

APPLICATION FOR VARIANCE
Front Setback from 35' to 11'- 9"

Name and Address of Applicant: Anthony Morrison / Daniel Wooldridge 368 Highland Colony Parkway Ridgeland, MS 39157	Property Location 102 Hazelton Cove Madison, MS 39110
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APPLICATION DATE	Present Zoning of Property	Legal Description of Property:	TAX PARCEL NUMBER	FLOOD ZONE	MAP/PLAT OF PROPERTY
03-01-2019	C-2	See (Exhibit A)	082I-29-013/01.27	X	See (Exhibit B)

Other Comments: As per Article 2604 of the Madison County Zoning Ordinance.

Comments

Respectfully Submitted

Daniel Wooldridge

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 _____

March 18, 2019

Scott Weeks

Planning and Zoning Director

Madison County , Mississippi

Re: Permission of Representation on property at 102 Hazelton Cove, Gluckstadt

Dear Scott,

Daniel Wooldridge of Wooldridge & Associates will act as official representative for Anthony Morrison while seeking a variance for the property. Please receive any information pertaining to the request for the variance from Mr. Wooldridge. Should there be any questions or other information needed, please contact Daniel at (601) 209-8665.

Thank you for your attention and if there is any further information required please feel free to contact me.

Thank you,

Anthony Morrison

Indexing Instructions:

Southeast Quarter (SE ¼) of the Northeast
Quarter (NE ¼) of Section 29, Township 8
North, Range 2 East, Madison County, MS

Prepared By:

Rawlings & MacInnis, P.A.
P.O. Box 1789
Madison, MS 39130
(601) 898-1180
(601) 969-1041 - Fax

304-12.00
E

SPECIAL WARRANTY DEED

580194

FOR AND IN CONSIDERATION OF the sum of Ten and 00/100 Dollars (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **MERCHANTS & FARMERS BANK, a Mississippi Banking Institution ("Grantor")**, does hereby sell, convey, and specially warrant unto **RIVER VIEU INVESTMENTS, LLC, a Mississippi limited liability company ("Grantee")**, any and all of its right, title and interest in the following described land and property situated in Madison County, State of Mississippi, together with any and all improvements located thereon and any easements or rights of way appurtenant thereto:

SEE ATTACHED EXHIBIT "A"

The ad valorem taxes for prior years shall be and are the responsibility of the Grantor. The ad valorem taxes for the current year of 2008 shall be prorated and all subsequent years shall be and are the responsibility of the Grantee. Grantee acknowledges that the Property is to be transferred by Special Warranty Deed in an "as-is" condition with no warranties of any nature regarding the condition of the Property, its zoning or fitness for a particular purpose. Grantee acknowledges that Grantor has made no representation or warranty, either expressed or implied, regarding the condition or use of the Property, and Grantee has thoroughly inspected the Property and improvements thereon and is purchasing the same in an "as-is" condition. Grantee further acknowledges that Grantor completed foreclosure on the Property and as such makes no warranties as to title except a special warranty as to whatever title it may have obtained by virtue of the foreclosure subject to whatever defects or claims have been in existence at the time of the foreclosure. No survey has been provided by Grantor. Grantee further acknowledges that this

conveyance is subject to that "Ingress, Egress and Utility Easement" as described on Exhibit "A" attached hereto. By separate agreement with adjoining landowners, Grantor will agree to participate in the pro rata share of completing within ninety (90) days of the date of this Special Warranty Deed the wearing surface for paving said Ingress, Egress and Utility Easement and will indemnify Grantee, but not its successors or assigns, for any amounts charged to it for said wearing surface within ninety (90) days of the date of this Special Warranty Deed in an amount up to the actual pro rata share for Property of said costs, but not to exceed a total pro rata share of \$12,000.00.

