

APPLICATION FOR VARIANCE
 Side and Rear Setback in R-2 District

Applicant Jacqueline Young 111 Muirfield Place Madison, MS 39110 601-213-6095	Street Address of Property (if different address): Same
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APPLICATION DATE	Present Zoning of Property	Legal Description of Property:	TAX PARCEL NUMBER	FLOOD ZONE	MAP/PLAT OF PROPERTY
April 9, 2013	R-2 Residential	See (Exhibit A)	082D-20-185	X	See (Exhibit B)

Other Comments: As per Section 2606 of the Madison County Zoning Ordinance.

Respectfully Submitted

Jacqueline Young

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 _____

RIDGEFIELD ARC

C/O Ridgway Lane & Associates

P.O. Box 22891

Jackson, MS 39225

Phone (601) 936-9910

Fax (601) 936-9903

Date: April 2, 2013

Jacqueline Young
111 Muirfield Place
Madison, MS 39110

Re: Pool and Deck-- Lot 142

Dear Ms. Young,

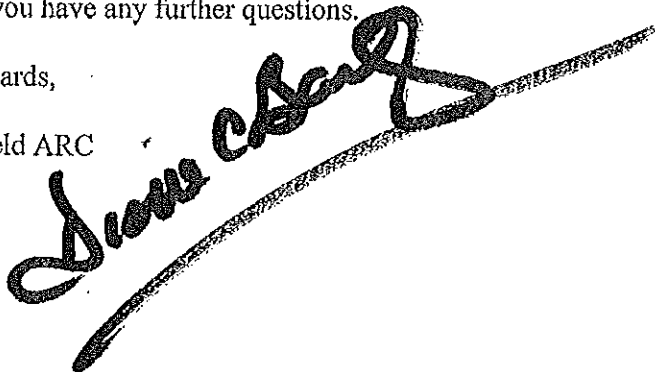
Your plan for the installation of a back yard, above ground pool and partially surrounding deck at the above address has been approved on the following conditions:

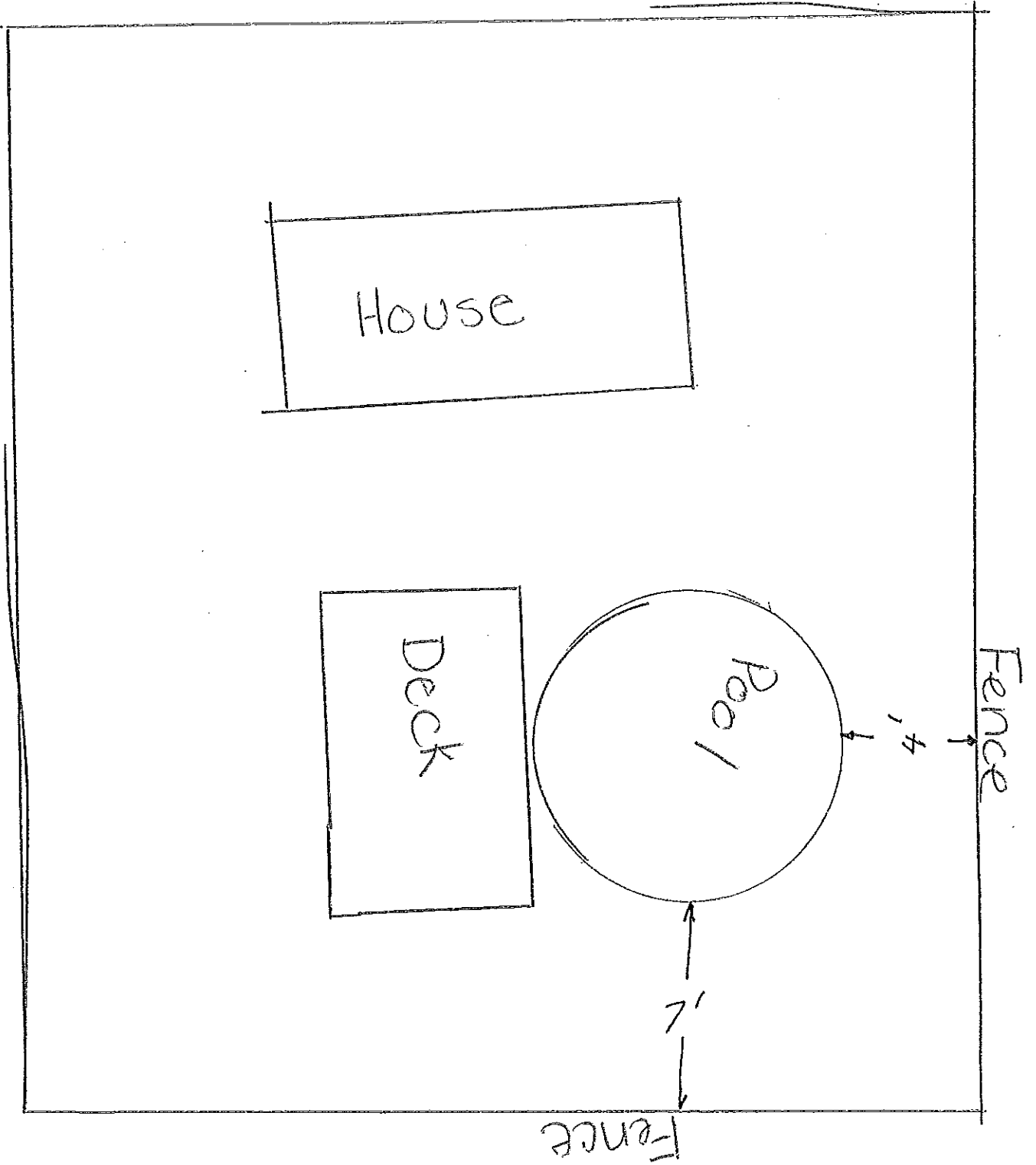
1. No approval of plans shall ever be constructed as representing or implying that a structure is properly designed. Such approvals and standards shall in no event be construed as representing or guaranteeing that any structure will be built in a good workmanlike manner. It is the sole responsibility of the lot owner to make sure that construction meets the city and county specifications and the fence is located within their lot boundary lines.
2. All materials, size, and specifics must be consistent with those as outlined in the request for approval.
3. This approval is valid for 60 days from the date of this letter. Understanding construction has already been completed, please note this approval in regard to the status of the pool and structure on the date of April 2, 2013. Any future alteration or additions must be submitted for approval prior to any changes being made.

