

APPLICATION FOR SPECIAL EXCEPTION

mining operation

Name and Address of Applicant:

*SOIL MASTERS
604 RATLIFF FERRY RD
CANTON MS 39046*

Street Address of Property (if different address):

*600' North of Sharon past intersection
of Sharon Rd & Hwy 43
Gate behind Sharon Post office*

Dawn Staff 601 9061840

APPLICATION DATE	Present Zoning of Property	Legal Description of Property:	TAX PARCEL NUMBER	FLOOD ZONE	MAP/PLAT OF PROPERTY
<i>3/25/19</i>	<i>A-1</i>	See (Exhibit A)	<i>093A-01-03/ 00.00</i>	X	See (Exhibit B)

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

Comments

Respectfully Submitted

Maralyn Ann C. Alvin

Soil Masters LLC



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 _____

PTAX0I - B
Tax Year 2019

County of Madison
TAX RECEIPT INQUIRY
4/08/2019

Copyright 1994
F M Software

<u>Receipt</u>	<u>Parcel Number</u>	<u>Tax Distr Num</u>	<u>Ex Code</u>	<u>Mills</u>
R 012517	093A-01 -013/00.00	508		105.3800

Name	Value	Tax
DIVINE DOROTHY ANN C	Total Valuation.	70.71
Description	Exempt Credit.	
-----	All Exempt Credit.	
3000 HWY 16 E	Net Ad Valorem Tax.	70.71
CANTON	Forestry Tax (2.90Ac @ .09) :	.26
MS 39046		

APPROX 11A IN E/S NE 1/4 NE 1/4	Total Tax	70.97
N OF PRIVATE RD	Total Paid (see below):	70.97
	Interest Due.00
	Amount Due.	*PRINTED*

INSTALLMENTS			
	Date	Interest	Batch
1	11/28/18		111
2			
3			
			Taxes
			70.97

Enter=Next | F1=Search | F3=End | F5=Print Instalmnt | F6=Print Final | F7=End

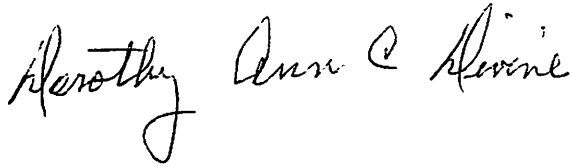
Madison County Planning and Zoning

I, Dorothy Ann C Divine give Soil Masters LLC, Dawn Street, permission to submit and take care of further obligations in regards to the matter with the mining permit on this property listed below.

Parcel 093A-01-013/00.00 / 028179

Approx 11 acres in the E/S NE 1/4 N

Signed

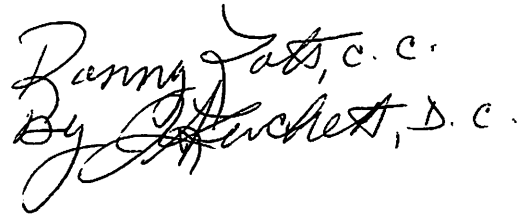


Dorothy Ann C Divine

STATE OF MS
COUNTY OF MADISON

Personally appeared before me, the undersigned authority in and for the said county and state, on this 8TH day of APRIL, 2019, within my jurisdiction, within named DOROTHY A.C. DIVINE who acknowledged that (he) (she) is LAND OWNER (title) of the said property, and as its act and deed (he) (she) executed the above foregoing instrument, after first having been duly authorized by said landowner so to do.

(NOTARY PUBLIC)



My Commission expires: My Commission Expires Jan. 6, 2020

That property in the community of Sharon, Mississippi known as the Hill and Farmer homestead less and except all that part of the Hill and Farmer homestead which lies south of the open road leading through said property to the Divine property lying west thereof, this exception containing three (3) acres, more or less, also except a lot owned by W. K. Pace in the northwest corner of the intersection said open road and the Pickens and Sharon road. The property here conveyed is bounded on the south said open road leading to the Divine land and by a lot belonging to W. K. Pace, on the west by the Divine property, on the north by the property of Dr. Bole Smith and the colored Methodist Church, on the east by the Pickens and Sharon road and a lot belonging to W. K. Pace. The land conveyed containing approximately eleven (11) acres, and is situated in the E 1/2 of the NE 1/4 of Section 1, Township 9 N, Range 3 E, Madison County, Mississippi.

This is the same property as described by Warranty Deed conveyed by M.S. Hill and A.P. Hill to Douglas E. Waldrop, recorded in book 45 at page 286 of the land records of Madison County, Mississippi.

