

BEFORE THE BOARD OF SUPERVISORS OF THE COUNTY OF MADISON  
STATE OF MISSISSIPPI

IN THE MATTER OF REZONING OF  
CERTAIN LAND SITUATED IN SECTION 5  
TOWNSHIP 7 NORTH, RANGE 1 EAST  
MADISON COUNTY, MISSISSIPPI

PETITIONER:

W. M. Patrick, III

PETITION TO REZONE AND RECLASSIFY REAL PROPERTY

Comes now W. M. Patrick, III, owner in interest, of the hereinafter described land and property, and files this petition with the Board of Supervisors of Madison County, Mississippi, to rezone and reclassify a tract or parcel of land situated in Section 5 Township 7N, Range 1E, Madison County, Mississippi, more particularly described as follows, to-wit:

SEE EXHIBIT A

from its present Zoning District Classification of R-2 Residential District to a C-2 Highway Commercial District, in support thereof would respectfully show as follows, to-wit:

1. The subject property consists of .16 acres.
2. The zoning proposed is not in compliance with the adopted Land Use and Transportation Plan of Madison County, but is the highest and best use.
3. List of changes or conditions that support rezoning:

SEE EXHIBIT B

RECEIVED

WHEREFORE, PREMISES CONSIDERED, Petitioners respectfully request that this petition be received, and after due consideration, the Board of Supervisors of Madison County will enter an order amending the land use plan to reflect commercial zoning, and reclassifying this property from its present R-2 Residential District classification to a C-2 Commercial District.

Respectfully submitted, this the 28th day of December, 2013.

Wm Jeff III, Petitioner

December 6, 2012


**TO WHOM IT MAY CONCERN:**

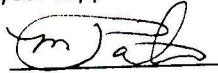
**RE: 4030 COKER ROAD**

Mr. Mac Patrick is purchasing one-half (1/2) interest in the property located at 4030 Coker Road, Madison, MS, 39110 for the purpose of storing and repairing boats for the Lake Lorman and Lake Cavalier area.

This property will be deeded in Ziglar-Patrick Properties, LLC, along with the land on the south side of 4030 Coker that is fenced in. Ziglar-Patrick Properties intends to enhance the appearance of the building front and interior and place a screen over the fence on Coker Road to block the view of equipment from the road in the near future. These improvements will take place in the near future if the zoning request is approved.

Thank you in advance for your support.

  
Eddie Ziglar

  
Mac Patrick

WARRANTY DEED

586342

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS (\$10.00), cash in hand paid and other good, legal and valuable considerations, the receipt of all of which is hereby acknowledged, the undersigned William M. Patrick, III does hereby sell, convey and warrant unto Dana L. Johnson White, a married person, the land and property which is situated in the County of Madison, State of Mississippi, described as follows, to-wit:

A certain parcel of land being situated in Section 5, Township 7 North, Range 1 East, Madison County, Mississippi, and being more particularly described as follows:

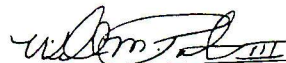
Commencing at the Northwest corner of Lot 154, Lake Lorman Subdivision, Part 5, according to a plat of said subdivision recorded in the office of the Chancery Clerk of Madison County, Mississippi; thence North 03 degrees 23 minutes 30 seconds East 40.0 feet to an iron pin on the North side of Lake Shore Drive, thence South 87 degrees 23 minutes East 479.0 feet along said North side of said Drive to an iron pin and the Point of Beginning for the Lot herein described; run thence North 05 degrees 20 minutes East 216.1 feet along a fence to a fence corner; thence South 89 degrees 47 minutes East 160.9 feet along a fence and a projection thereof to a set iron on the West right of way of Coker public road; thence South 00 degrees 07 minutes East 222.8 feet along the West right of way line to an iron pin on the North line of Lake Shore Drive (Private); thence North 87 degrees 23 minutes West 181.0 feet along said North side of Drive to the Point of Beginning, containing 36, 590 square feet (0.84 acres).

THIS CONVEYANCE is made subject to all applicable building restrictions, restrictive covenants, easements and mineral reservations of record.

AND FOR THE same consideration aforementioned, the Grantor, does hereby grant and convey unto said Grantees named above, and unto Grantees successors in title, a non-exclusive easement for the use of the surface of Lake Lorman for fishing, boating, swimming and water sports, subject to the terms and conditions of the Restrictive Covenants.

IT IS AGREED and understood that the taxes for the current year have been prorated as of this date on an estimated basis. When said taxes are actually determined, if the proration as of this date is incorrect, then the Grantor agrees to pay to the Grantees or their assigns any amount which is a deficit on an actual proration and likewise, the Grantees agree to pay to the Grantor any amount overpaid by Grantor.

