

APPLICATION FOR REZONING
R-1 Residential to C-2 Commercial

Name and Address of Applicant:

Robert Stokes
 513 Cobblestone Court
 Suite 3
 Madison, MS 39110

Street Address of Property (if different address):

The East Side of Hwy 51 South of Church Road

APPLICATION DATE	Present Zoning of Property	Legal Description of Property:	TAX PARCEL NUMBER	FLOOD ZONE	MAP/PLAT OF PROPERTY
5-1-2020	R-1	See (Exhibit A)	082E-22 -018/00.00	AE	See (Exhibit B)

Other Comments: As per Article 806 of the Madison County Zoning Ordinance.

Comments

Respectfully Submitted

Robert Stokes

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 _____

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

IN THE MATTER OF REZONING OF
CERTAIN LAND SITUATED IN SECTION 22
TOWNSHIP 8 NORTH, RANGE 2 EAST
MADISON COUNTY, MISSISSIPPI

PETITIONER: Robert Stokes

PETITION TO REZONE AND RECLASSIFY REAL PROPERTY

Comes now Robert Stokes, owner of 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 22 Township 8 N, Range 2 E, Madison County, Mississippi, more particularly described as follows, to-wit:

SEE EXHIBIT A

from its present Zoning District Classification of R-1 District to a C-2 District, in support thereof would respectfully show as follows, to-wit:

1. The subject property consists of 3.1 acres.
2. The zoning proposed is not in compliance with the adopted Land Use and Transportation Plan of Madison County, but is the highest and best use.
3. List of changes or conditions that support rezoning:

SEE EXHIBIT B

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 C-2 zoning and reclassifying this property from its present R-1 District classification to a C-2 District.

Respectfully submitted, this the 1st day of May, 2020.

Robert Stokes, Petitioner

Previously Approved Rezoning Cases on Highway 51

1. Michael Burchfield 2002
2. Keeling Company 2006
3. Yvonne Henry 2008
4. Iupe 2013
5. Phoenix Group 2015
6. Wendon Moore 2016
7. Sunflower Farms 2018
8. Ricky Norton 2018
9. PCG 2020

Notices sent to surrounding Property Owners

- 1. Titan Development**
- 2. CD Murphy Estate**
- 3. Wayne Ball Rental LLC**
- 4. Euro Investments**
- 5. Bessie Harris**

**BEFORE THE PLANNING AND ZONING COMMISSION AND THE
BOARD OF SUPERVISORS OF
MADISON COUNTY, MISSISSIPPI**

**IN THE MATTER OF THE REZONING
OF CERTAIN LAND SITUATED IN
SECTION 22, TOWNSHIP 8 NORTH,
RANGE 2 EAST, MADISON COUNTY,
MISSISSIPPI**

**Robert Stokes
PETITIONER**

NOTICE OF HEARING

TO: Surrounding Property Owners

PLEASE TAKE NOTICE that Robert Stokes has filed a Petition to rezone and reclassify a 3.076 acre tract of land situated in Section 22, Township 8 North, Range 2 East , Madison County, Mississippi. The petition and legal description of the subject property is attached hereto and made part of this Notice.

The subject property is currently zoned R-1 Residential District. The Petitioner has thus filed a Petition to rezone and reclassify the subject property from its present classification to a classification of C-2 Commercial District.

Please take notice that the Madison County Planning and Zoning Commission will conduct a public hearing on the said Petition in the Board of Supervisors Hearing Room in the Madison County Administrative Office Building, located at 125 West North Street, Canton, Mississippi at 9 a.m. on June 11, 2020,

or on a subsequent date to which the matter may be continued.

As the owner of the property located within 160 feet of the subject property (excluding the right of ways for streets and highways), you have the right to offer any objection to or support of the Petition. However, you are not required to be present.

