify that this plat is a true and correct plat of the SOUTH MADISON COUNTY PARKWAY, and that said plat was prepared from an actual survey of the property made by me or under my supervision.

WITNESS MY SIGNATURE, this the 8 day of MARCH, 1990.

Professional Engineer
Registration Numbers:
P.E. # _____
R.L.S. # _____

(SEAL)

CENTERLINE DESCRIPTION
SOUTH MADISON COUNTY PARKWAY
March 8, 1990

A strip of land the width of which is as shown on the right-of-way plans for the South Madison County Parkway to be recorded in the office of the Chancery Clerk of Madison County in Canton, Mississippi and situated in Section 34, the South One-Half (S 1/2) of Section 27, the South One-Half (S 1/2) of Section 28 and Sections 25, 24, 13, and 12, Township 7 North, Range 1 East, and Sections 7 and 6, Township 7 North, Range 2 East, Madison County, Mississippi, the centerline of which is more particularly described as follows:

Beginning at the point of intersection of the centerline of County Line Road and Hanging Moss Road, said point being at centerline station 10+00 of the South Madison County Parkway and run thence North 00 degrees 38 minutes 57 seconds West, 24.82 feet to centerline station 10+24.82; run thence clockwise along the arc of a curve, 334.07 feet, said curve having a central angle of 34 degrees 00 minutes 00 seconds, a radius of 900.00 feet, and a chord bearing and distance of North 18 degrees 20 minutes 03 seconds East, 528.27 feet to centerline station 15+58.89; run thence North 33 degrees 22 minutes 03 seconds East, 428.19 feet to centerline station 19+58.08; run thence counterclockwise along the arc of a curve, 1338.81 feet, said curve having a central angle of 81 degrees 30 minutes 00 seconds, a radius of 841.81 feet, and a chord bearing and distance of North 07 degrees 24 minutes 57 seconds East, 1223.77 feet to centerline station 33+24.99; run thence North 48 degrees 08 minutes 57 seconds West, 100.00 feet to centerline station 34+24.99; run thence clockwise along the arc of a curve, 380.81 feet, said curve having a central angle of 24 degrees 08 minutes 44 seconds, a radius of 888.13 feet, and a chord bearing and distance of North 38 degrees 05 minutes 04 seconds West, 288.48 feet to centerline station 37+15.80; run thence North 24 degrees 00 minutes 13 seconds West, 1451.85 feet to centerline station 51+67.65; run thence clockwise along the arc of a curve, 2180.02 feet, said curve having a central angle of 113 degrees 33 minutes 04 seconds, a radius of 1100.00 feet, and a chord bearing and distance of North 32 degrees 48 minutes 19 seconds East, 1840.37 feet to centerline station 73+47.47; run thence North 88 degrees 32 minutes 51 seconds East, 1387.77 feet to centerline station 87+39.24; run thence clockwise along the arc of a curve, 743.90 feet, said curve having a central angle of 38 degrees 45 minutes 00 seconds, a radius of 1100.00 feet, and a chord bearing and distance of North 70 degrees 10 minutes 21 seconds East, 728.85 feet to centerline station 94+83.19; run thence North 50 degrees 47 minutes 51 seconds East, 408.46 feet to centerline station 98+82.85; run thence clockwise along the arc of a curve, 1287.08 feet, said curve having a central angle of 48 degrees 23 minutes 57 seconds, a radius of 1498.98 feet, and a chord bearing and distance of North 74 degrees 59 minutes 50 seconds East, 1228.74 feet to centerline station 111+59.73; run thence South 80 degrees 48 minutes 12 seconds East, 1885.88 feet to centerline station 128+55.80; run thence counterclockwise along the arc of a curve, 970.24 feet, said curve having a central angle of 38 degrees 32 minutes 30 seconds, a radius of 1099.90 feet, and a chord bearing and distance of North 73 degrees 55 minutes 33 seconds East, 639.09 feet to centerline station 138+25.84; run thence North 48 degrees 39 minutes 18 seconds East, 440.46 feet to centerline station 142+85.28; run thence clockwise along the arc of a curve, 860.38 feet, said curve having a central angle of 44 degrees 48 minutes 52 seconds, a radius of 1100.00 feet, and a chord bearing and distance of North 71 degrees 03 minutes 03 seconds East, 838.29 feet to centerline station 151+28.87; run thence South 88 degrees 31 minutes 50 seconds East, 889.71 feet to centerline station 157+49.36; run thence South 89 degrees 22 minutes 12 seconds East, 888.82 feet to centerline station 166+49.30; run thence counterclockwise along the arc of a curve, 1421.00 feet, said curve having a central angle of 90 degrees 27 minutes 50 seconds, a radius of 850.00 feet, and a chord bearing and distance of North 20 degrees 12 minutes 20 seconds West, 1582.23 feet to centerline station 187+71.53; run thence North 10 degrees 34 minutes 57 seconds West, 108.18 feet to centerline station 188+89.30; run thence clockwise along the arc of a curve, 158.48 feet, said curve having a central angle of 10 degrees 44 minutes 55 seconds, a radius of 850.00 feet, and a chord bearing and distance of North 05 degrees 12 minutes 20 seconds West, 108.23 feet to centerline station 189+84.76; run thence North 00 degrees 08 minutes 08 seconds East, 1088.31 feet to centerline station 198+92.84; run thence clockwise along the arc of a curve, 210.84 feet, said curve having a central angle of 18 degrees 08 minutes 48 seconds, a radius of 747.42 feet, and a chord bearing and distance of North 08 degrees 14 minutes 23 seconds East, 209.84 feet to centerline station 201+55.16; run thence North 18 degrees 18 minutes 47

STATE OF MISSISSIPPI
COUNTY OF MADISON
CITY OF RIDGELAND

I, JOE A. WAGGONER, a licensed registered land surveyor and civil engineer, do hereby certify that I have platted the boundaries of the SOUTH MADISON COUNTY PARKWAY, as appear on the plans for the construction of said PARKWAY as approved by the MADISON COUNTY BOARD OF SUPERVISORS, and have surveyed the center line of said PARKWAY as same appears on the plats attached hereto, which center line is more particularly described on RIGHT-OF-WAY Sheet 1 of 6.

WITNESS MY SIGNATURE, this the 8 day of MARCH, 1990.