WITNESS THE SIGNATURE of the Grantor, this the 12th day of March, 2009.



William M. Patrick, III

QUITCLAIM DEED

BOOK 2418 PAGE 432  
589197

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00), cash in hand paid and other good, legal and valuable considerations, the receipt and sufficiency of all of which is hereby acknowledged, Thomas Leroy Tapp, Jr., does hereby convey and quitclaim unto William M. Patrick, III, the land and property which is situated in Madison County, State of Mississippi, described as follows, to-wit:

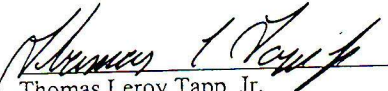
A certain parcel of land being situated in Section 5, Township 7 North, Range 1 East, Madison County, Mississippi, and being more particularly described as follows:

Commencing at the NW corner of Lot 154 Lake Lorman Subdivision, Part 5, according to a plat of said subdivision recorded in the office of the Chancery Clerk of Madison County, Mississippi; thence N 3 degrees 23 minutes 30 seconds East 40.0 feet to an iron pin on the North side of Lake Shore Drive, thence S 87 degrees 23 minutes East 479.0 feet along said North side of said drive to an iron pin and the Point of Beginning for the Lot herein described; run thence N 5 degrees 20 minutes East 258.0 feet along a fence to an iron pin; thence N 89 degrees 53 minutes East 258.0 feet along a fence on the West R.O.W. line of Coker Public Road; thence S 0 degrees 07 minutes East 265.3 feet along said West R.O.W. line to an iron bar on the North line of Lake Shore Drive; thence N 87 degrees 23 minutes W 181.0 feet along said North side of said drive to the P.O. B. containing 44,041 SQ. feet (1.011 acres) according to survey by Creel & Son Land Surveyors, dated April 23, 1984.

And for the same consideration aforementioned, the Grantor, does hereby grant and convey unto said Grantee named above, and unto Grantees successors in title, a non-exclusive easement for the use of the surface of Lake Lorman for fishing, boating, swimming and water sports, subject to the terms and conditions of the Restrictive Covenants.

This conveyance is subject to any and all restrictive covenants, easements, liens, dedications, rights-of-way, and oil, gas or mineral reservations or conveyances of record pertaining to or affecting the usage of the herein described property.

WITNESS MY SIGNATURE this the 8 day of ~~March~~ April, 2009.

  
Thomas Leroy Tapp, Jr.



### SURVEYOR'S INSPECTION REPORT AND CERTIFICATE

**INSTRUCTIONS** – Registered Land Surveyor will complete this report and attach copy of Survey or Plat. The Plat must show all Reference points mentioned in the description, the boundary lines and all courses and distances; the location of the improvements on the land and distances from lot lines; a complete legal description of the property, including the commencement point and the point of beginning, the road by which subject property has access should be designated as being a public road and any encroachments, party walls. The plat must be dated, sealed and signed by a Registered Land Surveyor.

To: WILLIAM M. PATRICK, III

THIS IS TO CERTIFY, that I have made an accurate survey of the premises standing in the name of WILLIAM M. PATRICK, III

Situated in **MADISON** **MADISON** **MS**  
city county state

known as street numbers **4026 COKER ROAD (PUBLIC)**

and shown on the accompanying survey entitled:

**SITUATED IN SECTION 5, TOWNSHIP 7 NORTH, RANGE 1 EAST, MADISON COUNTY, MISSISSIPPI**

being further described as follows, to-wit:

A CERTAIN PARCEL OF LAND BEING SITUATED IN SECTION 5, TOWNSHIP 7 NORTH, RANGE 1 EAST, MADISON COUNTY, MISSISSIPPI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 154, LAKE LORMAN SUBDIVISION, PART 5, ACCORDING TO A PLAT OF SAID SUBDIVISION RECORDED IN THE OFFICE OF THE CHANCERY CLERK OF MADISON COUNTY, MISSISSIPPI; THENCE NORTH 03 DEGREES 23 MINUTES 30 SECONDS EAST 40.0 FEET TO AN IRON PIN ON THE NORTH SIDE OF LAKE SHORE DRIVE, THENCE SOUTH 87 DEGREES 23 MINUTES EAST 479.0 FEET ALONG SAID NORTH SIDE OF SAID DRIVE TO AN IRON PIN AND THE POINT OF BEGINNING FOR THE LOT HEREIN DESCRIBED; RUN THENCE NORTH 05 DEGREES 20 MINUTES EAST 216.1 FEET ALONG A FENCE TO A FENCE CORNER; THENCE SOUTH 89 DEGREES 47 MINUTES EAST 160.9 FEET ALONG A FENCE AND A PROJECTION THEREOF TO A SET IRON ON THE WEST RIGHT OF WAY OF COKER PUBLIC ROAD; THENCE SOUTH 00 DEGREES 07 MINUTES EAST 222.8 FEET ALONG THE WEST RIGHT OF WAY LINE TO AN IRON PIN ON THE NORTH LINE OF LAKE SHORE DRIVE (PRIVATE); THENCE NORTH 87 DEGREES 23 MINUTES WEST 181.0 FEET ALONG SAID NORTH SIDE OF DRIVE TO THE POINT OF BEGINNING, CONTAINING 36,590 SQUARE FEET (0.84 ACRES).