This conveyance is subject to all protective covenants and restrictions, easements, rights-of-way, all prior reservations and conveyances of all oil, gas, and other mineral rights for which Grantee shall be responsible. Without limiting the covenants and easements to which this conveyance is subject, they include, but are not limited to:

- 1) That Right of Way granted to Entergy Mississippi, Inc. filed of record in Book 2249, Page 319;
- 2) That Right of Way granted to Mississippi Power & Light Company filed of record in Book 142, Page 221;
- 3) Right of Way Easement granted to Distribution Systems to Entex filed of record in Book 329, Page 23; and
- 4) Release of damages contained in Book 73, Page 331.

[THIS SPACE INTENTIONALLY LEFT BLANK]

WITNESS THE SIGNATURE of Grantor, this the 9th day of December, 2008.

MERCHANTS & FARMERS BANK

BY: *Scott M. Wiggers*
NAME: Scott Wiggers
TITLE: President

STATE OF MISSISSIPPI
COUNTY OF Attala

PERSONALLY APPEARED before me, the undersigned authority in and for the said county and state, on this the 9th day of December, 2008, within my jurisdiction, the within named Scott Wiggers, who acknowledged that he is the President of Merchants & Farmers Bank, a Mississippi Banking Institution, and as its act and deed, he executed and delivered the above and foregoing Special Warranty Deed after first having been duly authorized by said Bank to so do.

Jennifer McMillon
NOTARY PUBLIC



My Commission Expires: March 21, 2011

GRANTOR'S ADDRESS:
Merchants and Farmers Bank
P.O. Box 1847
Madison, MS 39130-1847
(601) 605-4604

GRANTEE'S ADDRESS:
River View Investments, LLC
P.O. Box 1695
Madison, MS 39130
(601) 956-6800

EXHIBIT "A"

Being a 0.50 acre parcel of land situated in the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of Section 29, Township 8 North, Range 2 East, Madison County, Mississippi and being a part of a Tract of land, as conveyed to Tuscany Properties, Inc. and recorded in Deed Book 2050, Page 760 in the Chancery Clerk's Office of Madison County, Mississippi and being more particularly described as follows:

Commence at a found ½ inch rebar marking the Point of Beginning of Gluckstadt Commercial Center as recorded in Plat Cabinet "D", Slot 195 of the above mentioned Chancery Clerk's Office of Madison County;

Thence along the West line of said Gluckstadt Commercial Center, run South 00°22'30" East, 1795.56 feet to a point;

Thence run North 82°30'46" West, 447.42 feet passing through a ½ inch rebar found marking the Northeast corner of the above referenced Tuscany Properties, Inc. parcel for a total distance of 506.92 feet to a ½ inch rebar set marking the true POINT OF BEGINNING of the herein described 0.50 acre parcel;

Thence run South 49°36'13" West, 121.00 feet to a ½ inch rebar set on the North line of a permanent ingress/egress and utility easement;

Thence along the North line of said easement, run Westerly along a curve to the left an arc distance of 95.49 feet to a ½ inch rebar set. Said curve to the left having a radius of 50.00 feet, a central angle of 109°25'07" and a chord bearing and distance of North 83°53'56" West, 81.62 feet;

Thence continuing along said North easement line, run North 85°28'41" West, 123.39 feet to a ½ inch rebar set;

Thence leaving said North line, run North 04°31'19" East, 98.24 feet to a ½ inch rebar set;

Thence run South 82°30'46" East, 291.05 feet back to the POINT OF BEGINNING, containing 0.50 acres, (21,783 square feet), more or less. Being a 0.68 acre Ingress, Egress and Utility Easement situated in the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of Section 29, Township 8 North, Range 2 East, Madison County, Mississippi and being a part of a Tract of land, as conveyed to Tuscany Properties, Inc. and recorded in Deed Book 2050, Page 760 in the Chancery Clerk's Office of Madison County, Mississippi and being more particularly described as follows:

Commence at a found ½ inch rebar marking the Point of Beginning of Gluckstadt Commercial Center as recorded in Plat Cabinet "D", Slot 195 of the above mentioned Chancery Clerk's Office of Madison County;

Thence run West, 1024.71 feet to a point;