You are given this Notice in accordance with Section 806.05 of the Madison County Zoning Ordinance, adopted December 2019. This the 29 day of May 2020

By: Robert Stokes

Contact Information _____





Parcels: 082E-22 -017/00.00

Parcel ID: 082E-22 -017/00.00

Owner: MURPHY C D (ESTATE)

Address: 2026 HWY 51

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

[Zoom to](#)

Madison County GIS

CHURCH RD
HWY 51
LOWRY FDR
HWY 51

Parcels: 082E-22-016/00.00
Parcel ID: 082E-22-016/00.00
Owner: BALL WAYNE RENTAL LLC
Address: 1994 HWY 51 N
Deed Record: [Click Here to See Deed](#)
[Zoom to](#)

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

300ft
-90.075 32.527 Degrees



Parcels: 082E-22 -022/00.00

Parcel ID: 082E-22 -022/00.00
Owner: EURO INVESTMENTS LLC
Address: 0
Deed Record: [Click Here to See Deed](#)

[Zoom to](#)

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

1300⁰⁰②
#602
LEGACY TITLE

Indexing Instructions:

Lot 1 and 2, Lone Wolf Commercial Park,
Madison County, Mississippi

Prepared by and return to:

Rawlings & MacInnis, P.A.
1296 Highway 51 N
P.O. Box 1789
Madison, MS 39130-1789
(601) 898-1180

SPECIAL WARRANTY DEED

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,

**RENASANT BANK,
A Banking Corporation ("Grantor"),
Successor in interest by Merger to
Merchants & Farmers Bank
209 Troy Street
P.O. Box 709
Tupelo, Mississippi 38804-4827
(662) 680-1001**

does hereby sell, convey, and specially warrant to,

**EURO INVESTMENTS, LLC
141 Hemlock Lane
Madison, MS 39110
(601) 607-7366**

the following described land and property located in **Madison County, Mississippi**, together with any and all improvements located thereon and any easements or rights of way appurtenant thereto:

Lot 1 and 2, Lone Wolf Commercial Park, 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 D, Slot 57, reference to which is hereby made in aid of and as a part of this description.

This conveyance is made subject to the following exceptions:

1. 5' Drainage Easement along the West side lot line of Lots 1 and 2 and East side lot line of Lot 2 as set forth in the plat recorded in Plat Cabinet D at Slide 57.
2. 15' Utility and Drainage Easement along the front South lot line of Lots 1 and 2 and East lot line of Lot 1 of the land as set forth in the plat recorded in Plat Cabinet D at Slide 57.
3. 10' Drainage Easement along the East lot line of Lot 2 as set forth in plat recorded in Plat Cabinet D at Slide 57.
4. Encroachments, variation in areas or in measurements, boundary line disputes, roadways, and matters not of record, including lack of access and any other matters, which would be disclosed by an accurate and more recent survey and inspection of the property.

The warranty of this conveyance is subject to all ad valorem taxes for the current year and all subsequent years. Further, the warranty of this conveyance is subject to any re-assessments of the subject property as a result of improvements placed thereon or increase in assessed value for any reason. 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. No survey has been provided by Grantor.

This conveyance is effective November 19, 2013 and 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.

DATED: November 18, 2013.

**RENASANT BANK
A Mississippi Banking Corporation,
Successor in interest by Merger to
Merchants & Farmers Bank**

BY: Marquis Sledge, V.P.
NAME: Marquis Sledge
TITLE: Vice President

STATE OF MISSISSIPPI
COUNTY OF ~~MADISON~~ *Panola*

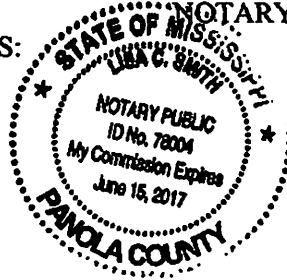
PERSONALLY APPEARED before me, the undersigned authority in and for the said county and state, on this the 16th day of ~~October~~ *November*, 2013, within my jurisdiction, the within named Marquis Sledge, who acknowledged that he is the Vice President for Renasant Bank, a Mississippi Banking Corporation, Successor in interest by merger to Merchants & Farmers Bank, and as his act and deed, he executed and delivered the above and foregoing Special Warranty Deed after first having been duly authorized by said banking corporation to so do.



Given under my hand and official seal this the 18th day of ~~October~~ *November*, 2013.