I made a careful inspection of said premises and of the improvements located thereon at the time of making such survey, and from such inspection I found

**ONE STORY BRICK\FRAME RESIDENCE, NOT NEW  
SEE PLAT FOR FENCES, POLE, POWER LINE.**

EASEMENTS FROM SUBDIVISION PLAT AND OBSERVABLE EVIDENCE OF ANY EASEMENTS SHOWN ON ATTACHED PLAT. SURVEYOR HAS NOT ATTEMPTED OR REVIEWED A TITLE ABSTRACT REPORT.

Witness my signature this 4<sup>TH</sup> OF MARCH, 2009.



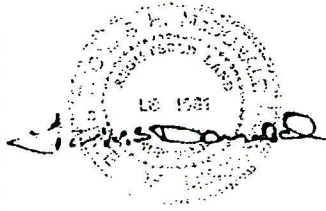
Registered Land Surveyor  
601-982-1131

Notes:  
All visible utilities located  
ZONE X 2808960905D, DATED 4/94

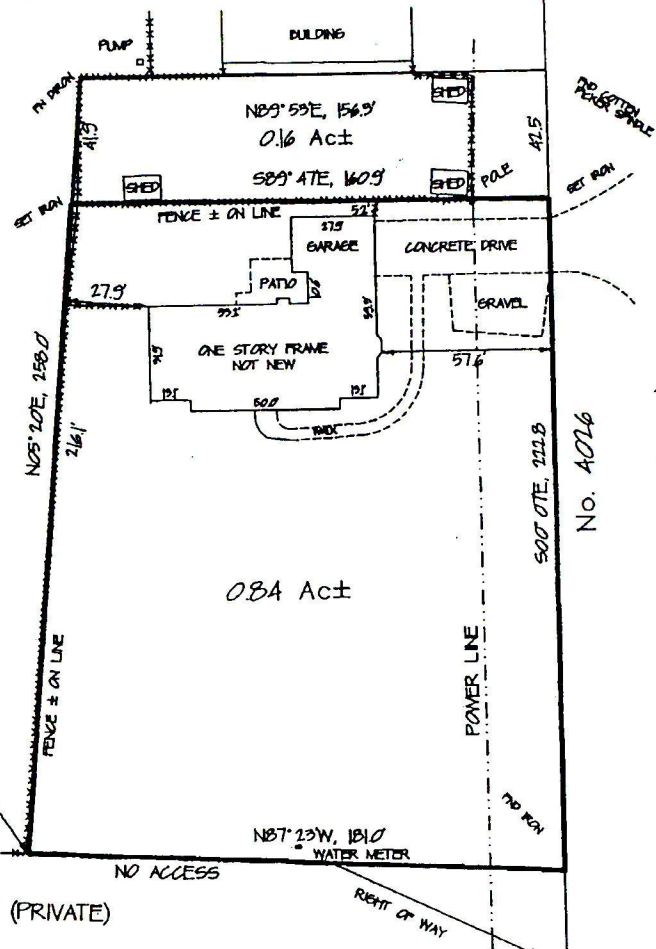
OWNER: WILLIAM M. PATRICK, III

SITUATED IN SECTION 5, TOWNSHIP 7 NORTH,  
RANGE 1 EAST, MADISON COUNTY, MISSISSIPPI

JACK W. COOKE, JR., ATTY



BY SOLAR ODS  
CLASS B SURVEY



COCKER ROAD (PUBLIC)