Please contact Diane Bailey at 601-936-9910 or via email at dbailey@ridgwaylane.com should you have any further questions.

Best regards,

Ridgefield ARC

A handwritten signature in black ink, appearing to read "Diane Bailey", is written over a horizontal line. The signature is stylized and cursive.



Indexing Instructions:
Lot 142, Ridgefield Part Five
Plat Cabinet E, Slide 64 B

583902

Prepared By/Return to:
D. J. Horecky, Attorney
1900 Lakeland Drive
Jackson, MS 39216
(601) 362-9282
MS Bar #2640

122
12-
E

WARRANTY DEED

For and in consideration of the sum of Ten Dollars (\$10.00) cash in hand paid, and other good and legal and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **THOMAS BUILDERS, INCORPORATED**, a Mississippi corporation, Grantor, does hereby sell, convey and warrant unto **JACQUELINE YOUNG**, Grantee, the following described land and property lying and being situated in Madison County, Mississippi, and being more particularly described as follows, to-wit:

6326


LOT 142, RIDGEFIELD, PART FIVE, a subdivision according to a map or plat thereof which is on file and of record in the office of the Chancery Clerk of Madison County at Canton, Mississippi, in Plat Cabinet E at Slide 64 B, reference to which is hereby made in aid of and as a part of this description.

This conveyance is made subject to any restrictive covenants, rights-of-way, easements, mineral reservations or conveyances of record applicable to the subject property.

It is understood and agreed that 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 is incorrect, then the Grantor agrees to pay to the Grantee any deficiency on an actual proration and likewise, the Grantee agrees to pay to the Grantor any amount overpaid by the corporation.

WITNESS the signature of the Grantor this the 6th day of February, 2009.

THOMAS BUILDERS INCORPORATED

By: 
Nick Thomas, President

GRANTOR: P. O. Box 216, Madison, MS 39130
(601) 954-8415

GRANTEE: 111 Muirfield Place Madison, MS 39110
(601) 213-6095

STATE OF MISSISSIPPI

COUNTY OF HINDS

Personally appeared before me, the undersigned authority in and for the said county and state, on this 6th day of February, 2009, within my jurisdiction, the within named Nick Thomas who acknowledged to me that he is President of THOMAS BUILDERS INCORPORATED, a Mississippi corporation, and for and on behalf of said corporation, he executed and delivered the above and foregoing instrument after first having been duly authorized by said corporation so to do.

Dorothy G. Horecky
NOTARY PUBLIC

My Commission Expires:

6-22-2011

File No. 09-021



MADISON COUNTY MS This instrument was filed for record February 11, 2009, at 8:00 A.M.