Professional Engineer
Registration Numbers:
P.E. # _____
R.L.S. # _____

(SEAL)

Professional Engineer
Registration Numbers:
P.E. # _____
R.L.S. # _____

(SEAL)

CERTIFICATE OF RECORDING

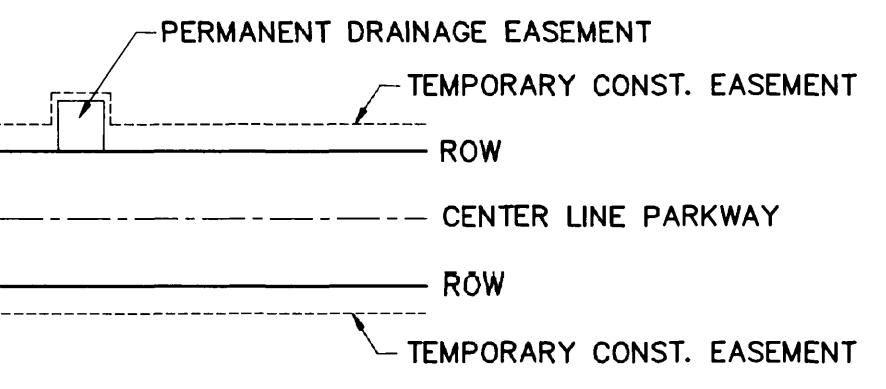
Field and recorded by order of the MADISON COUNTY BOARD OF SUPERVISORS on this the 9th day of March, 1990 at _____ o'clock A.M.

WITNESS OUR SIGNATURES, this the 9 day of MARCH, 1990.

ATTEST:

BILLY V. COOPER, CLERK
DAVID RICHARDSON, President, MADISON COUNTY BOARD OF SUPERVISORS

LEGEND



RIGHT-OF-WAY PLAT
SOUTH MADISON COUNTY
PARKWAY
STA. 10+00 TO STA. 90+00

WAGGONER ENGINEERING, INC.
Consulting Engineers - Jackson, Mississippi

JOHN M. LUCKETT

AMOS BROWN

E.R. HINES &
ROBERT N. MOON ET AL
BOOK 41 / PAGE 258
BOOK 108 / PAGE 31

NATCHEZ TRACE PARTNERS, L.P.
A DELAWARE LIMITED PARTNERSHIP
BOOK 236 / PAGE 440

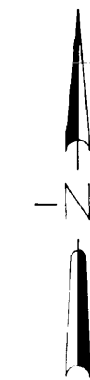
FRANK BELL ET AL
BOOK 253 / PAGE 417

FRANK BELL ET AL
BOOK 253 / PAGE 417

UNDERWOOD
DEVELOPMENT
CORPORATION
BOOK 108 / PAGE 71

GLEN OWEN COKER
BOOK 202 / PAGE 693

26
T-7-N, R-1-E



SECTION LINE
STATION 155+00
MATCH LINE SHEET 3

WESTCHESTER II
BOOK 263 / PAGE 304

MATCH LINE SHEET 1
STATION 90+00

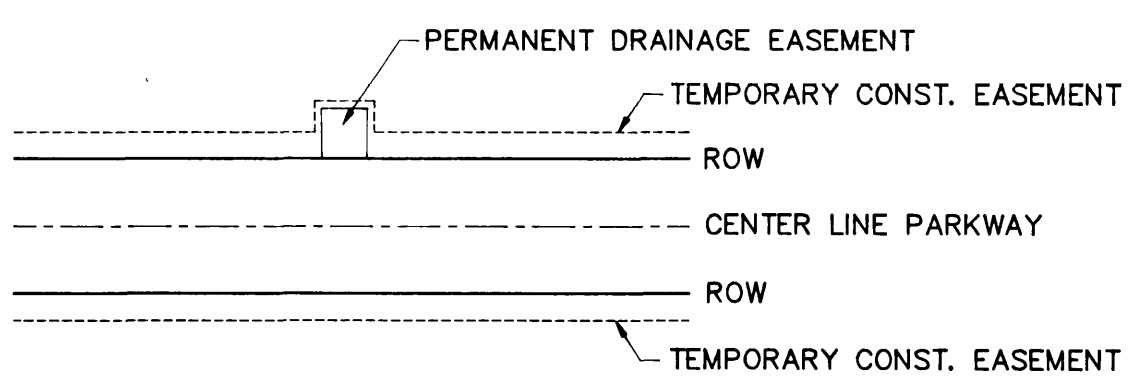
SECTION LINE

SECTION LINE

SECTION LINE

SECTION LINE
26 25
35 36

LEGEND

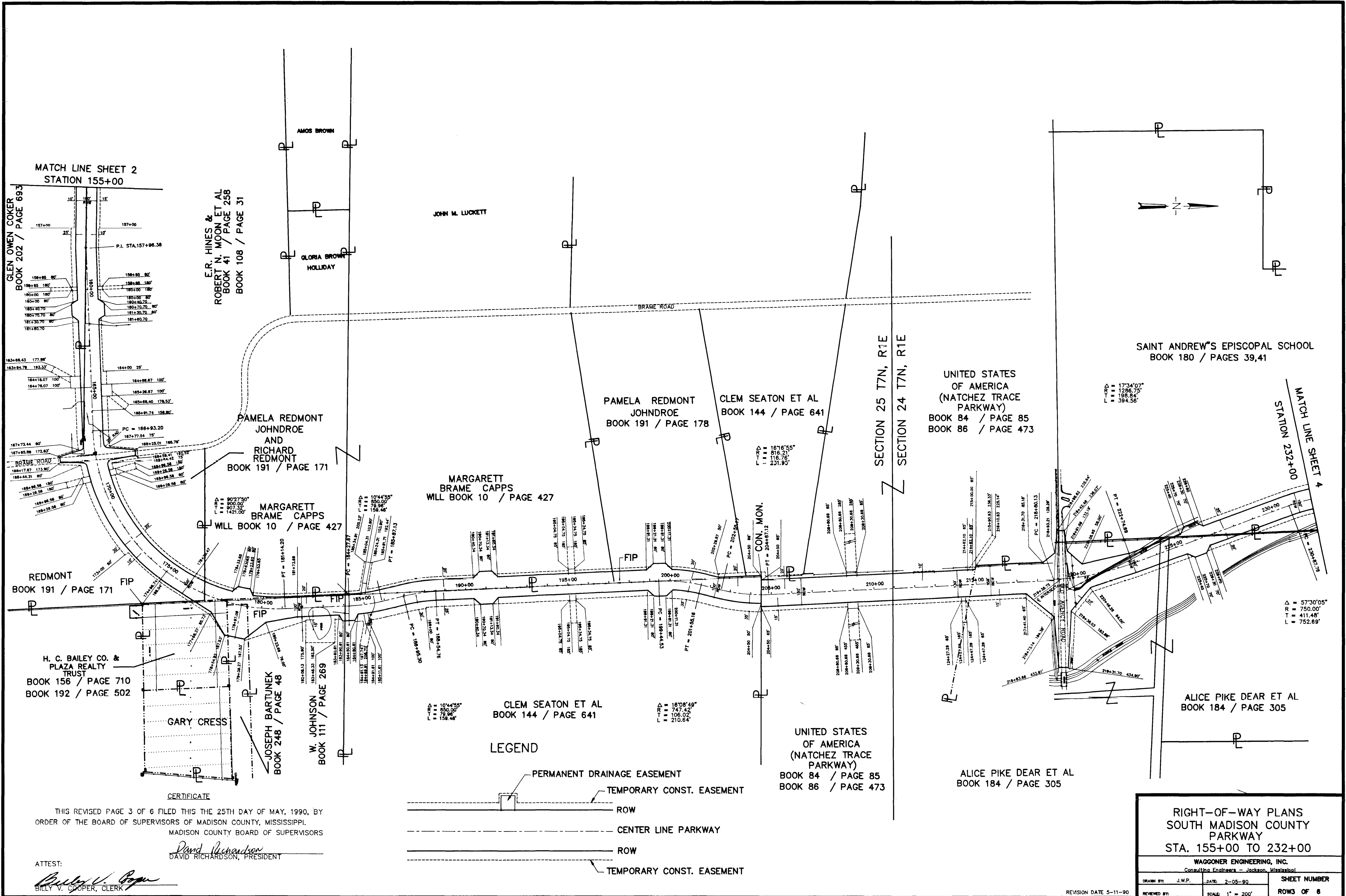


RIGHT-OF-WAY PLAT
SOUTH MADISON COUNTY
PARKWAY
STA. 90+00 TO STA. 155+00

WAGGONER ENGINEERING, INC. Consulting Engineers - Jackson, Mississippi	
DRAWN BY: J.W.P.	DATE: JAN 15 1990
REVIEWED BY:	SCALE: 1" = 200'
SHEET NUMBER ROW 2 OF 6	

REVISION DATE: 3-23-90

C:\DWG\SUMMERTR\RW2



MATCH LINE SHEET 2
STATION 155+00

MATCH LINE SHEET 4
STATION 232+00

GLEN OMEN COKER