LESS AND EXCEPT so much of the above described property which lies within 30 feet of the center line of the present public road (as it existed on September 21, 1957) between Canton and Conway's Store, less so much thereof as was embraced within the right-of-way as is existed at the time of execution of the right-of-way conveyance recorded in Book 69 at page 479 in the land records of Madison County, Mississippi.

Tract II

Being situated in the Northeast quarter of the Northeast quarter of section 1, Township 9 North, Range 3 East, Sharon, Madison County, Mississippi, and being more particularly described by metes and bounds, to wit:

Beginning at the intersection of the centerline of Highway 43 and Sharon Road; thence North 00 degrees 09 minutes 49 seconds east along the center of Sharon Road and said center being the approximate East line of aforesaid Section 1 for a distance of 66.1 feet to the POINT OF BEGINNING of the property herein described; thence West a distance of 155.92 feet to a point marked by a stump of a tree; thence North a distance of 200.0 feet; thence East a distance of 156.49 feet to a point in the aforesaid center of Sharon Road; thence South 00 degrees 09 minutes 49 seconds of 200.0 feet to the point of beginning, less that part lying in Sharon Road

The property described above includes the following described property, to wit:

A lot of land in the Town of Sharon known as the Sharon Mill and Gin lot is 194 feet East and West and 122 feet North and South and described as beginning at a point 76 feet North of an iron post set in the ground near the intersection of the Canton and Stump Bridge road and in the

ground of the Sharon and Canton road by E. F. Divine as a corner to the tract of land sold by him to U. H. Farmer, and running thence West 194 feet and thence North 122 feet to a stake and thence East 194 feet to the lot once know as Mac Beard lot and thence South along the line of said lot 122 feet to the point of beginning, being in Section 1, Township 9, Range 3 East, being the same property conveyed by C. Adams, J. F. Divine and J. M. Pace to Paul M. Pace by deed recorded in Book MMM, Page 389, of the Land Records of Madison County, Mississippi.

LESS AND EXCEPT all property located south of "driveway" as shown on Exhibit 2 attached to the Final Judgment entered in that certain civil action styled "Melvin E. Waldrop and wife, Helen Waldrop vs. John Bill Divine, et al, Civil Action File No. 94-227, In the Chancery Court of Madison County, State Of Mississippi", said Final Judgment appearing of record in Madison County Chancery Court Minute Book 171 at page 50, and said Exhibit 2 being a copy of a survey of T. E. McDonald, Inc., dated January 5, 1993; the said property located south of "driveway" being approximately eight (8) feet in width.

With regard to the descriptions of Tract I and Tract II hereinabove, it is the intent of the Grantor to convey all of the property owned by him which is located in Section 1, Township 9 North, Range 3 East, Madison County, Mississippi, whether properly described herein or not.

198988

WARRANTY DEED

Book 0380-514

For and in consideration of Ten (\$10.00) Dollars and other good and valuable consideration, the receipt and sufficiency of

which are hereby acknowledged, I, JEFF D. PACE, Grantor, do hereby convey and warrant unto JOHN W. DIVINE and DOROTHY A. DIVINE, husband and wife, Grantees, as joint tenants with right of survivorship and not as tenants in common, the following described property

lying and being situated in Madison County, Mississippi, to-wit:

TRACT I

That property in the community of Sharon, Mississippi, known as the Hill and Farmer homestead less and except all that part of the Hill and Farmer homestead which lies south of the open road leading through said property to the Divine property lying west thereof, this exception containing three (3) acres, more or less, also except a lot owned by W. K. Pace in the northwest corner of the intersection of said open road and the Pickens and Sharon road. The property here conveyed is bounded on the south by said open road leading to the Divine land and by a lot belonging to W. K. Pace, on the west by the Divine property, on the north by the property of Dr. Bole Smith and the colored Methodist Church, on the east by W. K. Pickens and Sharon road and a lot belonging to W. K. Pace. The land conveyed containing approximately eleven (11) acres, and is situated in the E 1/2 of the NE 1/4 of Section 1, Township 9 N, Range 3 E, Madison County, Mississippi.

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LESS AND EXCEPT so much of the above described property which lies within 30 feet of the center line of the present public road (as it existed on September 21, 1957) between Canton and Conway's Store, less so much thereof as was embraced within the right-of-way as it existed at the time of execution of the right-of-way conveyance recorded in Book 69 at page 479 in the land records of Madison County, Mississippi.