Thence run South, 1770.70 feet to a ½ inch rebar set marking the true POINT OF BEGINNING of the herein described easement;

Thence along the North Right-of-Way line of the herein described easement, run South 85°28'41" East, 361.68 feet to a ½ inch rebar set;

Thence along the arc of a Cul-d-Sac, run an arc distance of 249.81 feet to a ½ inch rebar set. Said Cul-d-Sac curve having an infinite central angle, a radius of 50.00 feet and a chord bearing and distance of South 04°31'19" West, 60.00 feet to a ½ inch rebar set;

Thence along the South Right-of-Way line herein described easement, run North 85°26'41" West, 382.05 feet to a ½ inch rebar set on the East Right-of-Way line of Distribution Drive, as same exists this date (June, 2007);

Thence along said East Right-of-Way line of Distribution Drive, run Northeasterly an arc distance of 63.41 feet to the POINT OF BEGINNING, containing 0.68 acres (29,803 square feet), more or less. Said curve to the right having a radius of 457.62 feet, a central angle of 07°56'23" and a chord bearing and distance of North 23°16'28" East, 63.36 feet.

LESS, EXCEPT AND SUBJECT TO:

Being a 0.68 acre Ingress, Egress and Utility Easement ("Ingress, Egress and Utility Easement") situated in the Southeast Quarter (SE ¼) of the Northeast Quarter (NE ¼) of Section 29, Township 8 North, Range 2 East, Madison County, Mississippi and being a part of a Tract of land, as conveyed to Tuscan Properties, Inc. and recorded in Deed Book 2050, Page 760 in the Chancery Clerk's Office of Madison County, Mississippi and being more particularly described as follows:

Commence at a found ½ inch rebar marking the Point of Beginning of Gluckstadt Commercial Center as recorded in Plat Cabinet "D", Slot 195 of the above mentioned Chancery Clerk's Office of Madison County;

Thence run West, 1024.71 feet to a point;

Thence run South, 1770.70 feet to a ½ inch rebar set marking the true POINT OF BEGINNING of the herein described easement;

Thence along the North Right-of-Way line of the herein described easement, run South 85° 28' 41" East, 361.68 feet to a ½ inch rebar set;

Thence along the arc of a Cul-d-Sac, run an arc distance of 249.81 feet to a ½ inch rebar set. Said Cul-d-Sac curve having an infinite central angle, a radius of 50.00 feet and a chord bearing and distance of South 04° 31' 19" West, 60.00 feet to a ½ inch rebar set;

Thence along the South Right-of-Way line of herein described easement, run North 85° 28' 41" West, 382.05 feet to a ½ inch rebar set on the East Right-of-Way line of Distribution Drive, as same exists this date, (June, 2007);

Thence along said East Right-of-Way line of Distribution Drive, run Northeasterly an arc distance of 63.41 feet to the POINT OF BEGINNING, containing 0.68 acres (29,803 square feet), more or less. Said curve to the right having a radius of 457.62 feet, a central angle of 07° 56' 23" and a chord bearing and distance of North 23° 16' 28" East, 63.36 feet.

MADISON COUNTY MS This instrument was
filed for record December 12, 2008, at 8:00 A.M.

Book 2374 Page 977
ARTHUR JOHNSTON, C. C.

BY:  D.C.