BOOK 202 / PAGE 693

E.R. HINES &
ROBERT N. MOON ET AL
BOOK 41 / PAGE 258
BOOK 108 / PAGE 31

JOHN M. LUCKETT

AMOS BROWN
GLORIA BROWN
HOLLIDAY

PAMELA REDMONT
JOHNDROE
AND
RICHARD
REDMONT
BOOK 191 / PAGE 171

PAMELA REDMONT
JOHNDROE
BOOK 191 / PAGE 178

CLEM SEATON ET AL
BOOK 144 / PAGE 641

UNITED STATES
OF AMERICA
(NATCHEZ TRACE
PARKWAY)
BOOK 84 / PAGE 85
BOOK 86 / PAGE 473

SAINT ANDREW'S EPISCOPAL SCHOOL
BOOK 180 / PAGES 39,41

MARGARET
BRAME CAPPS
WILL BOOK 10 / PAGE 427

MARGARET
BRAME CAPPS
WILL BOOK 10 / PAGE 427

REDMONT
BOOK 191 / PAGE 171

H. C. BAILEY CO. &
PLAZA REALTY
TRUST
BOOK 156 / PAGE 710
BOOK 192 / PAGE 502

GARY CRESS

JOSEPH BARTUNEK
BOOK 248 / PAGE 48

W. JOHNSON
BOOK 111 / PAGE 269

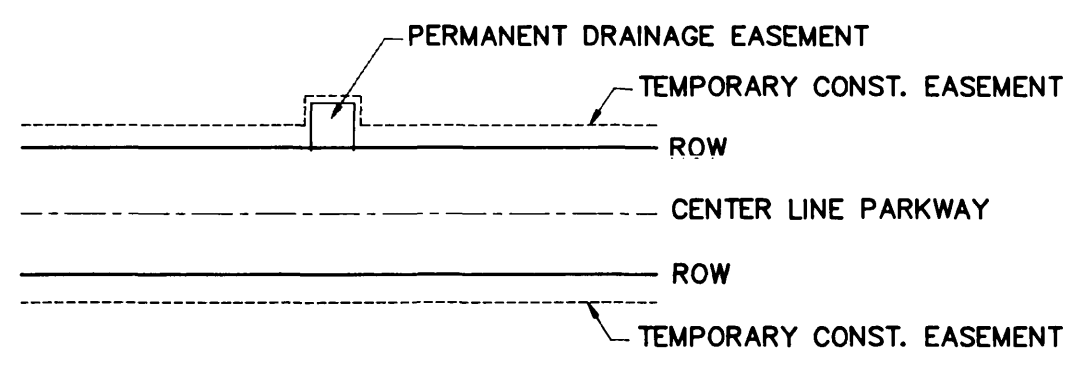
CLEM SEATON ET AL
BOOK 144 / PAGE 641

UNITED STATES
OF AMERICA
(NATCHEZ TRACE
PARKWAY)
BOOK 84 / PAGE 85
BOOK 86 / PAGE 473

ALICE PIKE DEAR ET AL
BOOK 184 / PAGE 305

ALICE PIKE DEAR ET AL
BOOK 184 / PAGE 305

LEGEND



CERTIFICATE

THIS REVISED PAGE 3 OF 6 FILED THIS THE 25TH DAY OF MAY, 1990, BY
ORDER OF THE BOARD OF SUPERVISORS OF MADISON COUNTY, MISSISSIPPI.
MADISON COUNTY BOARD OF SUPERVISORS

David Richardson
DAVID RICHARDSON, PRESIDENT

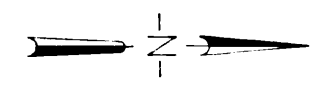
ATTEST:
Billy V. Cooper
BILLY V. COOPER, CLERK

