

APPLICATION FOR CONDITIONAL USE
Cemetery- Kiner Cemetery

Name and Address of Applicant:
 James Kiner
 4071 Hwy 43 N
 Canton, MS 39046
 601-761-3840

Street Address of Property (if different address):
 Hwy 43 North

APPLICATION DATE	Present Zoning of Property	Legal Description of Property:	TAX PARCEL NUMBER	FLOOD ZONE	MAP/PLAT OF PROPERTY
3-1-2016	A-1	See (Exhibit A)	N/A	Zone X	See (Exhibit B)

Other Comments: As per Article 2605 of the Madison County Zoning Ordinance.

Respectfully Submitted



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 _____

Ingress-Egress Easement Description

A variable to a 25 foot ingress egress easement situated in the NW ¼ of the SE ¼ of Section 22, T10N-R4E, Madison Co., Mississippi. Bearings are Geodetic North, and distances are US Survey Feet.

Commence from a found fence corner marking the NE corner of the NW ¼ of Section 22, T10N-R4E, Madison Co., Mississippi, as recorded in a Final Judgment Of Partition in Book 430 at Page 581 in the Office Of The Chancery Clerk, Madison Co., Mississippi.

Thence run S 00 degrees 15 minutes 17 seconds E a distance of 2877.08 feet to a found ½ inch by 18 inch iron rebar, being the Point Of Beginning;

Thence run N 74 degrees 58 minutes 55 seconds E a distance of 12.50 feet to a ½ inch by 18 inch iron rebar, said point being designated as Point "A";

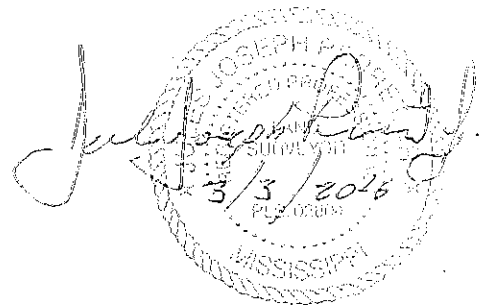
Thence from the Point Of Beginning run S 15 degrees 01 minutes 05 seconds E a distance of 208.71 feet to a found ½ inch by 18 inch iron rebar;

Thence run N 74 degrees 57 minutes 54 seconds E a distance of 36.63 feet to a ½ inch by a 18 inch iron rebar, said point being designated as Point "B";

Thence from said point designated as Point "A", run S 21 degrees 36 minutes 52 seconds E a distance of 210.09 feet to said point designated as Point "B", with said ingress egress easement being 12.5 feet Easterly of the line between Point "A" and Point "B";

Thence Southerly along the following described line being a 25 foot ingress egress easement, 12.5 feet each side, S 18 degrees 41 minutes 24 seconds E a distance of 117.68 feet to a ½ inch by 18 inch iron rebar;

Thence run S 01 degrees 04 minutes 59 seconds E a distance of 44.61 feet to a point on the northerly right-of-way of Mississippi Highway 43, a pave public road as in place February of 2016, said point being the terminus of said 25 foot ingress egress easement. Said point being witnessed by a ½ inch by 18 inch iron rebar being S 01 degrees 04 minutes 59 seconds E a distance of 12.90 feet from said point.



Description

A 1.0 acre parcel of land being situated in the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ and in the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 22, Township 10 North, Range 4 East, Madison County, Mississippi, and being more particularly described as follows:

Commence at a found fence corner marking the NE corner of the NW $\frac{1}{4}$ of Section 22, Township 10 North, Range 4 East, Madison County, Mississippi, and run thence S $00^{\circ}15'17''$ W for a distance of 2,877.08 feet to an iron pin, being the Point of Beginning of the herein described parcel of land;

