

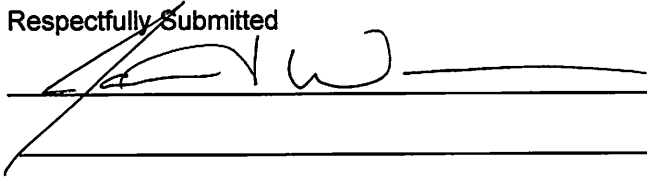
APPLICATION FOR VARIANCE
 Front Setback Reduced From 30ft to 25ft

Name and Address of Applicant: GSM LLC. P.O. Box 1666 Ridgeland 39158	Lot 36	144 Coventry LN	Canton MS 39046
	Lot 37	142 Coventry LN	
	Lot 38	140 Coventry LN	
	Lot 39	138 Coventry LN.	

APPLICATION DATE	Present Zoning of Property	Legal Description of Property:	TAX PARCEL NUMBER	FLOOD ZONE	MAP/PLAT OF PROPERTY
2-28-2020	R-2	See (Exhibit A)		X	See (Exhibit B)

Other Comments: As per Article 804 of the Madison County Zoning Ordinance.

Comments Lots 36, 37, 38, & 39
 Coventry Part 2

Respectfully Submitted




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 _____

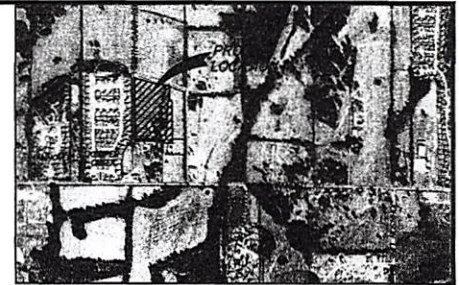
Final disposition of Petition _____

COVENTRY, PART 2

Situated in the Southeast 1/4 of Section 23, T8N, R2E,
Madison County, Mississippi

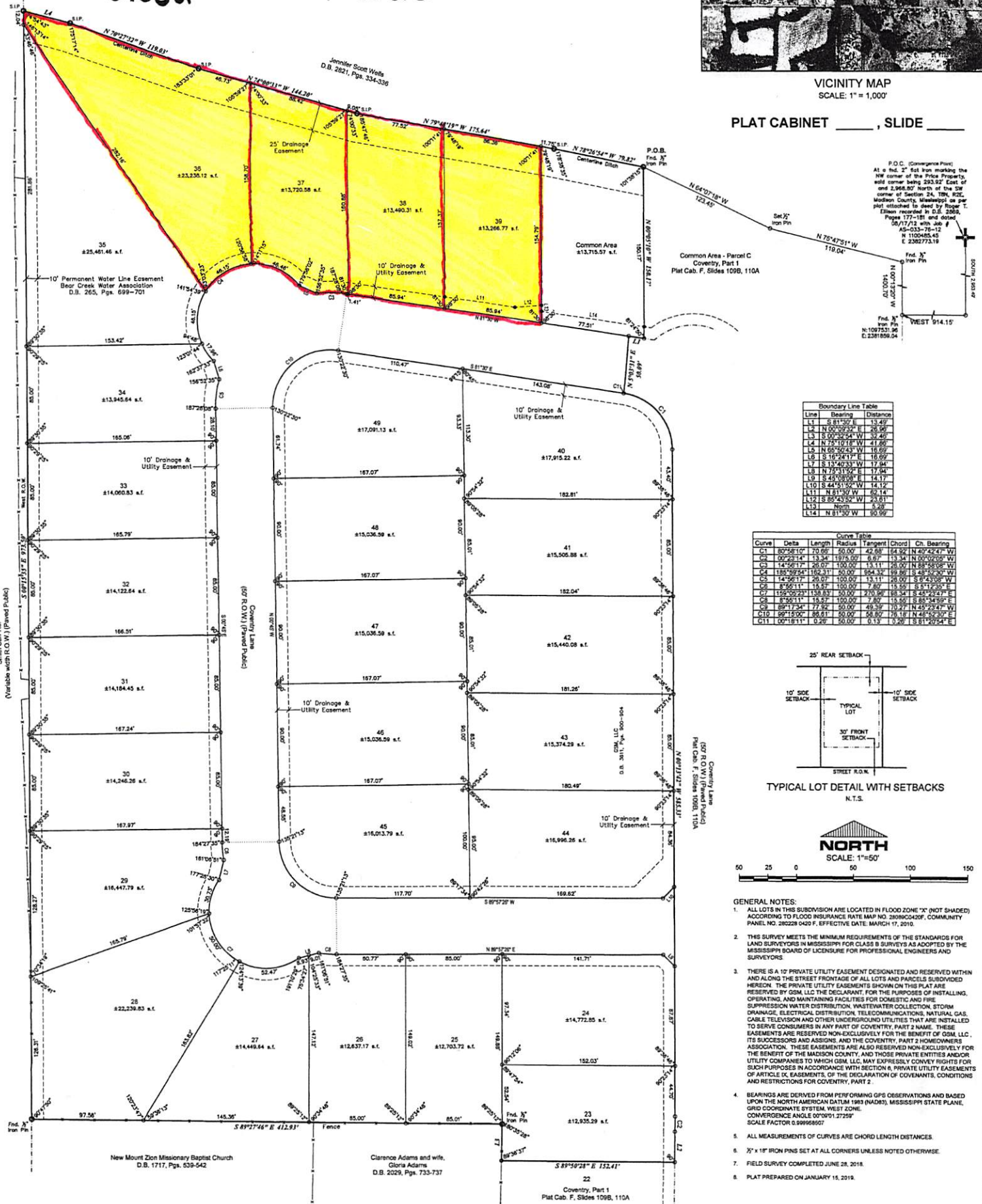
01682

F-152B



VICINITY MAP
SCALE: 1" = 1,000'