RIGHT-OF-WAY PLANS
SOUTH MADISON COUNTY
PARKWAY
STA. 155+00 TO 232+00

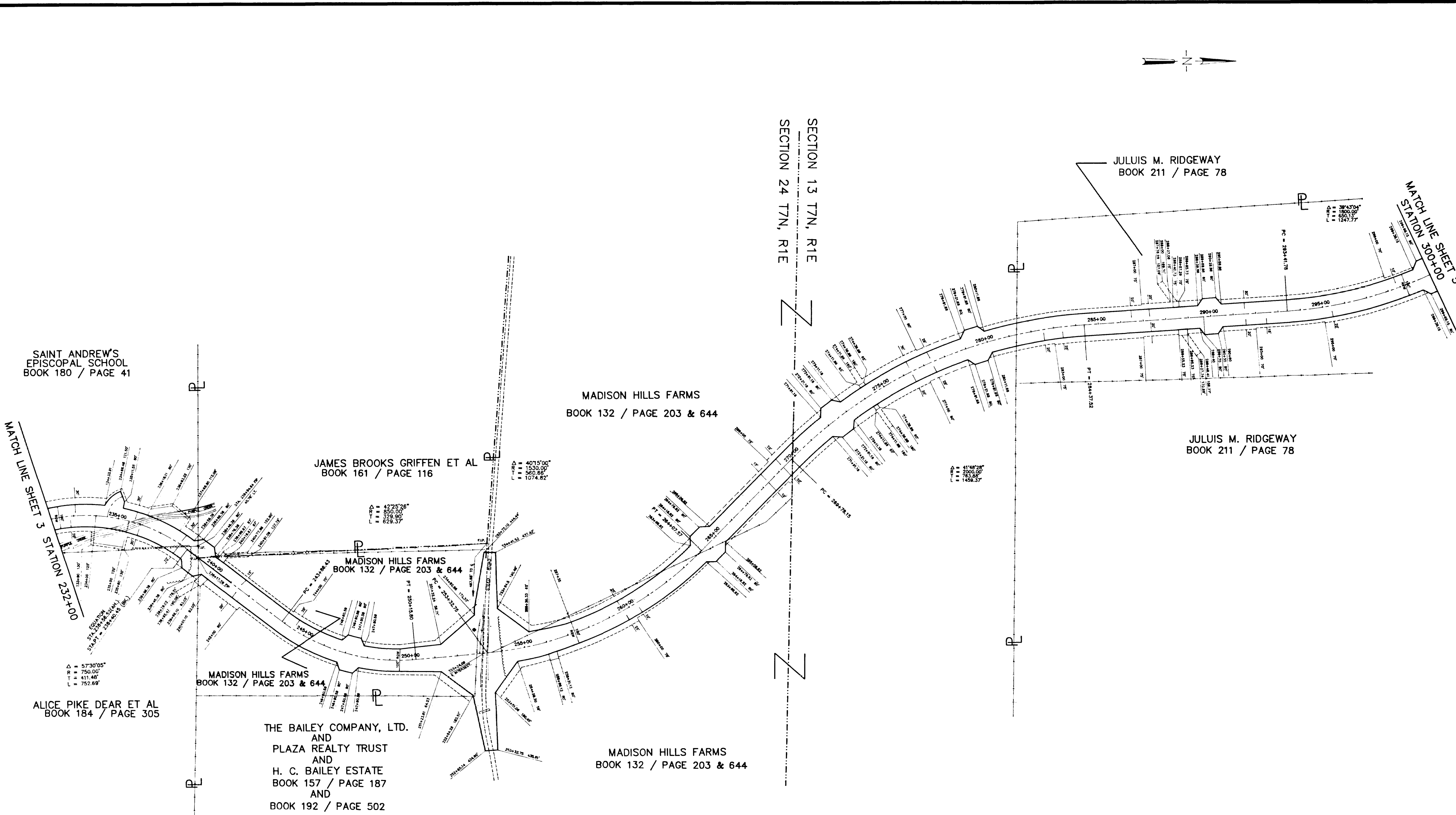
WAGGONER ENGINEERING, INC.
Consulting Engineers - Jackson, Mississippi

DRAWN BY: J.W.P.	DATE: 2-05-90	SHEET NUMBER
REVIEWED BY:	SCALE: 1" = 200'	ROWS OF 6

REVISION DATE 5-11-90



SECTION 13 TN, R1E
SECTION 24 TN, R1E



SAINT ANDREW'S
EPISCOPAL SCHOOL
BOOK 180 / PAGE 41

MADISON HILLS FARMS
BOOK 132 / PAGE 203 & 644

JULUIS M. RIDGEWAY
BOOK 211 / PAGE 78

JAMES BROOKS GRIFFEN ET AL
BOOK 161 / PAGE 116

JULUIS M. RIDGEWAY
BOOK 211 / PAGE 78

MATCH LINE SHEET 3
STATION 232+00

MATCH LINE SHEET 5
STATION 300+00

$\Delta = 57^{\circ}30'05''$
 $R = 750.00'$
 $T = 411.40'$
 $L = 752.69'$

$\Delta = 40^{\circ}15'00''$
 $R = 1530.00'$
 $T = 580.86'$
 $L = 1074.82'$

$\Delta = 41^{\circ}48'28''$
 $R = 2000.00'$
 $T = 783.85'$
 $L = 1459.37'$

$\Delta = 42^{\circ}25'26''$
 $R = 850.00'$
 $T = 329.90'$
 $L = 629.37'$

MADISON HILLS FARMS
BOOK 132 / PAGE 203 & 644

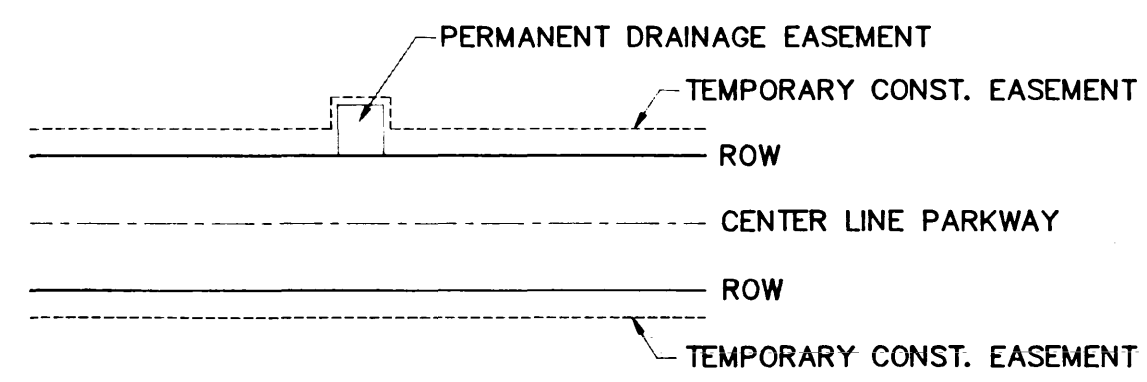
MADISON HILLS FARMS
BOOK 132 / PAGE 203 & 644

