

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

IN THE MATTER OF REZONING OF
CERTAIN LAND SITUATED IN SECTION 20
TOWNSHIP 8 NORTH, RANGE 2 EAST
MADISON COUNTY, MISSISSIPPI

PETITIONER:

Storage Depot, LLC

PETITION TO REZONE AND RECLASSIFY REAL PROPERTY

Comes now Storage Depot, LLC, which has a contract to purchase and authorization to petition to rezone 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 20 Township 8N, Range 2E, Madison County, Mississippi, more particularly described as follows, to-wit:

SEE EXHIBIT A

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


1. The subject property consists of 2.95 acres.
2. The zoning proposed is in compliance with the adopted Land Use and Transportation Plan of Madison County.
3. List of changes or conditions that support rezoning:
 - A. The adjacent property along Gluckstadt Rd is zoned Commercial

- B. The recent widening of Gluckstadt Rd
 - C. The recent Commercial rezoning of property on Gluckstadt Rd (Kelly Dabbs, Ken Sykes).
4. The intended use for the property is for Self-Storage.

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 Residential District classification to a C-2 Commercial District.

Respectfully submitted, this the 30th day of April, 2013.

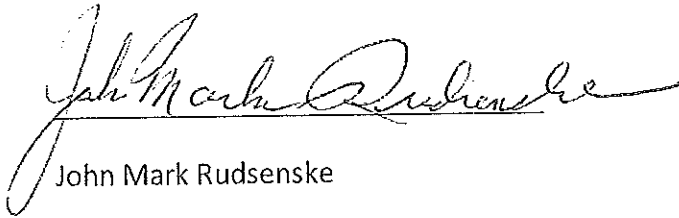
Storage Depot, LLC, Petitioner

By: 
Richard Newman, owner

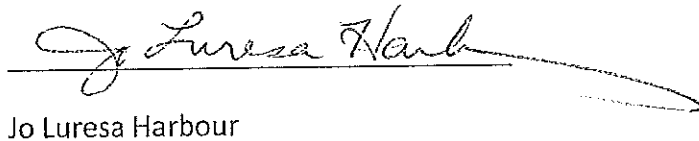
SPECIAL AUTHORITY FOR REZONING

John Mark Rudenske and Jo Luresa Harbour do hereby grant authority to Storage Depot, LLC and Richard Newman to make application for the rezoning of approximately 2.95 acres located on Gluckstadt Rd and described in the attached Exhibit "A". We currently own the subject property and have entered into a sales agreement with Storage Depot, LLC that is subject to the rezoning of the property.

Executed this the 25TH day of April 2013



John Mark Rudenske



Jo Luresa Harbour

EXHIBIT A

DESCRIPTION

A parcel or tract of land, containing 2.95 acres, more or less, lying and being situated in the SE ¼ of Section 20, T8N-R2E, Madison County, Mississippi, being a part of the John Mark Rudsenske and Jo Luresa Harbour property as described in Deed Book 323 at Page 345 of the Records of the Office of the Chancery Clerk of said Madison County, at Canton, Mississippi, and being more particularly described as follows:

COMMENCING at the NW corner of the SE ¼ of Section 20, T8N-R2E, Madison County, Mississippi: run thence

South 00 degrees 28 minutes 30 seconds West for a distance of 15.00 feet; thence
North 89 degrees 46 minutes 30 seconds East for a distance of 503.02 feet; thence
South 00 degrees 28 minutes 30 seconds West for a distance of 2,086.60 feet; thence
South 00 degrees 28 minutes 30 seconds West for a distance of 362.17 feet; thence
North 89 degrees 29 minutes 46 seconds East for a distance of 51.67 feet; thence
South 00 degrees 34 minutes 28 seconds East for a distance of 170.91 feet; thence

North 89 degrees 52 minutes 16 seconds East for a distance of 225.00 feet to the SE corner of the Storage Depot, LLC property as described in Deed Book 1716 at Page 351 of the above referenced Records of said Madison County, Mississippi; thence

North 00 degrees 28 minutes 30 seconds East along the Easterly boundary of said Storage Depot, LLC property for a distance of 11.54 feet to an iron pin lying on the Northerly Right-Of-Way of Gluckstadt Road, as it existed in April, 2013 and POINT OF BEGINNING of the herein described property; thence