Book 2393 Page 805
ARTHUR JOHNSTON, C. C.

BY: *[Signature]* D.C.



CERTIFICATE OF COMPARISON
STATE OF MISSISSIPPI
COUNTY OF MADISON

We, Arthur Johnston, Chancery Clerk and Jack N. Starr, Professional Land Surveyor, do hereby certify that we have carefully compared this plat of RIDGEFIELD PART FIVE with the original thereof, and find it to be a true and correct copy of said plat.

Given under my hand and seal of office this 12 day of July 2007.

Jack N. Starr
PLS-02823



BOARD OF SUPERVISORS
STATE OF MISSISSIPPI
COUNTY OF MADISON

I hereby certify that this is a true copy and that this plat was approved by the Board of Supervisors in session on the 10 day of July 2007.

President: [Signature]
Madison County Mississippi

FILED AND RECORDED
STATE OF MISSISSIPPI
COUNTY OF MADISON

I, Arthur Johnston, Clerk of the Chancery Court in and for said County and State, do hereby certify that this duplicate plat of RIDGEFIELD PART FIVE was filed for record in my office on this the 12 day of July 2007, and was duly recorded in the books of said office and the records of maps and plats of said office.

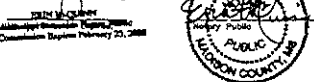
Given under my hand and seal of office this 12 day of July 2007.



ACKNOWLEDGMENT
STATE OF MISSISSIPPI
COUNTY OF MADISON

Personally appeared before me, Hollis Shoemaker, Manager/Member of Ridgefield Development, LLC, who acknowledged to me that he signed and delivered this plat and the certificates thereon to his own use and deed, for and on behalf of said Ridgefield Development, LLC, after being substituted in to do, and Jack N. Starr, Professional Land Surveyor, who acknowledged to me that he signed, sealed and delivered this plat of RIDGEFIELD PART FIVE, and the certificates thereon to his own use and deed, on the day and at the places hereinafter mentioned.

Given under my hand and seal of office this 12 day of July 2007.



OWNING CERTIFICATE
STATE OF MISSISSIPPI
COUNTY OF MADISON

I, Hollis Shoemaker, Manager/Member of Ridgefield Development, LLC, do hereby certify that said limited liability company is the owner of the land described in the foregoing description, and that the undersigned owner has caused said land to be subdivided and plotted as shown herein and has designated the same as RIDGEFIELD PART FIVE, and the owner does hereby dedicate the streets and streets rights of way and easements herein for public use forever.

Witness my signature of the owner, this 12 day of July 2007.

[Signature]
Hollis Shoemaker, Manager/Member

E-648 RIDGEFIELD PART FIVE 06326

SITUATED IN THE SOUTHWEST 1/4 OF SECTION 20
TOWNSHIP 8 NORTH, RANGE 2 EAST
MADISON COUNTY, MISSISSIPPI

COUNTY ENGINEER'S RECOMMENDATIONS
STATE OF MISSISSIPPI
COUNTY OF MADISON

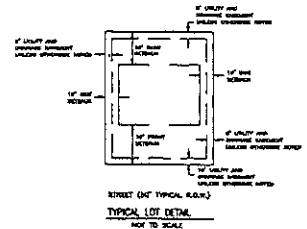
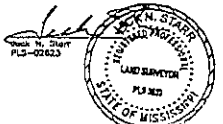
I, the undersigned, have examined this plat and find it conforms to the conditions set forth on the preliminary plat as approved by the Board of Supervisors and thus recommend final approval.

[Signature]
County Engineer

SURVYOR'S CERTIFICATE
STATE OF MISSISSIPPI
COUNTY OF MADISON

I hereby certify that this plat is true and correct and was prepared from an actual survey of the property made by me or under my supervision.

Given under my hand and seal of office this 12 day of July 2007.