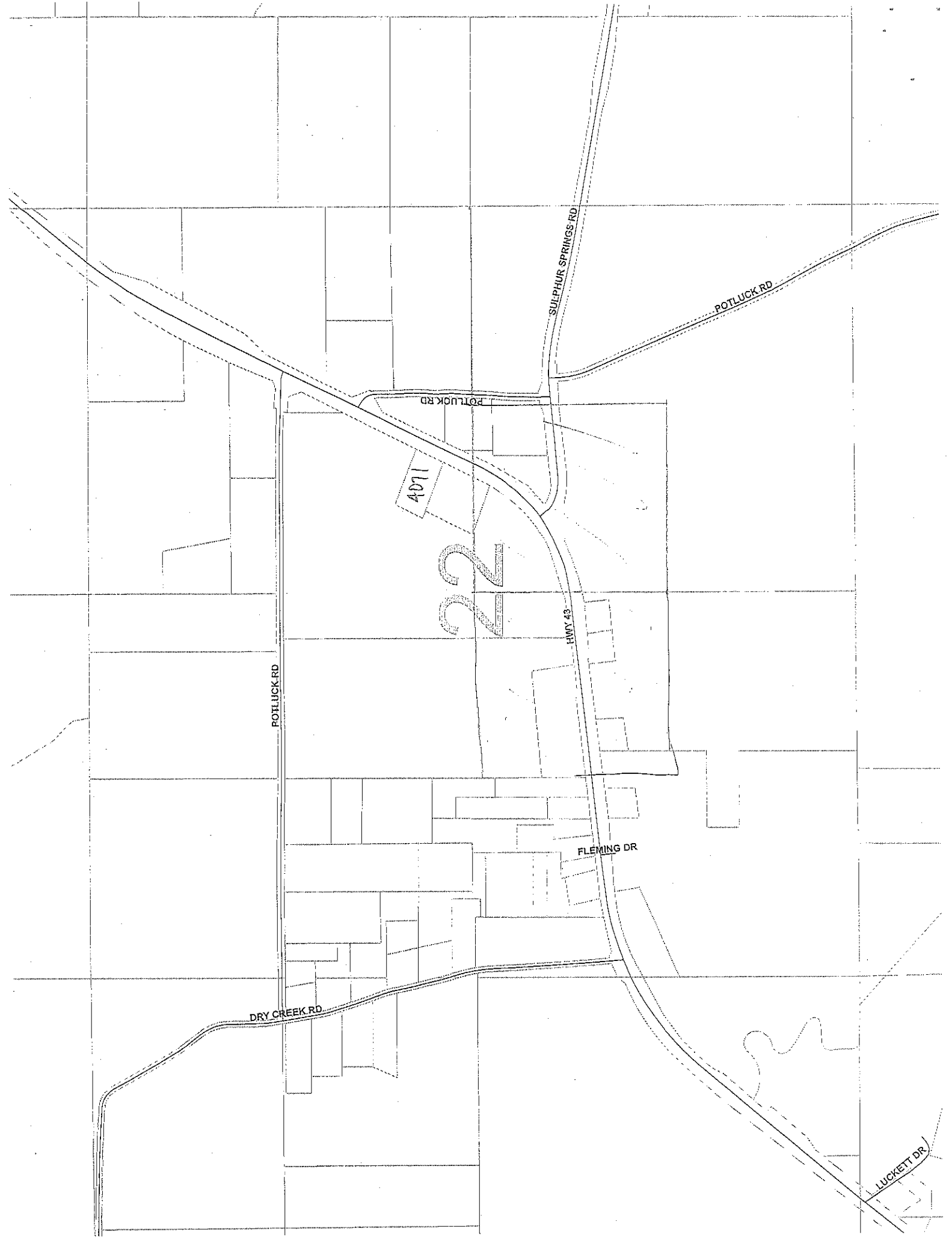
Run thence S $15^{\circ}01'05''$ E for a distance of 208.71 feet to an iron pin;

Run thence S $74^{\circ}58'55''$ W for a distance of 208.71 feet to an iron pin;

Run thence N $15^{\circ}01'05''$ W for a distance of 208.71 feet to an iron pin;

Run thence N $74^{\circ}58'55''$ E for a distance of 208.71 feet to the Point of Beginning.

Containing 1.0 acres, more or less, and being situated in the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ and in the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 22, Township 10 North, Range 4 East, Madison County, Mississippi.