Leaving the Northerly Right-Of-Way of said Gluckstadt Road, continue North 00 degrees 28 minutes 30 seconds East along the Easterly boundary of said Storage Depot, LLC property for a distance of 643.61 feet to the Southerly top bank of an existing creek; thence

Leaving the Easterly boundary of said Storage Depot, LLC property, run along the Southerly top bank of said existing creek to points at each of the following calls:

South 52 degrees 00 minutes 00 seconds East for a distance of 29.00 feet; thence
South 35 degrees 48 minutes 00 seconds East for a distance of 39.00 feet; thence
South 51 degrees 32 minutes 00 seconds East for a distance of 12.00 feet; thence
North 66 degrees 26 minutes 00 seconds East for a distance of 13.00 feet; thence
North 33 degrees 02 minutes 00 seconds East for a distance of 15.00 feet; thence
North 01 degrees 05 minutes 00 seconds West for a distance of 17.00 feet; thence
North 31 degrees 56 minutes 00 seconds East for a distance of 11.00 feet; thence
North 86 degrees 30 minutes 00 seconds East for a distance of 8.00 feet; thence
South 40 degrees 07 minutes 00 seconds East for a distance of 13.00 feet; thence
South 79 degrees 28 minutes 00 seconds East for a distance of 6.00 feet; thence
North 67 degrees 36 minutes 00 seconds East for a distance of 20.00 feet; thence
South 75 degrees 34 minutes 00 seconds East for a distance of 17.00 feet; thence
South 54 degrees 18 minutes 00 seconds East for a distance of 19.00 feet; thence
South 34 degrees 28 minutes 00 seconds East for a distance of 29.00 feet; thence
South 16 degrees 34 minutes 00 seconds East for a distance of 18.00 feet; thence
South 19 degrees 13 minutes 00 seconds West for a distance of 12.00 feet; thence
South 83 degrees 00 minutes 00 seconds West for a distance of 7.00 feet; thence

South 22 degrees 17 minutes 00 seconds West for a distance of 78.00 feet; thence
South 12 degrees 08 minutes 00 seconds East for a distance of 16.00 feet; thence
South 38 degrees 10 minutes 00 seconds East for a distance of 18.00 feet; thence
South 59 degrees 54 minutes 00 seconds East for a distance of 27.00 feet; thence
South 77 degrees 20 minutes 00 seconds East for a distance of 24.00 feet; thence
North 66 degrees 49 minutes 00 seconds East for a distance of 7.00 feet; thence
North 27 degrees 22 minutes 00 seconds East for a distance of 13.00 feet; thence

North 65 degrees 54 minutes 00 seconds East for a distance of 18.55 feet to the Westerly boundary of the Jack D. Holmes and Karen L. Holmes property as described in Deed Book 2144 at Page 862 of the above referenced Records of said Madison County, Mississippi; thence

Leaving the Southerly top bank of said existing creek, run South along the Westerly boundary of said Jack D. Holmes property for a distance of 420.03 feet to an iron pin lying at the SW corner, thereof, said point also lying on the Easterly boundary of the above referenced John Mark Rudenske and Jo Luresa Harbour property; thence

South 00 degrees 28 minutes 30 seconds West along the Easterly boundary of said Rudenske and Harbour property for a distance of 39.39 feet to an iron pin lying on the above referenced Northerly Right-Of-Way of Gluckstadt Road; thence

South 89 degrees 47 minutes 40 seconds West along the Northerly Right-Of-Way of said Gluckstadt Road, for a distance of 229.97 feet to the **POINT OF BEGINNING** of the above described parcel or tract of land.

121587

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, we, L. H. Aulenbrock, and wife, Lenora M. Aulenbrock, also known as Mrs. Lenora Aulenbrock, George H. Lee and wife, Cathey C. Lee, Donald W. Scott and wife, Dorothy A. Scott, and Michael W. Loflin and wife, Rita A. Loflin, Grantors, do hereby convey and forever warrant unto John Mark Rudenske, and wife, Jo Luressa Harbour, Grantees, as joint tenants with full rights of survivorship and not as tenants in common, the following described real property lying and being situated in Madison County, Mississippi, to wit:

The following described real property lying and being situated in the SE 1/4 of Section 20, Township 2 North, Range 2 East, Madison County, Mississippi, and being more particularly described as follows, to wit:

Commence at an iron bar marking the Northwest corner of the SE 1/4 of aforesaid Section 20 and run thence South 0 degrees 28 minutes 30 seconds West, along the West boundary of the said SE 1/4, 15.00 feet to an iron bar marking the Northwest corner of the Dorothy Holley property, as recorded in Deedbook 153 at Page 730 of the Chancery records of Madison County, Mississippi; run thence North 89 degrees 46 minutes 30 seconds East, along the South R.O.W. line of a County road and the North boundary of the said Holley property, 503.02 feet to the Northwest corner thereof and the Point of Beginning for the property herein described; continue thence North 89 degrees 46 minutes 30 seconds East, along the South R.O.W. line of said County road, 509.78 feet to an iron bar; run thence South 0 degrees 28 minutes 30 seconds West, 2,620.21 feet to the North R.O.W. line of Gluckstadt Road; run thence South 89 degrees 52 minutes 16 seconds West along the North R.O.W. line of Gluckstadt Road, 454.97 feet; run thence North 0 degrees 40 minutes West, 170.50 feet to an iron bar; run thence West, 51.41 feet; run thence North 0 degrees 28 minutes 30 seconds East, 2,448.79 feet to the Point of Beginning.

WARRANTY OF THIS CONVEYANCE is subject to the following exceptions, to wit:

1. County of Madison, Mississippi ad valorem taxes for the year 1993 which shall be paid as follows: Grantors - ___ months; Grantees - ___ months.
2. County of Madison, Mississippi Zoning and Subdivision Regulation Ordinances, as amended, if any.
3. Prior mineral reservations, conveyances and/or leases of record in regard to the oil, gas and other minerals lying in, on and under the subject property.
4. Rights-of-way and easements for public roads, power lines and other utilities.

WITNESS OUR SIGNATURES on this the 6th day of August, 1993.

L. H. Aulenbrock
L. H. Aulenbrock

Lenora M. Aulenbrock
Lenora M. Aulenbrock

George H. Lee
George H. Lee

Cathey C. Lee
Cathey C. Lee

Donald W. Scott



Dorothy A. Scott

Michael W. Loflin

Rita A. Loflin

STATE OF MISSISSIPPI
COUNTY OF MADISON

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction above stated, the within named L. H. Aulenbrook and wife, Lenora M. Aulenbrook, also known as Mrs. Lenora Aulenbrook, who stated and acknowledged to me that they did sign and deliver the above and foregoing instrument on the date and for the purposes therein stated.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, this the 4th day of August, 1993.

Aneida Rocha
NOTARY PUBLIC

MY COMMISSION EXPIRES:
My Commission Expires Jan. 22, 1994
(SEAL)

STATE OF MISSISSIPPI
COUNTY OF WARREN

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction above stated, the within named George H. Lee and wife, Cathey C. Lee, who stated and acknowledged to me that they did sign and deliver the above and foregoing instrument on the date and for the purposes therein stated.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, this the 6th day of August, 1993.

Faulke B. Dorsett
NOTARY PUBLIC

MY COMMISSION EXPIRES:
(SEAL)

STATE OF MISSISSIPPI
COUNTY OF _____

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction above stated, the within named Donald W. Scott and wife, Dorothy A.

Scott, who stated and acknowledged to me that they did sign and deliver the above and foregoing instrument on the date and for the purposes therein stated.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, this the _____ day of August, 1993.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

(SEAL) _____

STATE OF MISSISSIPPI
COUNTY OF _____

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction above stated, the within named Michael W. Loflin and wife, Rita A. Loflin, who stated and acknowledged to me that they did sign and deliver the above and foregoing instrument on the date and for the purposes therein stated.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, this the _____ day of August, 1993.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

(SEAL) _____

GRANTORS:

L. H. Aulenbrock and Lenora
M. Aulenbrock
1019 Gluckstadt Road
Madison, MS 39110
Telephone: (601) 856-6371

George H. Lee and
Cathcy C. Lee
2737 Burnt House Road
Vicksburg, MS 39180
Telephone: (601) 638-9241

Donald W. Scott and
Dorothy A. Scott
110 S. 22nd Avenue
Hattiesburg, MS 39401
Telephones: (601) 583-3797

Michael W. Loflin and
Rita A. Loflin
746 Loflin Road
Florence, MS 39073
Telephone: (601) 845-3625

GRANTEES:

John Mark Rudsenske and
Jo Lucrea Harbour
129 Post Hill Cove
Brandon, MS 39042
Telephone: (601) 825-7470 (H)
(601) 362-4471 (H)

PREPARED BY:
Montgomery, Smith-Vaniz & McGraw
3390 North Liberty Street
Canton, MS 39046
Phone No. (601) 859-3616

STATE OF MISSISSIPPI, COUNTY OF MADISON:

I certify that the within instrument was filed for record in my office this 21 day
of Sept, 1993, at 4:10 o'clock P.M., and was duly recorded
on the SEP 21 1993, Book No. 323, Page 348



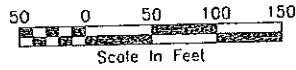
STEVE DUNCAN, CHANCERY CLERK

BY: Montgomery D.C.