ALICE PIKE DEAR ET AL
BOOK 184 / PAGE 305

THE BAILEY COMPANY, LTD.
AND
PLAZA REALTY TRUST
AND
H. C. BAILEY ESTATE
BOOK 157 / PAGE 187
AND
BOOK 192 / PAGE 502

MADISON HILLS FARMS
BOOK 132 / PAGE 203 & 644

LEGEND



RIGHT-OF-WAY PLAT
SOUTH MADISON COUNTY
PARKWAY
STA. 232+00 TO STA. 300+00

WAGGONER ENGINEERING, INC. Consulting Engineers - Jackson, Mississippi		
DRAWN BY: J.W.P.	DATE: 2-06-90	SHEET NUMBER
REVIEWED BY:	SCALE: 1" = 200'	ROW 4 OF 6

REVISION DATE: 3-06-90

MADISON HILLS FARMS
BOOK 132 / PAGE 203 & 644

BAILEY MORTGAGE COMPANY
BOOK 191 / PAGE 611

MADISON COUNTY SCHOOL BOARD
BOOK 262 / PAGE 250

$\Delta = 23^{\circ}45'28''$
 $R = 1099.98'$
 $T = 231.38'$
 $L = 456.11'$

$\Delta = 70^{\circ}36'47''$
 $R = 1150.00'$
 $T = 814.44'$
 $L = 1417.29'$

$\Delta = 43^{\circ}31'00''$
 $R = 2240.00'$
 $T = 894.05'$
 $L = 1701.30'$

RUFUS BROWN ESTATE
BOOK 60 / PAGE 434
BOOK 10 / PAGE 259

SUMMERTREE
LAND COMPANY

BAILEY
MORTGAGE
COMPANY
BOOK 210 / PAGE 744

ALVA H. RUTLEDGE
BOOK 172 / PAGE 698

RUFUS BROWN ESTATE
BOOK 60 / PAGE 434
BOOK 67 / PAGE 136
BOOK 10 / PAGE 259

GLAYDS BROWN
BOOK 141 / PAGE 254

ALVA H. RUTLEDGE
BOOK 257 / PAGE 61

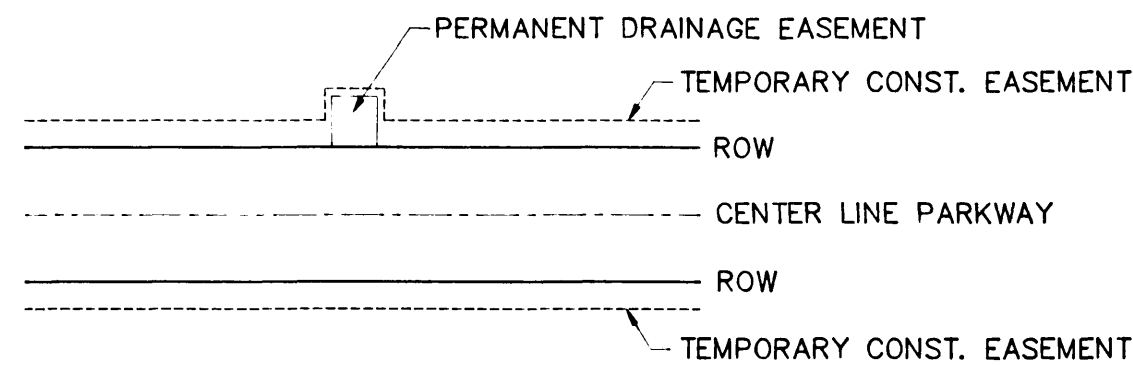
BAILEY MORTGAGE COMPANY
BOOK 222 / PAGE 520

JULIUS M. RIDGEWAY
BOOK 211 / PAGE 78

SECTION 13
T 7 N , R 1 E

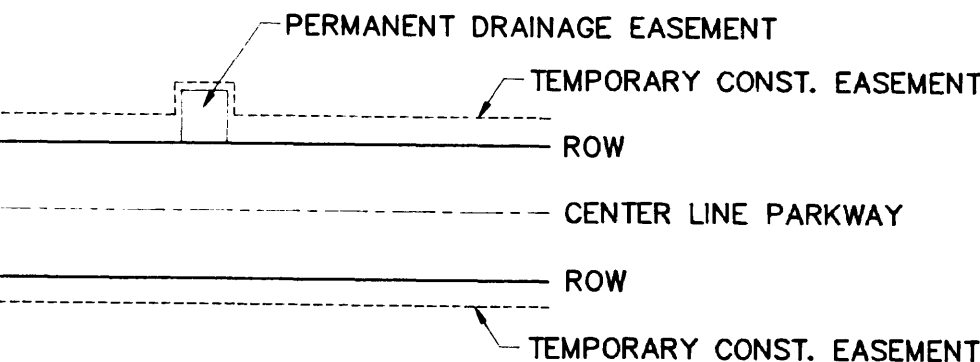
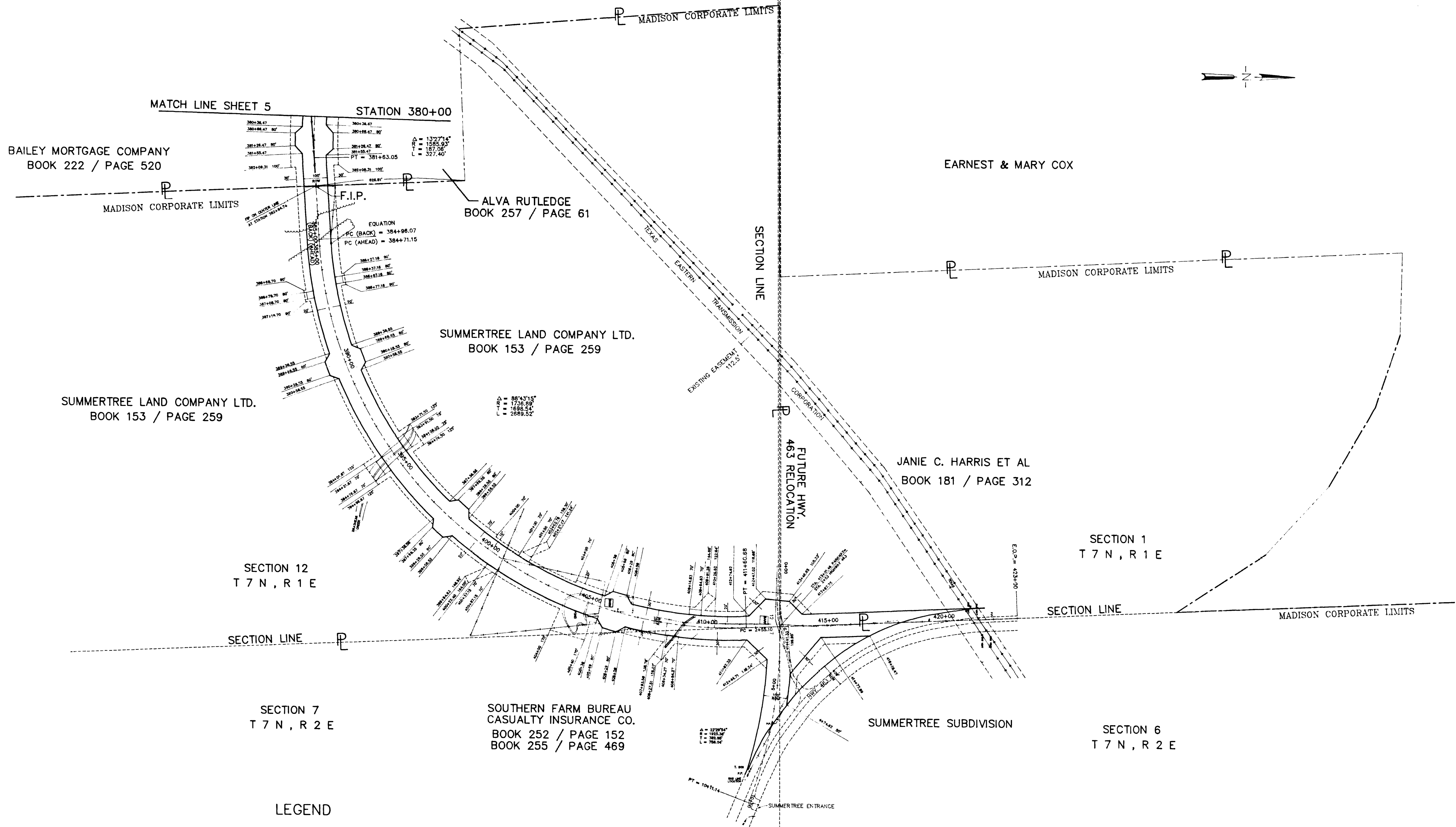
SECTION 12
T 7 N , R 1 E