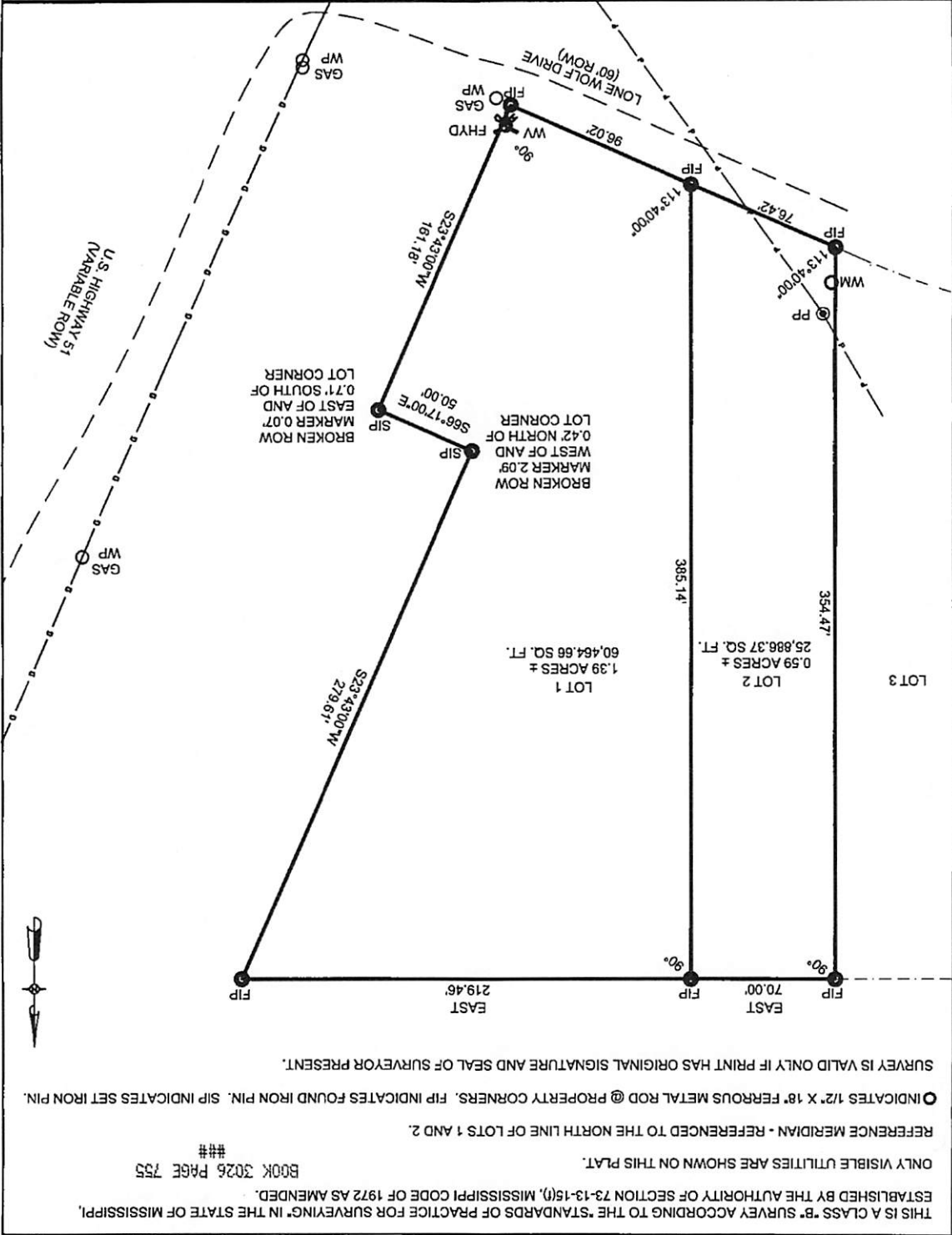
Rosa C. Smith

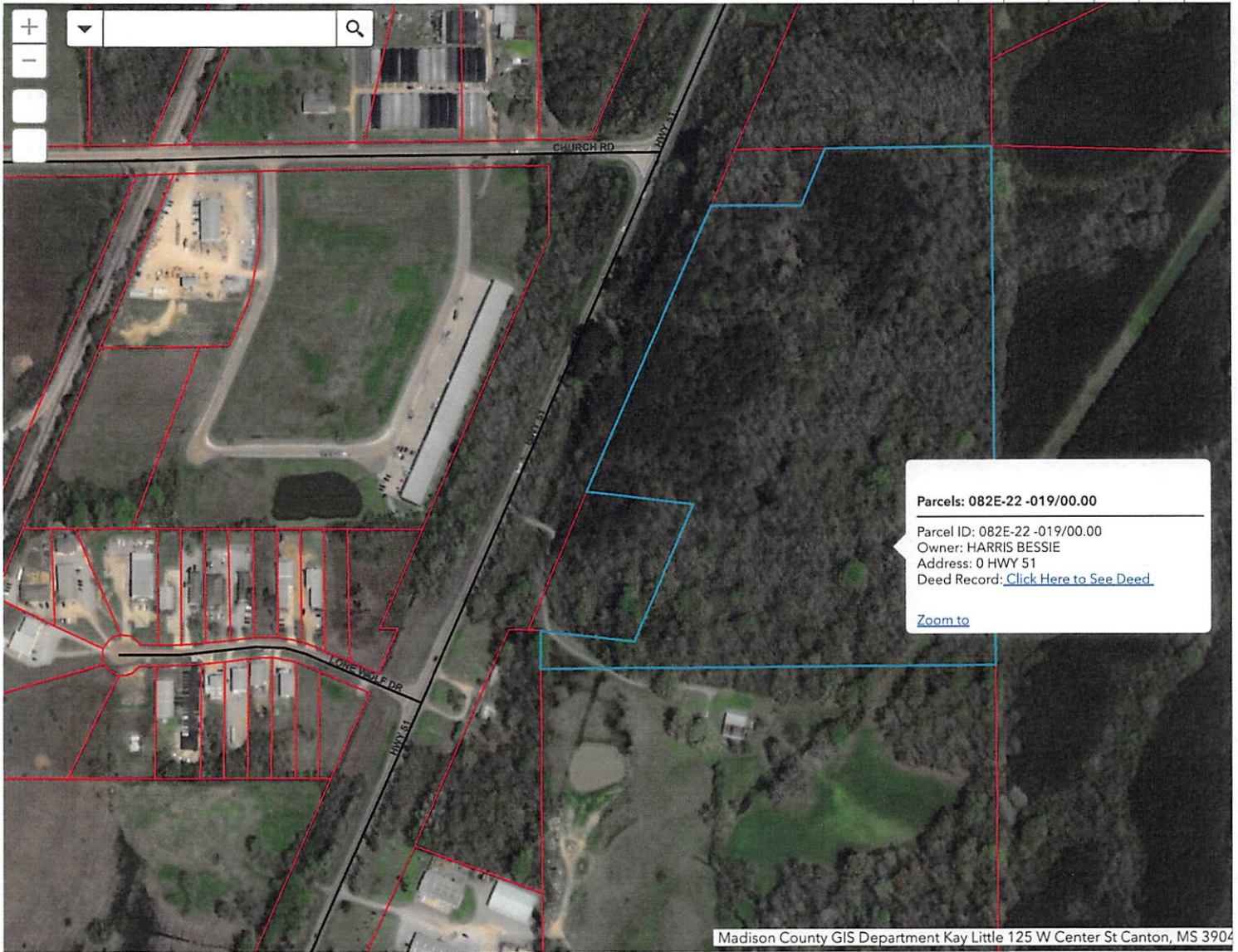
NOTARY PUBLIC

MY COMMISSION EXPIRES:



CHECKED BY: RTE SCALE: 1" = 60' JOB #: SUB-LONE W		Roger T. Ellison, P.L.S. # 2710 		452 HOLLY HEDGE DRIVE MADISON, MS 39110 CELL (601)954-3785 romans58@comcast.net	
DRAWN BY: DME DATE: 11/11/13 SURVEY CLASS: B		Roger T. Ellison, P.L.S., do hereby certify that the survey shown hereon was performed under my supervision, and that the features depicted on this plat are a correct representation of conditions as they existed on 11/11/13, to the best of my knowledge and belief.			
SURVEY SHOWING: LOTS 1 AND 2 LONE WOLF COMMERCIAL / BUSINESS PARK MADISON COUNTY, MS					





Nearby Business



- A - Lone Wolf Drive - Warehouse Office Complex
- B - Titan Engineering and Construction
- C - Animal Shelter

- D - Warehouses/Shops
- E - Warehouses/Shops
- F - 3.1 Ac Site

A - Lone Wolf Drive



Legend



8.33 ft





Google Earth

© 2018 Google
© 2019 Google

Titan Eng/Constr



Legend

-  3.1 AC Site
-  Cardinal Health
-  Georgia Gulf Chemicals & Vinyls, LLC
-  Tower Automotive