TRACT II

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Sharon, Madison County, Mississippi, and being more particularly described by metes and bounds, to wit:

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The property described above includes the following described property, to wit:

A lot of land in the Town of Sharon known as the Sharon Mill and Gin lot which lot is 194 feet East and West and 122 feet North and South and described as beginning at a point 76 feet North of an iron post set in the ground near the intersection of the Canton and Stump Bridge road and in the ground of the Sharon and Canton road by E. F. Divine as a corner to the tract of land sold by him to U. H. Farmer, and running thence West 194 feet and thence North 122 feet to a stake and thence East 194 feet to the lot once known as Mac Beard lot and thence South along the line of said lot 122 feet to the point of beginning, being in Section 1, Township 9, Range 3 East, being the same property conveyed by C. Adams, J. F. Divine and J. M. Pace to Paul M. Pace by deed recorded in Book MMM, Page 389, of the Land Records of Madison County, Mississippi.

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With regard to the descriptions of Tract I and Tract II hereinabove, it is the intent of the Grantor to convey all of the property owned by him which is located in Section 1, Township 9 North, Range 3 East, Madison County, Mississippi, whether properly described herein or not.

BOOK 0380 PAGE 515

Excepted from the warranty of this conveyance are all prior mineral reservations, conveyances or leases of all oil, gas and other minerals lying in, on or under the subject property.

This conveyance is made subject to all easements, rights-of-way, covenants, servitudes, restrictions, building codes and zoning ordinances of record which pertain to the subject property, including the Zoning and Subdivision Regulations Ordinances of Madison County, Mississippi, as amended.

This conveyance is further made subject to the effect of the provisions of the Final Judgment entered in Civil Action File No. 94-227, styled "Melvin E. Waldrop and wife, Helen Waldrop, Plaintiffs, vs. John Bill Divine, et al, Defendants, In the Chancery Court of Madison County, State of Mississippi", said Final Judgment declaring Plaintiffs to be the legal and equitable owners of all the property described in said Judgment including the road or driveway labeled as such in Exhibits 1 and 2 attached thereto.

This conveyance is further made subject to any portion of an easement in favor of East Madison Water Association regarding a six (6) inch water main along the west side of Sharon Road which extends and/or encroaches over onto the subject property and to any portion of an easement in favor of East Madison Water Association regarding a water main near or along the south side of the subject property which extends and/or encroaches over onto the subject property.

Grantees shall pay when due the advalorem taxes for the year 1996 and subsequent years, which taxes are not yet due or payable.

BOOK 0380 PAGE 516

The property hereby conveyed constitutes no part of the home-
stead of the Grantor.

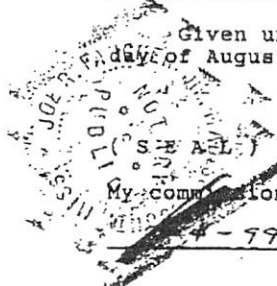
Witness my signature this the 5TH day of August, 1996.

Jeff D Pace
Jeff D Pace

STATE OF MISSISSIPPI
COUNTY OF MADISON

Personally appeared before me, the undersigned authority in and
for the aforementioned jurisdiction, the within named JEFF D. PACE
who acknowledged that he signed and delivered the above and fore-
going instrument on the day and year therein mentioned.

Given under my hand and official seal of office this the 5TH
day of August, 1996.



Joe R. Fancher, Jr.
Notary Public

My commission expires: _____

Mailing addresses and telephone numbers of:

Grantor - 134 West Center Street
Canton, MS 39046
331-1241

Grantees - 3000 Highway 16 East
Canton, MS 39046
859-3626

This instrument prepared by: Joe R. Fancher, Jr., Attorney at Law
P. O. Box 245, 134 West Center Street
Canton, MS 39046, (601) 859-1851
MSB No. 5127

Indexing Instructions: E1/2 NE1/4, Section 1, T9N, R3E.



STATE OF MISSISSIPPI, COUNTY OF MADISON:

I certify that the within instrument was filed for record in my office this 5 day
of Aug, 1996 at 10:45 o'clock a M., and was duly recorded
on the 5 of AUG 1996, Book No. 380, Page 514.

STEVE DUNCAN, CHANCERY CLERK BY: J Cole D.C.

BOOK 0380 PAGE 517

TOWNSHIP 10 NORTH
TOWNSHIP 9 NORTH

5/01
106 ACc

14
1.6 ACc

13
11 ACc

VALLEY VIEW FIRE DISTRICT

5
193 ACc

7/02
2 ACc

7/12
2 ACc

9
1.0 ACc
10
1.0 ACc
11
1.0 ACc
12
1.0 ACc

7/01
128.35 ACc

4/01
18.12 ACc

7/03
2 ACc

3/02
9.63 ACc

4
48.7 ACc

SEE MAP 094C-06A

SHARON ROAD



Parcels: 093A-01 -013/00.00

Parcel ID: 093A-01 -013/00.00
Owner: DIVINE DOROTHY ANN C
Address: 0
Deed Record: [Click Here to See Deed](#)

[Zoom to](#)

0.3mi
-89.935 32.654 Degrees