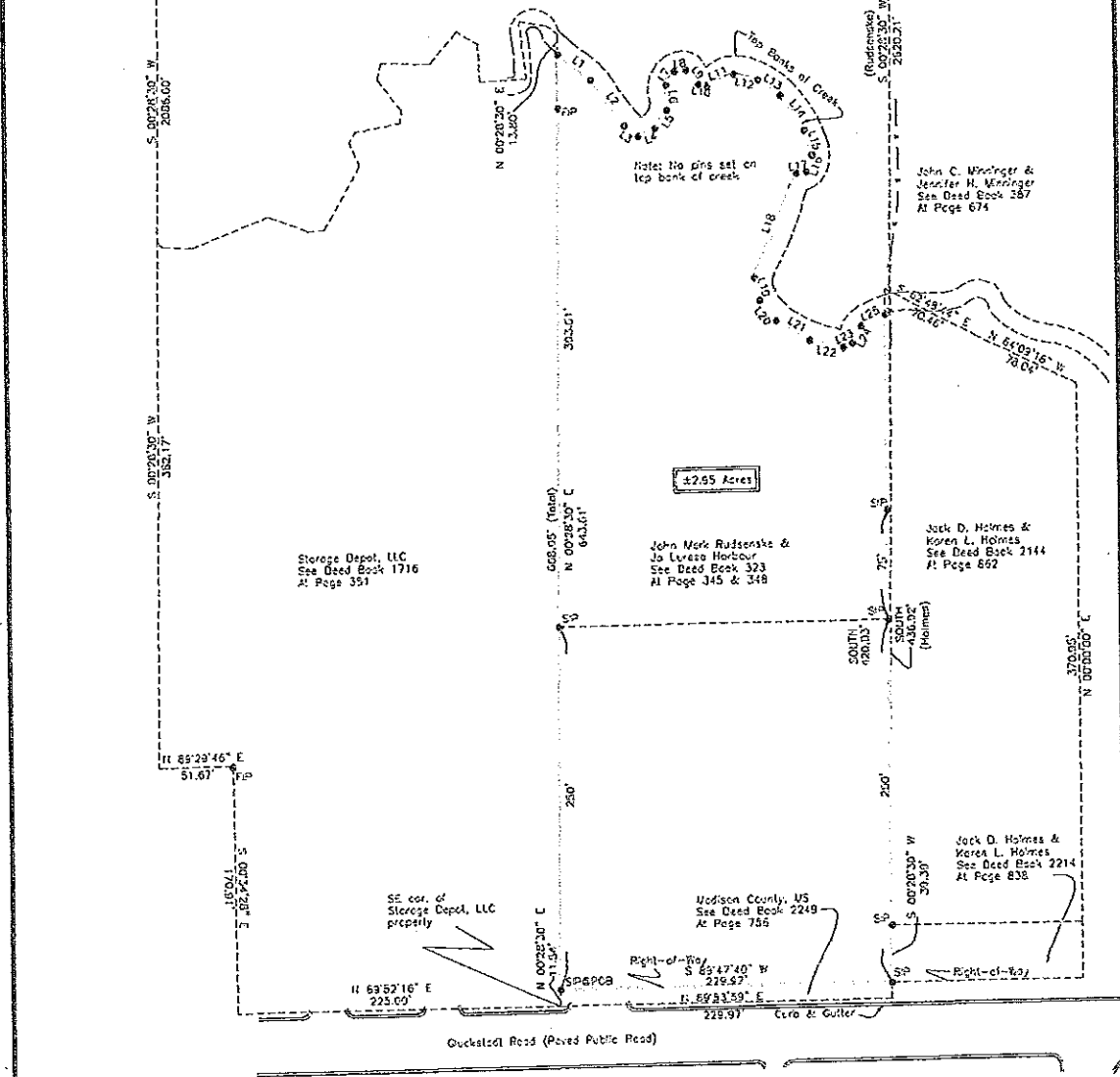
POC
the corner of SE 1/4,
Section 20, T8N-R2E,
Madison County, MS