PLAT CABINET _____, SLIDE _____

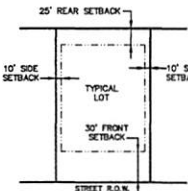


Boundary Line Table

Line	Bearing	Distance
L1	S 81°52' E	42.49'
L2	N 00°02'52" E	26.96'
L3	S 00°32'54" W	32.46'
L4	N 75°47'51" W	41.86'
L5	N 65°52'43" W	16.89'
L6	S 16°24'17" E	16.89'
L7	S 13°43'33" W	17.94'
L8	N 75°31'52" E	17.94'
L9	S 45°08'08" E	14.17'
L10	S 44°51'52" W	14.17'
L11	N 81°1' W	62.14'
L12	S 85°43'32" W	20.61'
L13	None	5.30'
L14	N 81°50' W	60.92'

Curve Table

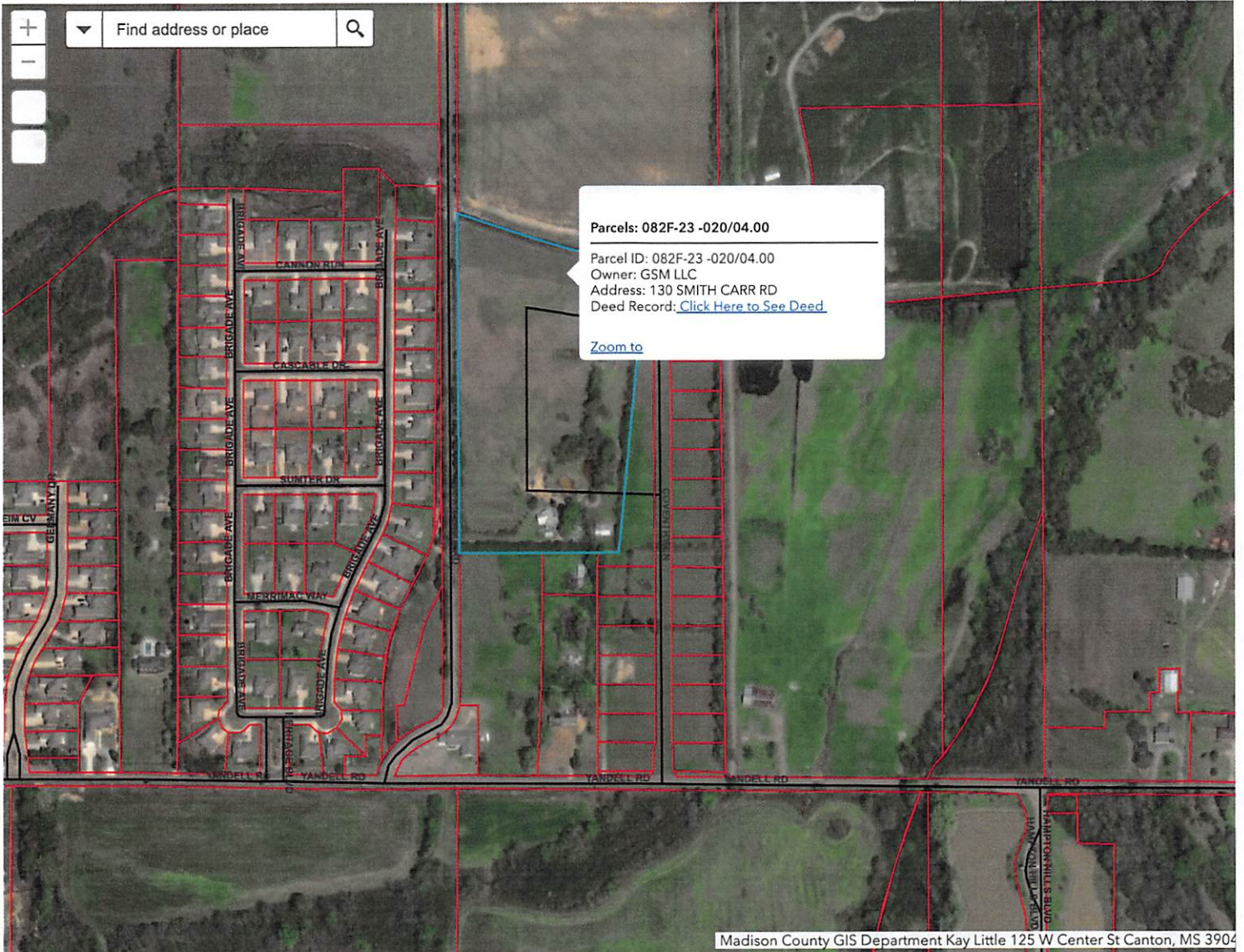
Curve	Delta	Length	Radius	Tangent	Chord	Ch. Bearing
C1	80°58'10"	70.66'	50.00'	42.68'	64.92'	N 40°42'47" W
C2	100°23'14"	13.34'	100.00'	6.67'	13.34'	N 00°00'00" W
C3	14°56'17"	26.07'	100.00'	13.11'	26.00'	N 88°58'08" W
C4	180°29'54"	162.31'	50.00'	654.32'	99.89'	S 48°52'00" W
C5	14°56'17"	26.07'	100.00'	13.11'	26.00'	S 81°41'52" W
C6	8°56'11"	15.53'	100.00'	7.67'	15.50'	S 12°23' E
C7	150°20'22"	138.83'	50.00'	270.70'	188.54'	S 25°42'47" E
C8	8°56'11"	15.53'	100.00'	7.67'	15.50'	N 15°23' W
C9	89°17'34"	77.52'	50.00'	49.39'	107.77'	N 25°24' E
C10	89°17'34"	77.52'	50.00'	49.39'	107.77'	N 48°52'07" E
C11	00°18'11"	0.26'	50.00'	0.13'	0.26'	S 81°20'24" E