LEGEND



RIGHT-OF-WAY PLAT
SOUTH MADISON COUNTY
PARKWAY
STA. 300+00 TO STA. 380+00

WAGGONER ENGINEERING, INC. Consulting Engineers - Jackson, Mississippi		
DRAWN BY: J.W.P.	DATE: 1-30-90	SHEET NUMBER
CHECKED BY:	SCALE: 1" = 200'	ROWS OF 6

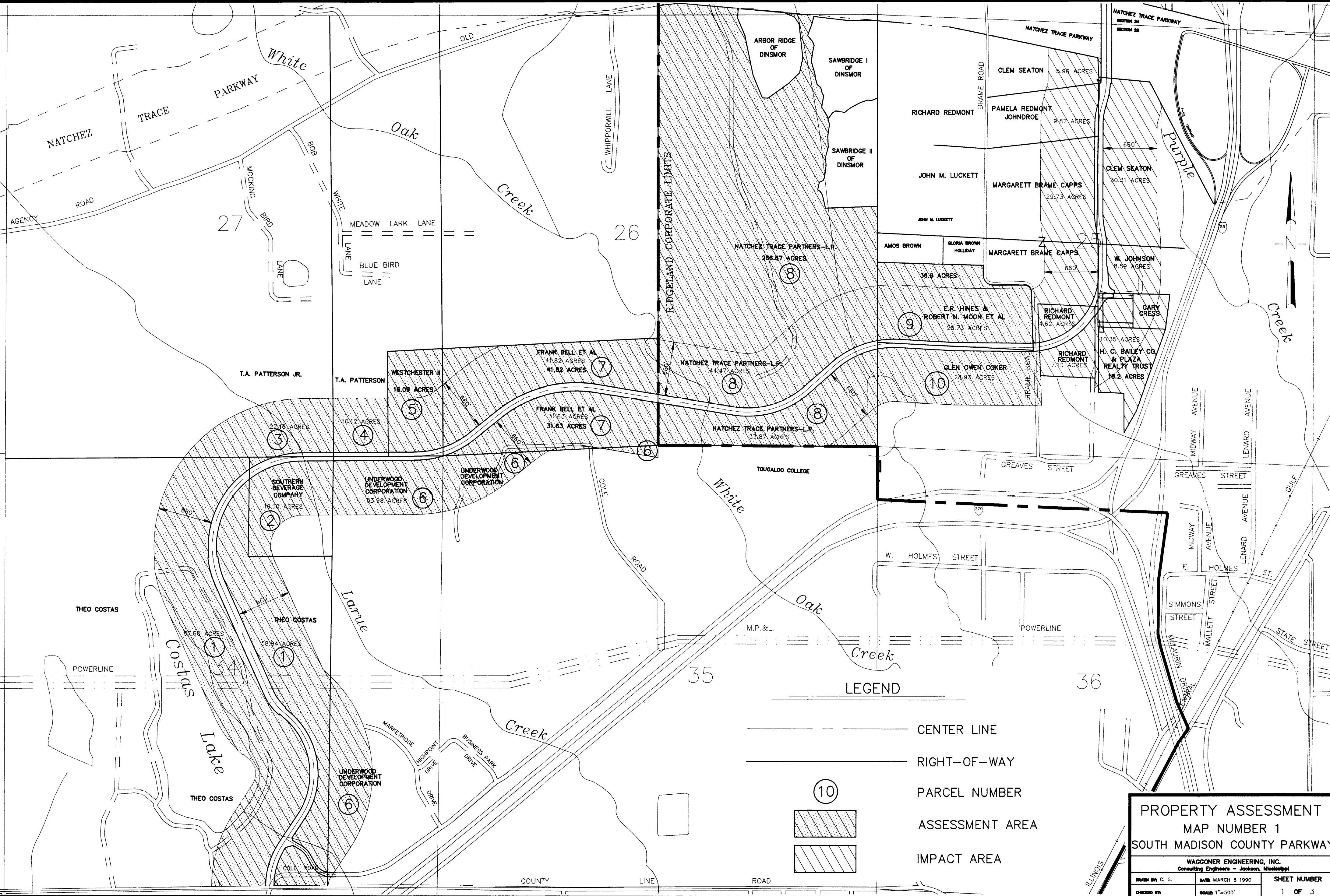


RIGHT-OF-WAY PLAT
SOUTH MADISON COUNTY
PARKWAY
STA. 380+00 TO STA. 423+00

WAGGONER ENGINEERING, INC.
 Consulting Engineers - Jackson, Mississippi

DRAWN BY: J.W.P.	DATE: 2-02-90	SHEET NUMBER
CHECKED BY:	SCALE: 1" = 200'	ROWS OF 6

REVISION DATE 3-07-90



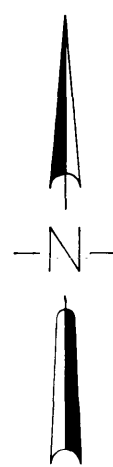
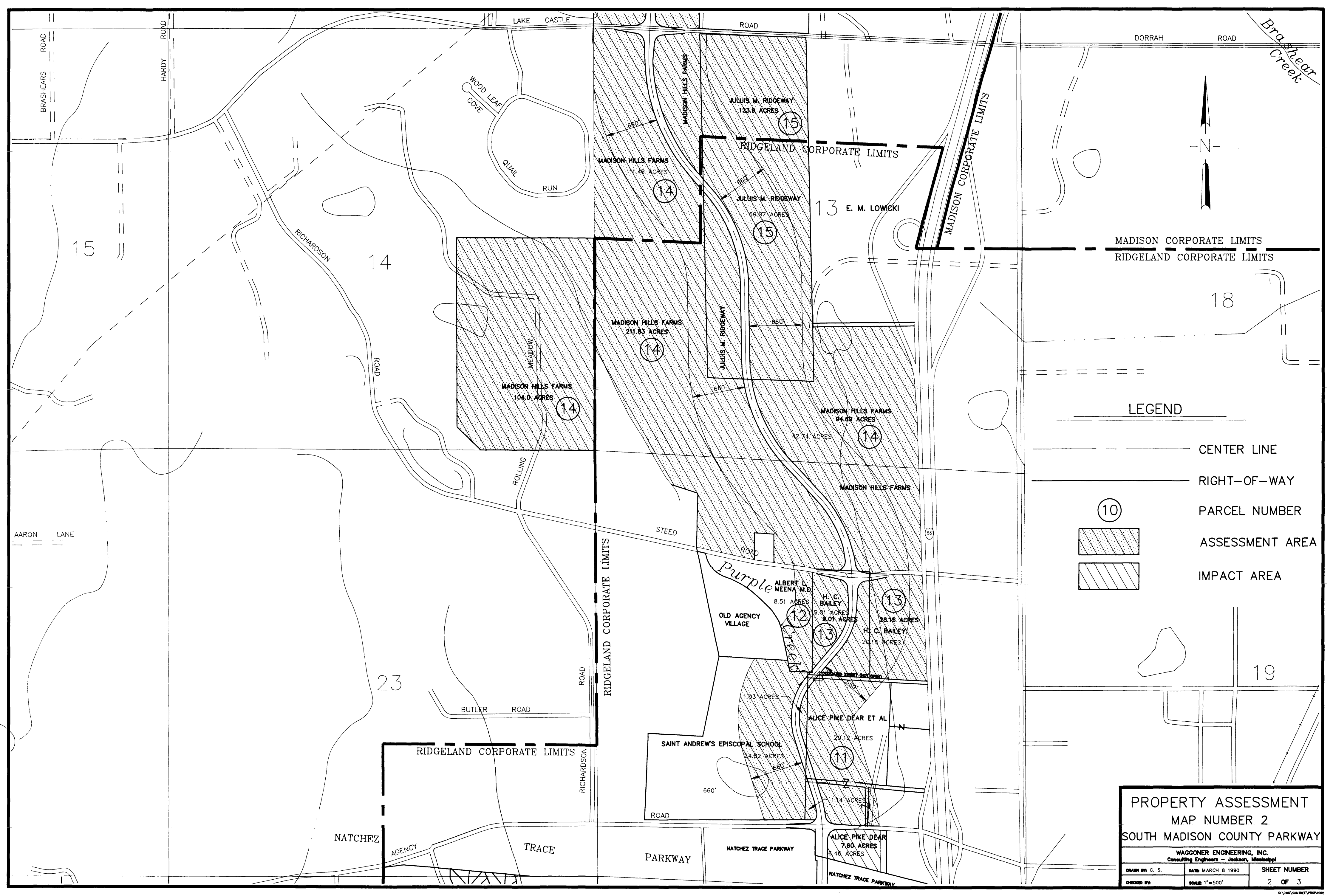
RIDGELAND CORPORATE LIMITS

LEGEND

- CENTER LINE
- RIGHT-OF-WAY
- PARCEL NUMBER
- ASSESSMENT AREA
- IMPACT AREA

**PROPERTY ASSESSMENT
MAP NUMBER 1
SOUTH MADISON COUNTY PARKWAY**

WAGGONER ENGINEERING, INC. Consulting Engineers - Jackson, Mississippi		
DRAWN BY: C. S.	DATE: MARCH 8 1990	SHEET NUMBER
CHECKED BY:	SCALE: 1"=500'	1 OF 3



MADISON CORPORATE LIMITS
RIDGELAND CORPORATE LIMITS

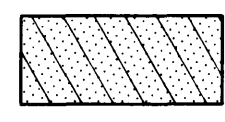
LEGEND

— CENTER LINE

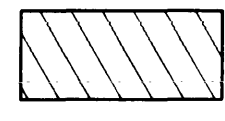
— RIGHT-OF-WAY

⑩

PARCEL NUMBER



ASSESSMENT AREA



IMPACT AREA

PROPERTY ASSESSMENT
MAP NUMBER 2
SOUTH MADISON COUNTY PARKWAY

WAGGONER ENGINEERING, INC. Consulting Engineers - Jackson, Mississippi		
DRAWN BY: C. S.	DATE: MARCH 8 1990	SHEET NUMBER
CHECKED BY:	SCALE: 1"=500'	2 OF 3