Class "B" Survey
Bearings Based on Survey
Grade GPS Observations
Taken February 1, 2013
(Geodetic North)

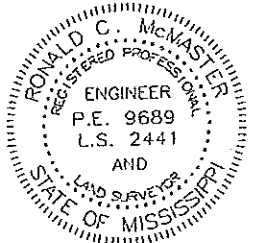
POB - Point of Beginning
POC - Point of Commencement
SIP - Set Iron Pin (1/2" x 18" Iron Rebar)
FIP - Found Iron Pin
CPS - Set Cotton Picker Spindle



NUMBER	LINE BEARING	DISTANCE
L1	S 52°05'00" E	79.00'
L2	S 55°48'00" E	38.00'
L3	S 51°37'00" E	12.00'
L4	N 65°26'00" E	13.00'
L5	N 33°03'00" E	15.00'
L6	N 01°03'00" W	17.00'
L7	N 31°58'00" E	11.00'
L8	N 85°30'00" E	8.00'
L9	S 40°07'00" E	13.00'
L10	S 79°28'00" E	6.60'
L11	N 67°36'00" E	20.00'
L12	S 75°34'00" E	17.60'
L13	S 54°18'00" E	18.00'
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L21	S 89°54'00" E	27.00'
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L23	N 66°48'00" E	7.00'
L24	N 27°22'00" E	13.00'
L25	N 65°54'00" E	18.55'



I CERTIFY THAT THE INFORMATION SHOWN ON THIS PLAT IS THOROUGH AND ACCURATE TO THE BEST OF MY KNOWLEDGE.



PLAT OF SURVEY OF CERTAIN PROPERTY IN THE SE 1/4 OF SECTION 20, T8N-R2E, MADISON COUNTY, MISSISSIPPI

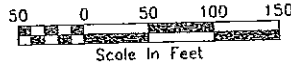
McMASTER & ASSOCIATES, INC.

CIVIL ENGINEERS AND LAND SURVEYORS
5041 Fishers Chapel Road Yazoo City, MS 39181 Phone: 662-745-1090 Fax: 601-605-1031
One Woodgreen, Suite 210 Madison, MS 39110 Phone: 601-605-1020 Fax: 601-605-1091