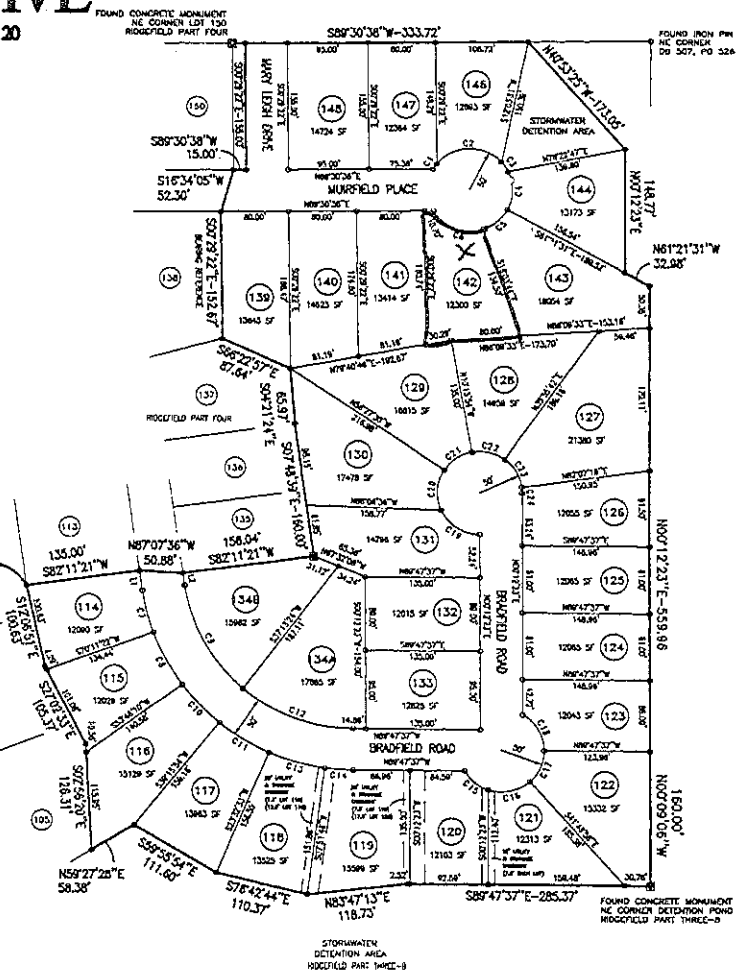
NUMBER	BEARING	ANGLE	CHORD BEARING	INCHES	LENGTH	CHORD
C1	0°00'00"	0°00'00"	0°00'00"	50.00	18.17	8.81
C2	89°07'17"	89°07'17"	0°00'00"	50.00	88.43	26.08
C3	14°22'25"	14°22'25"	50°00'00"	50.00	114.33	144.28
C4	14°22'25"	14°22'25"	50°00'00"	50.00	114.33	144.28
C5	4°17'45"	50°00'00"	50°00'00"	50.00	121.79	42.04
C6	4°17'45"	50°00'00"	50°00'00"	50.00	121.79	42.04
C7	77°54'27"	89°07'17"	50°00'00"	50.00	167.79	82.44
C8	11°59'20"	50°00'00"	50°00'00"	50.00	120.38	32.28
C9	11°59'20"	50°00'00"	50°00'00"	50.00	120.38	32.28
C10	41°30'11"	50°00'00"	50°00'00"	50.00	145.34	142.17
C11	41°30'11"	50°00'00"	50°00'00"	50.00	145.34	142.17
C12	19°42'50"	50°00'00"	50°00'00"	50.00	88.80	86.78
C13	19°42'50"	50°00'00"	50°00'00"	50.00	88.80	86.78
C14	12°02'34"	50°00'00"	50°00'00"	50.00	113.83	111.94
C15	12°02'34"	50°00'00"	50°00'00"	50.00	113.83	111.94
C16	12°02'34"	50°00'00"	50°00'00"	50.00	113.83	111.94
C17	47°58'30"	89°07'17"	50°00'00"	50.00	141.87	40.96
C18	89°07'17"	89°07'17"	50°00'00"	50.00	32.38	50.00
C19	45°17'28"	50°00'00"	50°00'00"	50.00	133.94	131.94
C20	30°03'03"	89°07'17"	50°00'00"	50.00	50.94	44.52
C21	44°11'30"	89°07'17"	50°00'00"	50.00	40.31	36.21
C22	44°11'30"	89°07'17"	50°00'00"	50.00	40.31	36.21
C23	44°11'30"	89°07'17"	50°00'00"	50.00	40.31	36.21
C24	06°09'00"	50°00'00"	50°00'00"	50.00	17.00	17.00

NUMBER	DIRECTION	DEGREES
11	225°48'28"	24.67
12	107°44'28"	15.04

PROPERTY DESCRIPTION:

A parcel of land being and situated in the Southwest 1/4 of Section 20, Township 8 North, Range 2 East, Madison County, Mississippi, more particularly described as follows:

For a Point of Beginning, commence at an iron pin at the southeast corner of Lot 113 of Ridgefield Part Four, a subdivision of which the map or plat is of record and on file in the Office of the Chancery Clerk of Madison County, Mississippi, and run thence S 12 degrees 08 minutes 51 seconds E, along the easterly line of Ridgefield Part Three-B, a subdivision of which the map or plat is of record and on file in the Office of the Chancery Clerk of Madison County, Mississippi, for a distance of 150.00 feet to an iron pin; thence run S 27 degrees 02 minutes 33 seconds E, along the easterly line of said Ridgefield Part Three-B, for a distance of 100.37 feet to an iron pin; thence run S 02 degrees 55 minutes 23 seconds E, along the easterly line of said Ridgefield Part Three-B, for a distance of 126.31 feet to an iron pin on the northerly line of the stormwater detention area as shown on the record plat of said Ridgefield Part Three-B; thence run easterly, along the northerly line of said stormwater detention area, for the following call: N 28 degrees 27 minutes 23 seconds E, for a distance of 32.88 feet to an iron pin; thence run N 03 degrees 08 minutes 05 seconds W, for a distance of 110.00 feet to an iron pin; S 74 degrees 42 minutes 44 seconds E, for a distance of 110.37 feet to an iron pin; N 83 degrees 47 minutes 33 seconds E, for a distance of 118.73 feet to an iron pin; S 80 degrees 47 minutes 37 seconds E, for a distance of 280.37 feet to a concrete monument at the northeast corner of said stormwater detention area; thence leaving the northerly line of said stormwater detention area, run N 00 degrees 08 minutes 05 seconds W, for a distance of 150.00 feet to an iron pin; thence run N 30 degrees 12 minutes 23 seconds E, for a distance of 552.96 feet to an iron pin; thence run N 81 degrees 21 minutes 31 seconds W, for a distance of 15.00 feet to an iron pin at the southeast corner of Lot 150 of said Ridgefield Part Four; thence run S 15 degrees 05 minutes 05 seconds W, for a distance of 33.20 feet to an iron pin at the northeast corner of Lot 138 of said Ridgefield Part Four; thence run S 00 degrees 22 minutes 22 seconds S, for a distance of 110.00 feet to an iron pin; S 65 degrees 22 minutes 57 seconds E, for a distance of 87.14 feet to an iron pin; thence run S 04 degrees 21 minutes 24 seconds E, for a distance of 65.97 feet to an iron pin at the northeast corner of Lot 136 of said Ridgefield Part Four; thence run S 07 degrees 48 minutes 30 seconds E, for a distance of 160.00 feet to a concrete monument at the southeast corner of Lot 133 of said Ridgefield Part Four; thence run S 82 degrees 11 minutes 21 seconds W, for a distance of 150.04 feet to an iron pin at the southeast corner of Lot 133 of said Ridgefield Part Four; thence run N 87 degrees 07 minutes 36 seconds W, for a distance of 50.88 feet to an iron pin at the southeast corner of Lot 113 of said Ridgefield Part Four; thence run S 82 degrees 11 minutes 21 seconds W, for a distance of 135.00 feet to the Point of Beginning. This parcel contains 12.13 acres, more or less.



BEARINGS SHOWN HEREON ARE BASED UPON RIDGEFIELD PART FOUR (MONUMENTS FOUND) (REFERENCE HEREIN).

□ DENOTES CONCRETE MONUMENT

○ DENOTES 1/2" IRON PIN

ACCORDING TO THE P.E.M.A. FLOOD COMMUNITY PLAN, NUMBER 200223 185 D DATED APRIL 15, 1994, THIS PROPERTY LIES WITHIN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN).

MINIMUM BUILDING SETBACKS FOR MADISON COUNTY REQUIREMENTS FOR R-2 ZONING:
FRONT - 30 FEET
SIDE - 10 FEET
REAR - 25 FEET
STREET SIDE - 30 FEET

NO BUILDING MAY BE BUILT WITHIN ANY DRAINAGE OR UTILITY EASEMENT SHOWN HEREON.

THERE IS A TEN (10) FEET WIDE UTILITY AND DRAINAGE EASEMENT ALONG ALL STREET RIGHTS-OF-WAY. THERE IS A FIVE (5) FEET WIDE UTILITY AND DRAINAGE EASEMENT ALONG THE SIDE AND REAR LOT LINES OF EACH LOT UNLESS OTHERWISE NOTED HEREON.

SURVEY CLASS B

PLAT PREPARATION DATE: JUNE 1, 2007.

PREPARED BY:
BANKS ENGINEERING & SURVEYING, INC.
CONSULTING ENGINEERS & LAND SURVEYORS
115 LONE WOLF DRIVE, BLDG. B, MADISON, MS. 39110
PHONE 1240