POTLUCK RD

SULPHUR SPRINGS RD

POTLUCK RD

POTLUCK RD

4071

22

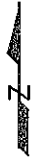
HWY 43

FLEMING DR

DRY CREEK RD

LUCKETT DR

BEARINGS OBTAINED FROM
GPS OBSERVATIONS
TO GEODETIC NORTH

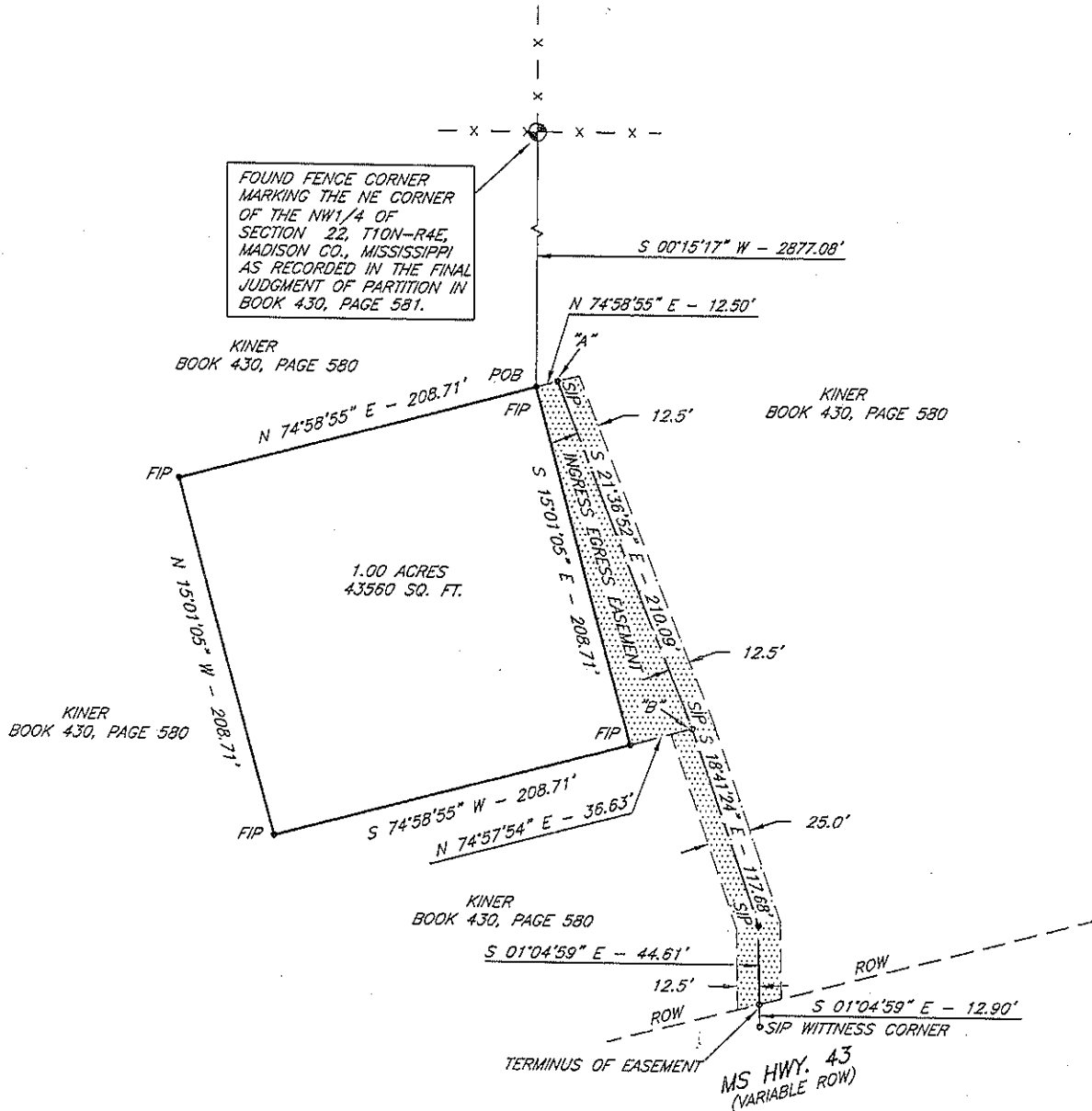


NOTE 1: NO TITLE SEARCH WAS PERFORMED BY OR PROVIDED TO SURVEYOR. SURVEYOR IS NOT RESPONSIBLE FOR NON-RECORDED, MIS-INDEXED, AND ERRONEOUS PROPERTY DOCUMENTS. SURVEYOR MAKES NO WARRANTY REGARDING LEGAL TITLE TO ANY PROPERTIES SURVEYED.

NOTE 2: NO FLOOD ZONE INFORMATION IS PROVIDED AS A PART OF THIS SURVEY AND NO DETERMINATION OF SAME IS PROVIDED OR IMPLIED.

NOTE 3: NO SEARCH OF EASEMENTS WAS PERFORMED BY SURVEYOR. NO INFORMATION WAS PROVIDED SURVEYOR REGARDING EASEMENTS. SURVEYOR MAKES NO REPRESENTATION REGARDING ANY EASEMENTS IMPACTING SUBJECT PROPERTY, WHETHER SAME ARE RECORDED OR NOT.

NOTE 4: NO EVIDENCE WAS FOUND FOR ANY BURIAL SITES, BUT SURVEYOR MAKES NO WARRANTY WITH REGARD TO PAST BURIALS ON SUBJECT PARCELS.



CERTIFICATE:
I DO HEREBY CERTIFY THAT THIS
SURVEY CONFORMS TO THE
MINIMUM REQUIREMENTS AS SET
FORTH BY THE STATE BOARD TO
A CLASS "B" SURVEY.

JULES JOSEPH PERRET, JR.
P.L.S. # 02804
MISSISSIPPI



NOTE:
FIP = FOUND 1/2" DIA. IRON ROD
SIP = SET 1/2" DIA. IRON ROD

DATE OF FIELD SURVEY: 02/21/2016 & 02/26/2016

MtCreek Surveying, LLC
P O Box 1814 Florence, MS 39073
(601) 845-3718

DATE: 03/03/2016

SURVEY PLAT FOR:

KINER

A VARIABLE TO 25 FT. INGRESS EGRESS EASEMENT
SITUATED IN THE NW1/4 OF SE1/4 OF SECTION 22, T10N-R4E,
MADISON COUNTY, MISSISSIPPI