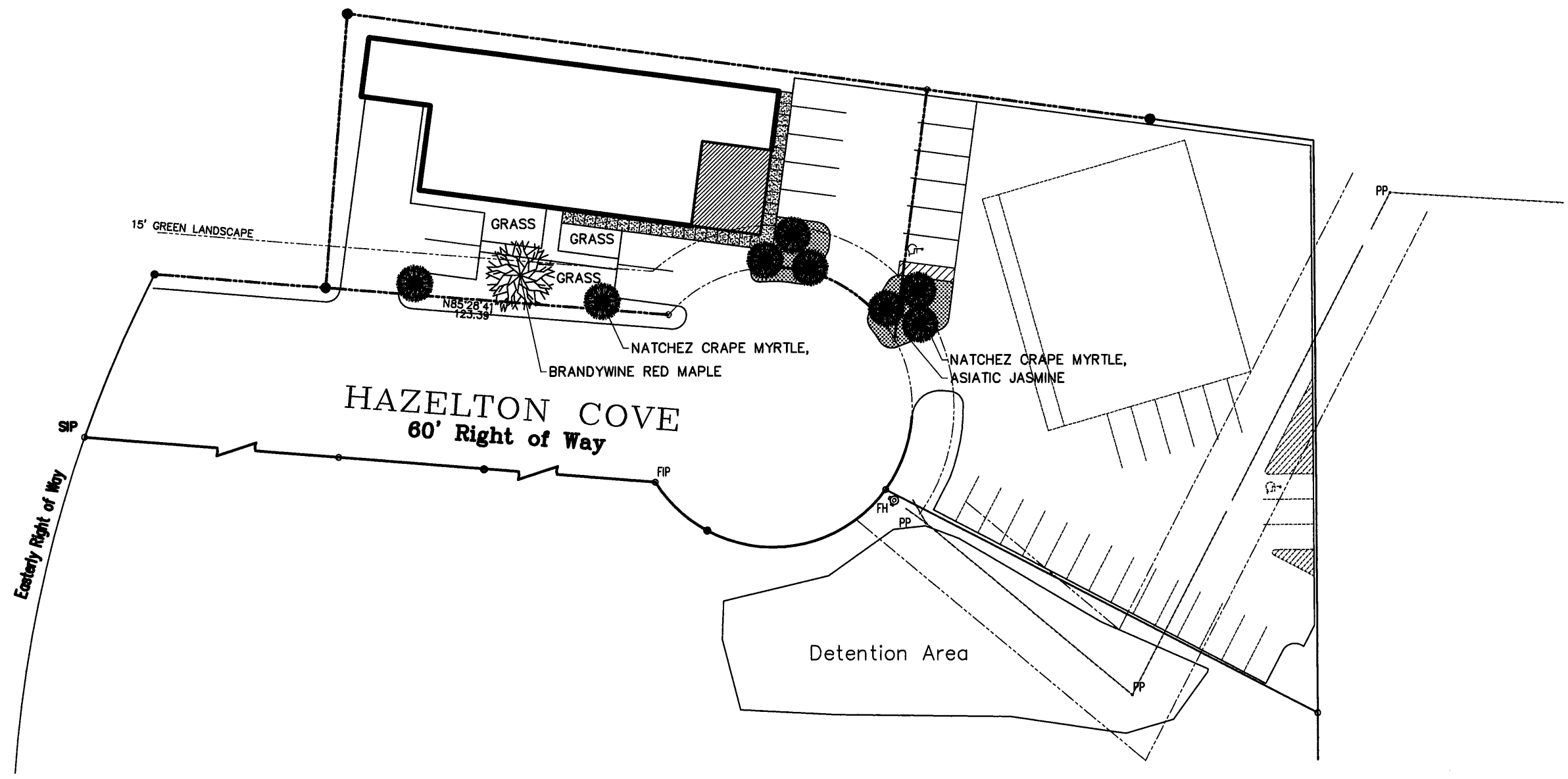
Madison County Web Map

Madison
County
GIS

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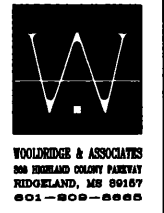
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Madison County c



LANDSCAPE PLAN
SCALE: 1"=30'-0"