Brashear Creek

19

18

13 E. M. LOWICKI

JULIUS M. RIDGEWAY
123.9 ACRES

⑮

RIDGELAND CORPORATE LIMITS

MADISON HILLS FARMS
111.48 ACRES

⑭

JULIUS M. RIDGEWAY
69.07 ACRES

⑮

MADISON HILLS FARMS
211.83 ACRES

⑭

MADISON HILLS FARMS
104.0 ACRES

⑭

MADISON HILLS FARMS
94.89 ACRES

⑭

42.74 ACRES

MADISON HILLS FARMS

ALBERT L. MEENA M.D.
8.51 ACRES

⑫

OLD AGENCY VILLAGE

H. C. BAILEY
9.01 ACRES

⑬

H. C. BAILEY
28.15 ACRES

⑬

H. C. BAILEY
20.18 ACRES

ALICE PIKE DEAR ET AL
29.12 ACRES

⑪

SAINT ANDREW'S EPISCOPAL SCHOOL
14.82 ACRES

⑪

ALICE PIKE DEAR
7.60 ACRES

⑪

6.46 ACRES

LAKE CASTLE ROAD

ROAD

DORRAH ROAD

BRASHEARS ROAD

HARDY ROAD

WOOD LEAF COVE

QUAIL RUN

RICHARDSON ROAD

ROAD

MEADOW

ROLLING ROAD

STEED ROAD

BUTLER ROAD

RICHARDSON ROAD

NATCHEZ AGENCY TRACE

TRACE

PARKWAY

NATCHEZ TRACE PARKWAY

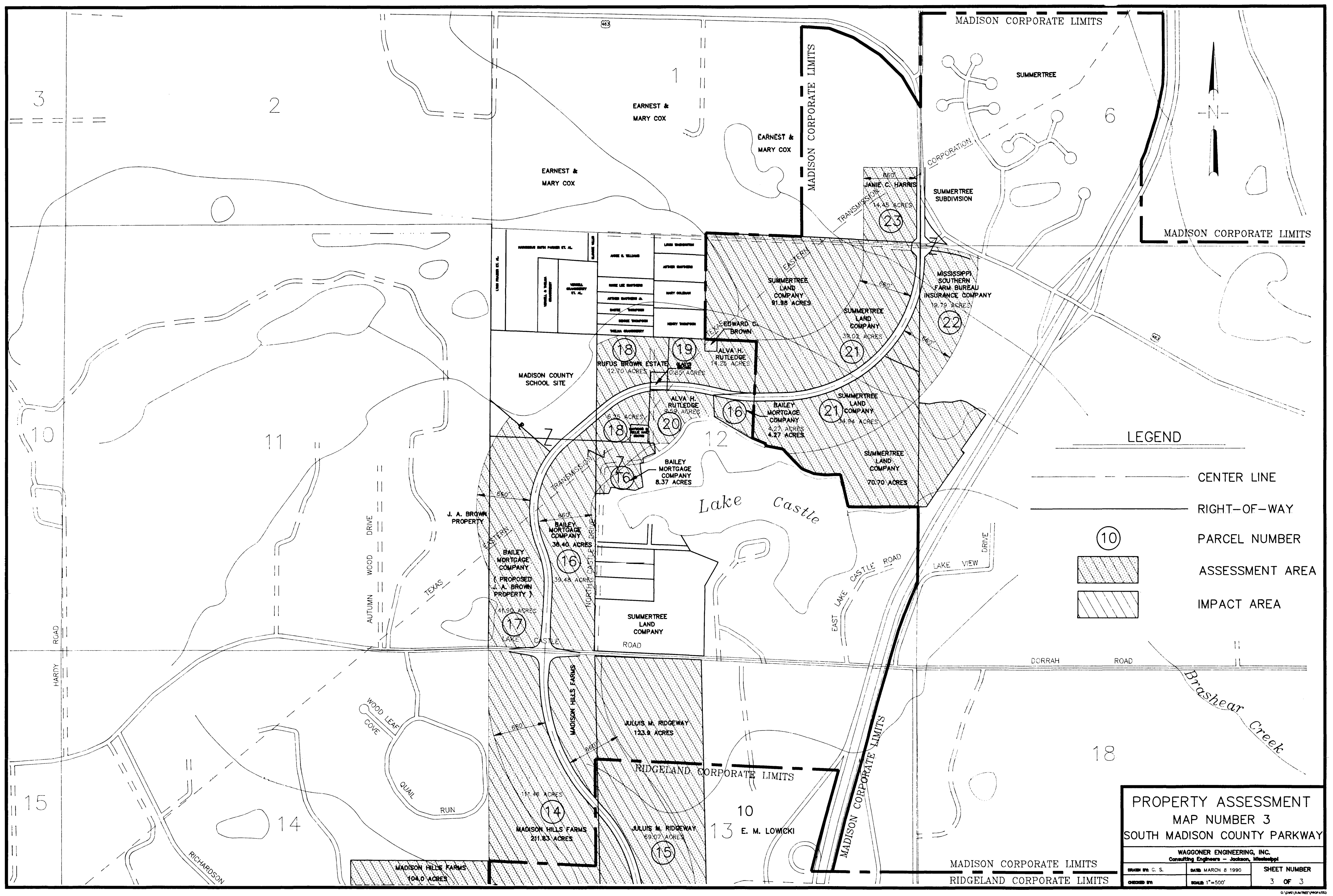
NATCHEZ TRACE PARKWAY

15

14

23

AARON LANE



LEGEND

- CENTER LINE
- RIGHT-OF-WAY
- ⑩ PARCEL NUMBER
- ASSESSMENT AREA
- IMPACT AREA

**PROPERTY ASSESSMENT
MAP NUMBER 3
SOUTH MADISON COUNTY PARKWAY**

WAGGONER ENGINEERING, INC.
Consulting Engineers - Jackson, Mississippi

<small>DRAWN BY: C. S.</small>	<small>DATE: MARCH 8 1990</small>	<small>SHEET NUMBER</small>
<small>CHECKED BY:</small>	<small>SCALE: 1"=500'</small>	3 OF 3

MADISON CORPORATE LIMITS
RIDGELAND CORPORATE LIMITS

10
E. M. LOWCKI

JULIUS M. RIDGEWAY
123.8 ACRES

MADISON HILLS FARMS
211.83 ACRES

MADISON HILLS FARMS
104.0 ACRES

SUMMERTREE
LAND COMPANY

BAILEY MORTGAGE
COMPANY
(PROPOSED
J. A. BROWN
PROPERTY)

J. A. BROWN
PROPERTY

RUFUS BROWN ESTATE
12.70 ACRES

BAILEY MORTGAGE
COMPANY
8.37 ACRES

BAILEY MORTGAGE
COMPANY
4.27 ACRES

SUMMERTREE
LAND COMPANY
34.84 ACRES

SUMMERTREE
LAND COMPANY
38.01 ACRES

SUMMERTREE
LAND COMPANY
81.88 ACRES

MISSISSIPPI
SOUTHERN
FARM BUREAU
INSURANCE COMPANY
19.79 ACRES

JANIE C. HARRIS
19.45 ACRES

EARNEST &
MARY COX

EARNEST &
MARY COX

EARNEST &
MARY COX

MADISON COUNTY
SCHOOL SITE

HARRIS & PARRIS ET AL.

JACK & WILLIAM

LEON THOMPSON

ARTHUR THOMPSON

MARY COLEMAN

WILLIAM THOMPSON

HENRY THOMPSON

WILMA THOMPSON

EDWARD G.
BROWN

ALVA H.
RUTLEDGE
14.25 ACRES

ALVA H.
RUTLEDGE
9.59 ACRES

6.25 ACRES

6.25 ACRES

6.25 ACRES

6.25 ACRES

6.25 ACRES

6.25 ACRES

6.25 ACRES

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6.25 ACRES