TYPICAL LOT DETAIL WITH SETBACKS
N.T.S.



- GENERAL NOTES:
- ALL LOTS IN THIS SUBDIVISION ARE LOCATED IN FLOOD ZONE "X" (NOT SHADED) ACCORDING TO FLOOD INSURANCE RATE MAP NO. 26080C-02F, COMMUNITY PANEL NO. 280228 042 F, EFFECTIVE DATE, MARCH 17, 2010.
 - THIS SURVEY MEETS THE MINIMUM REQUIREMENTS OF THE STANDARDS FOR LAND SURVEYORS IN MISSISSIPPI FOR CLASS B SURVEYS AS ADOPTED BY THE MISSISSIPPI BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND SURVEYORS.
 - THERE IS A 10' PRIVATE UTILITY EASEMENT DESIGNATED AND RESERVED WITHIN AND ALONG THE STREET FRONTAGE OF ALL LOTS AND PARCELS SUBDIVIDED HEREON. THE PRIVATE UTILITY EASEMENTS SHOWN ON THIS PLAT ARE RESERVED BY GSM, LLC THE DECLARANT, FOR THE PURPOSES OF INSTALLING, OPERATING AND MAINTAINING FACILITIES FOR DOMESTIC AND FIRE SUPPRESSION WATER DISTRIBUTION, WASTEWATER COLLECTION, STORM DRAINAGE, ELECTRICAL DISTRIBUTION, TELECOMMUNICATIONS, NATURAL GAS, CABLE TELEVISION AND OTHER UNDERGROUND UTILITIES THAT ARE INSTALLED TO SERVE CONSUMERS IN ANY PART OF COVENTRY, PART 2 NAME. THESE EASEMENTS ARE RESERVED NON-EXCLUSIVELY FOR THE BENEFIT OF GSM, LLC, ITS SUCCESSORS AND ASSIGNS, AND THE COVENTRY, PART 2 HOMEOWNERS ASSOCIATION. THESE EASEMENTS ARE ALSO RESERVED NON-EXCLUSIVELY FOR THE BENEFIT OF THE MADISON COUNTY, AND THOSE PRIVATE ENTITIES AND/OR UTILITY COMPANIES TO WHICH GSM, LLC, MAY EXPRESSLY CONVEY RIGHTS FOR SUCH PURPOSES IN ACCORDANCE WITH SECTION 8, PRIVATE UTILITY EASEMENTS OF ARTICLE IX, EASEMENTS, OF THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR COVENTRY, PART 2.
 - BEARINGS ARE DERIVED FROM PENETRATING GPS OBSERVATIONS AND BASED UPON THE NORTH AMERICAN DATUM 1983 (NAD83), MISSISSIPPI STATE PLANE, GRID COORDINATE SYSTEM, WEST ZONE. CONVERGENCE ANGLE 00°00'01.27359" SCALE FACTOR 0.999965007.
 - ALL MEASUREMENTS OF CURVES ARE CHORD LENGTH DISTANCES.
 - 3" x 19" IRON PINS SET AT ALL CORNERS UNLESS NOTED OTHERWISE.
 - FIELD SURVEY COMPLETED JUNE 28, 2018.
 - PLAT PREPARED ON JANUARY 15, 2019.



Parcels: 082F-23 -020/04.00

Parcel ID: 082F-23 -020/04.00

Owner: GSM LLC

Address: 130 SMITH CARR RD

Deed Record: [Click Here to See Deed.](#)

[Zoom to](#)

Madison County GIS Department Kay Little 125 W Center St Canton, MS 3904

300ft
-90.057 32.520 Degrees