REVISIONS	BY



A New Office Addition at
102 Hazelton Cove
Gluckstadt, Mississippi

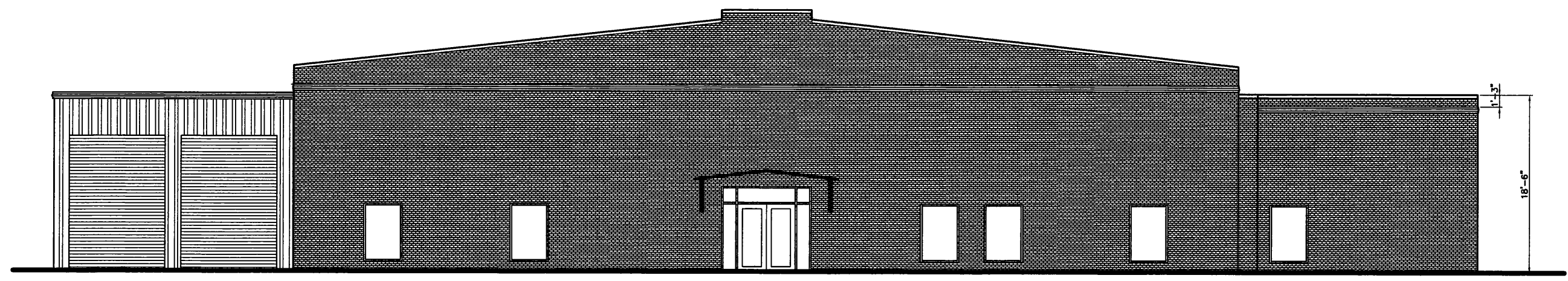
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DATE 3/13/10
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JOB NO.
SHEET
L1.0

REVISIONS	BY

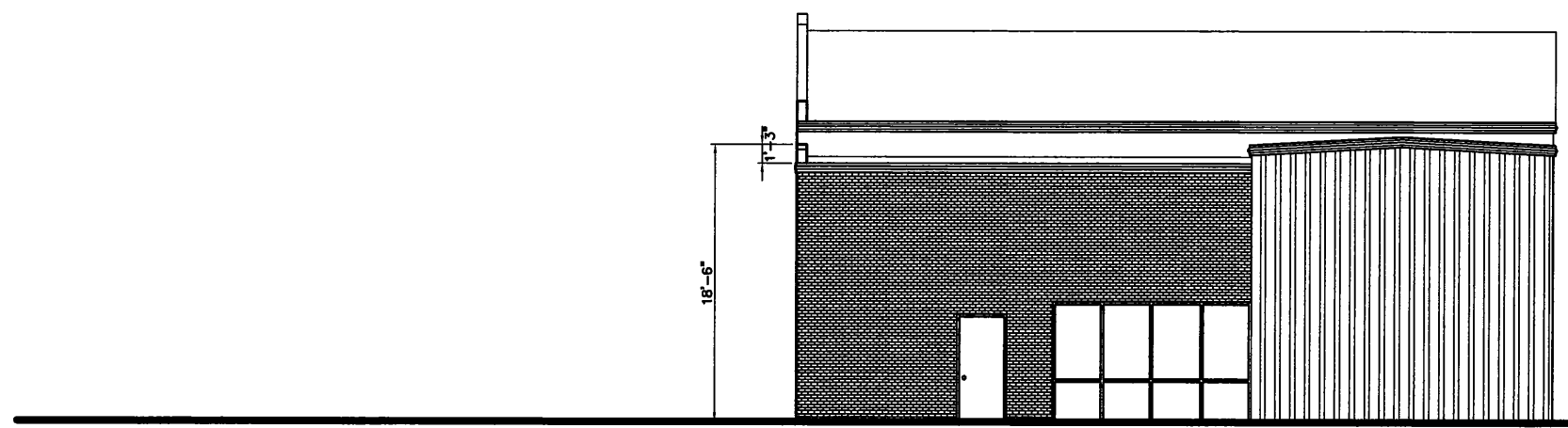


A New Office Addition at
102 Hazelton Cove
 Gluckstadt, Mississippi

DATE
CHECKED
DWG
3/13/19
SCALE
JOB NO.
SHEET
A3.0
NO.



① FRONT ELEVATION
SCALE 3/16"=1'-0"



① SIDE ELEVATION
SCALE 3/16"=1'-0"