No. 4026

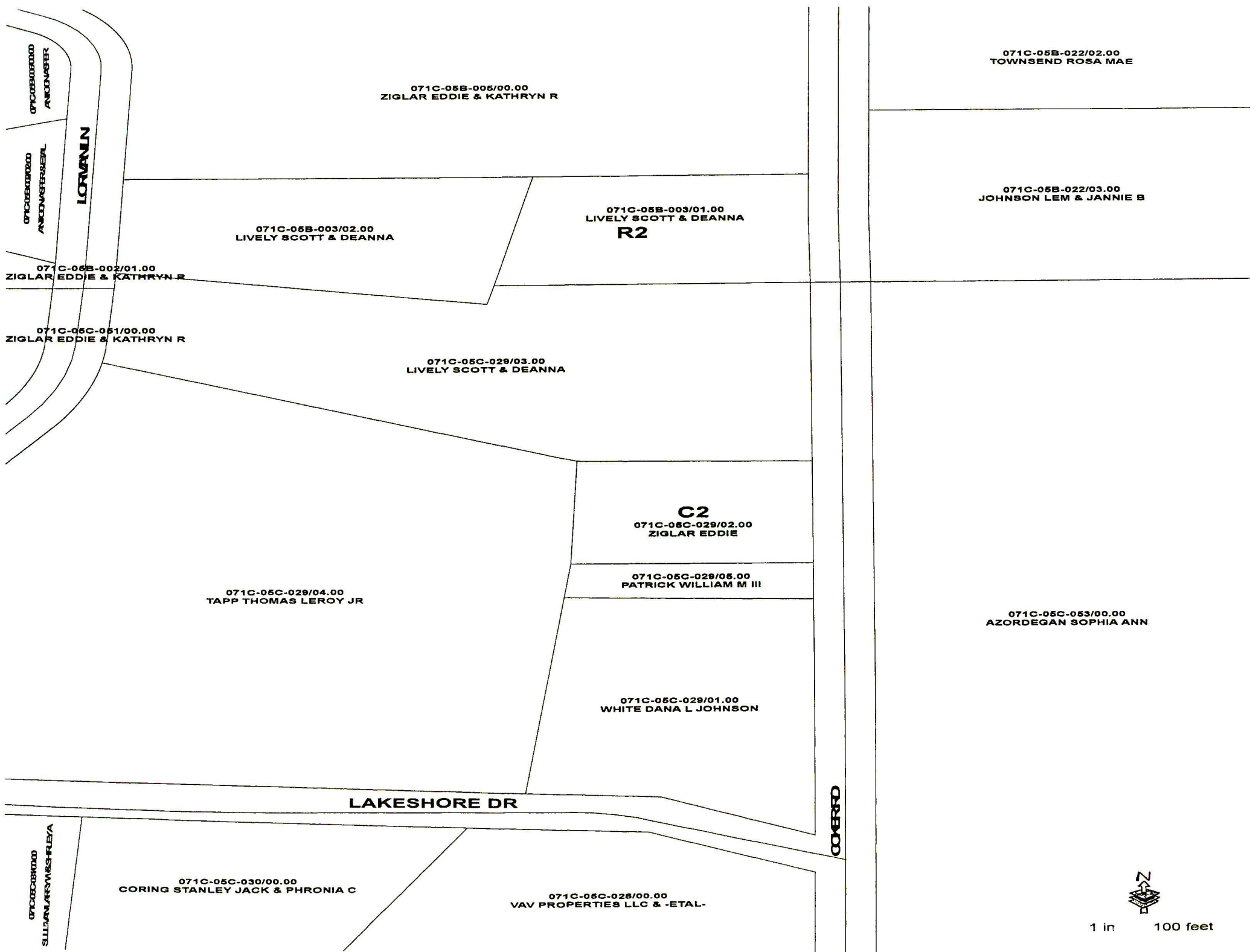
*Handwritten signature: D. W. Cooke, Jr.*

SCALE 1"=50' MARCH 4, 2009

T. E. McDONALD, INC.  
registered land surveyor no. 1661  
post office box 1552 jackson, ms 39215

Mar 06 09 09:07a MICHAEL

041107061.00



071C-05B-005/00.00  
ZIGLAR EDDIE & KATHRYN R

071C-05B-022/02.00  
TOWNSEND ROSA MAE

071C-05B-022/03.00  
JOHNSON LEM & JANNIE B

071C-05B-003/01.00  
LIVELY SCOTT & DEANNA  
**R2**

071C-05B-003/02.00  
LIVELY SCOTT & DEANNA

071C-05B-002/01.00  
ZIGLAR EDDIE & KATHRYN R

071C-05C-051/00.00  
ZIGLAR EDDIE & KATHRYN R

071C-05C-029/03.00  
LIVELY SCOTT & DEANNA

**C2**  
071C-05C-029/02.00  
ZIGLAR EDDIE

071C-05C-029/05.00  
PATRICK WILLIAM M III

071C-05C-029/04.00  
TAPP THOMAS LEROY JR

071C-05C-053/00.00  
AZORDEGAN SOPHIA ANN

071C-05C-029/01.00  
WHITE DANA L JOHNSON

**LAKESHORE DR**

071C-05C-030/00.00  
CORING STANLEY JACK & PHRONIA C

071C-05C-029/00.00  
VAV PROPERTIES LLC & -ETAL-



1 in 100 feet

071C-05B-000  
ANCONA RAE

071C-05B-000  
ANCONA RAE

**LAKESHORE DR**

**COVERED**

071C-05C-000  
SULLIVAN RYAN S RILEY A