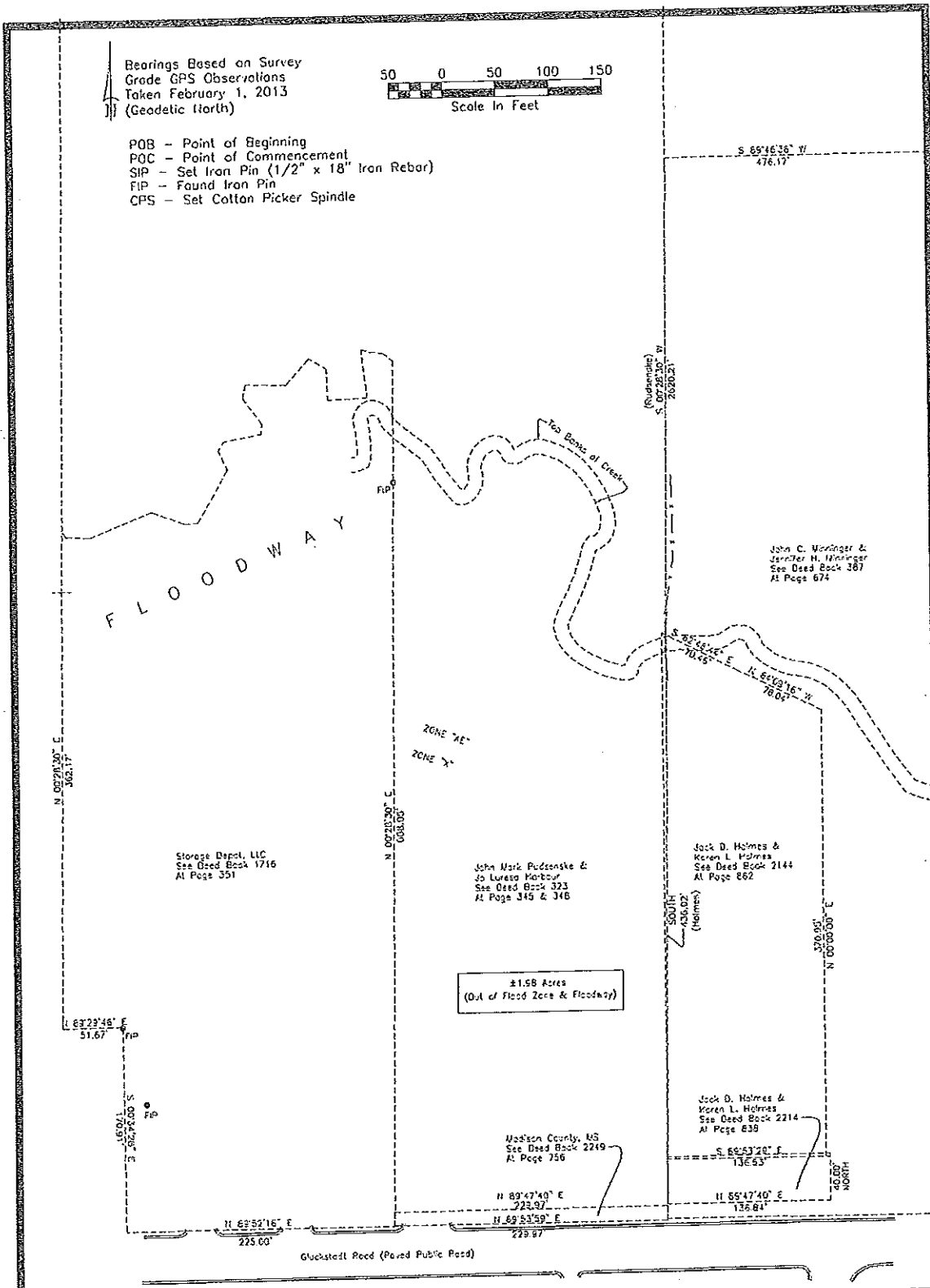
Email - ronnie@mcmastereng.com

DATE: 4-18-2013 SCALE: 1" = 100' JOB NO.: M-2105

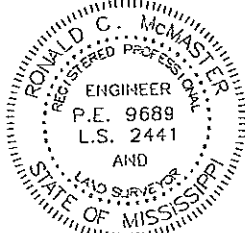
Bearings Based on Survey
Grade GPS Observations
Taken February 1, 2013
(Geodetic North)



- POB - Point of Beginning
- POC - Point of Commencement
- SIP - Set Iron Pin (1/2" x 18" Iron Rebar)
- FIP - Found Iron Pin
- CPS - Set Colton Picker Spindle



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PLAT OF SURVEY OF CERTAIN PROPERTY IN THE SE 1/4 OF SECTION 20, T8N-R2E, MADISON COUNTY, MISSISSIPPI

McMASTER & ASSOCIATES, INC.

CIVIL ENGINEERS AND LAID SURVEYORS
 6041 Fletchers Chapel Road
 Yazoo City, MS 39184
 Phone: 601-605-1090
 Fax: 601-605-1091

One Woodgreen, Suite 210
 Madison, MS 39110
 Phone: 601-605-1090
 Fax: 601-605-1091

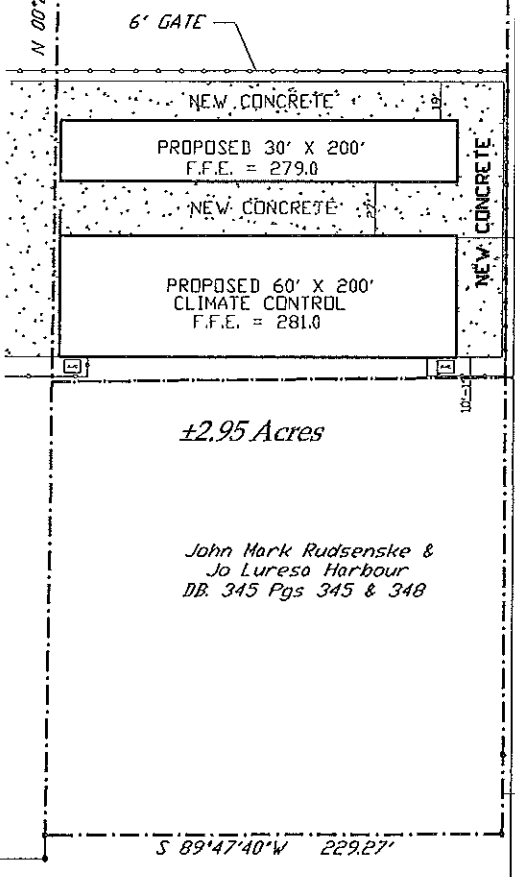
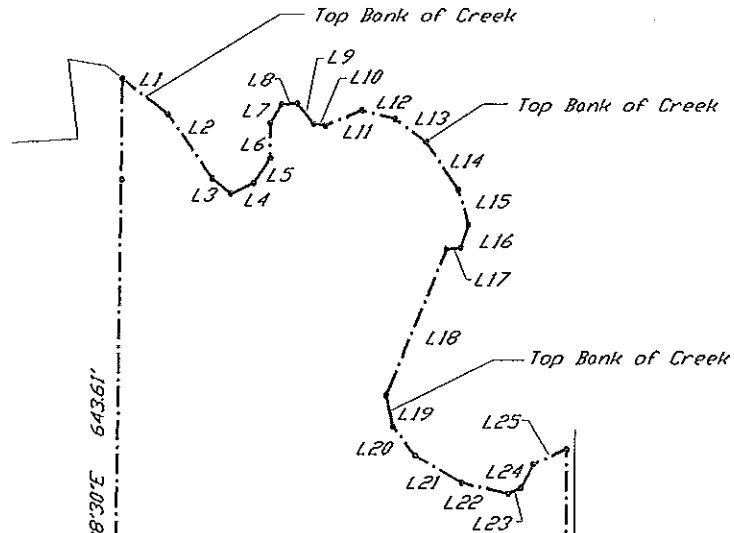
Email - rcmaste@mcmastereng.com

DATE: 2-7-2013

SCALE: 1" = 100'

JOB NO.: M-2105

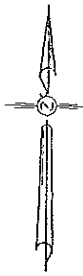
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L11	N 67°36'00" E	20.00'
L12	S 75°34'00" E	17.00'
L13	S 54°18'00" W	19.00'
L14	S 34°28'00" E	29.00'
L15	S 16°34'00" E	18.00'
L16	S 19°13'00" W	12.00'
L17	S 83°00'00" W	7.00'
L18	S 22°17'00" W	78.00'
L19	S 12°08'00" E	16.00'
L20	S 38°10'00" E	18.00'
L21	S 59°54'00" E	27.00'
L22	S 77°20'00" E	24.00'
L23	N 66°49'00" E	7.00'
L24	N 27°22'00" W	13.00'
L25	N 65°54'00" E	18.55'



Jack D. Holmes and
Karen L. Holmes
DB. 2144 Pg. 862

Storage Depot LLC.
DB. 1716 Pg. 351

John Mark Rudenske &
Jo Luressa Harbour
DB. 345 Pgs 345 & 348



GLUCKSTADT ROAD

SITE PLAN

SCALE 1" = 60'

PROPOSED BUILDINGS FOR:
STORAGE DEPOT LLC.
GLUCKSTADT, MS

PEOPLES CONSTRUCTION CORP.
3913 UNDERWOOD DRIVE
FLOWOOD, MS 39232
(601) 932-1111



04/29/13

COPYRIGHT

082D-20-036/00.00
HARELD ANNETTE
0

082D-20-045/00.00
HD & H INC
16.27

ARRINGTON PT 1

082D-20-023/00.00
RUSS ROY P & THELMA Y
0

082D-20-004/07.00
LEUNG-NANCY SHIE-WEI
26.35

R1

082D-20-004/04.00
STORAGE DEPOT LLC
1.19

082D-20-004/08.00
PASS GO LLC
0.75
C1

GLUCKSTADT COLONY
C2
082D-20-004/05.01
STORAGE DEPOT LLC
0

C1A

082D-20-004/05.00
RUDSENSKE JOHN MARK & JO LURESA
27.32

GLUCKSTADT RD

R1

082D-20-004/03.01
MINNINGER JOHN C & JENNIFER H
2.7

082D-20-004/03.09
MINNINGER JOHN C & JENNIFER H
3

082D-20-002/03.00
HOLMES JACK D & KAREN L
0
C1

R1

0821-29-008/01.00
JOHNSON-JON-DAVID
0.85
R2

0821-29-010/21.00
TUCKER MARKETING LLC
0
C2

0821-29-044/00.00
LEXINGTON PLACE LLC
5.64
GLUCKSTADT OFFICE PARK
C1