Google Earth

© 2018 Google
© 2019 Google

7.66 ft



Animal Shelter



Legend

- 3.1 AC Site
- Cardinal Health
- Georgia Gulf Chemicals & Vinyls, LLC
- Tower Automotive

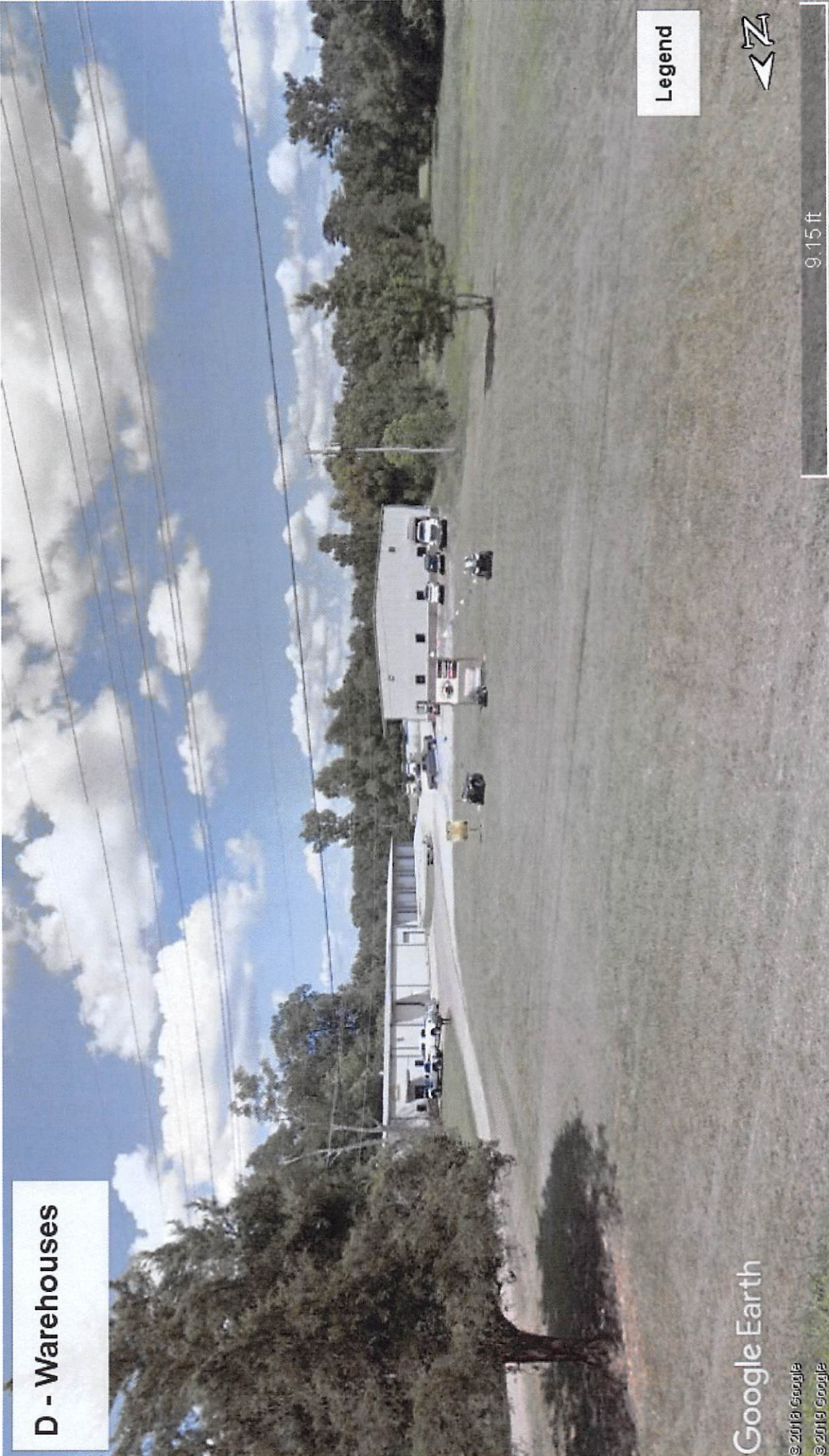
Google Earth

© 2018 Google
© 2019 Google

8.76 ft



D - Warehouses



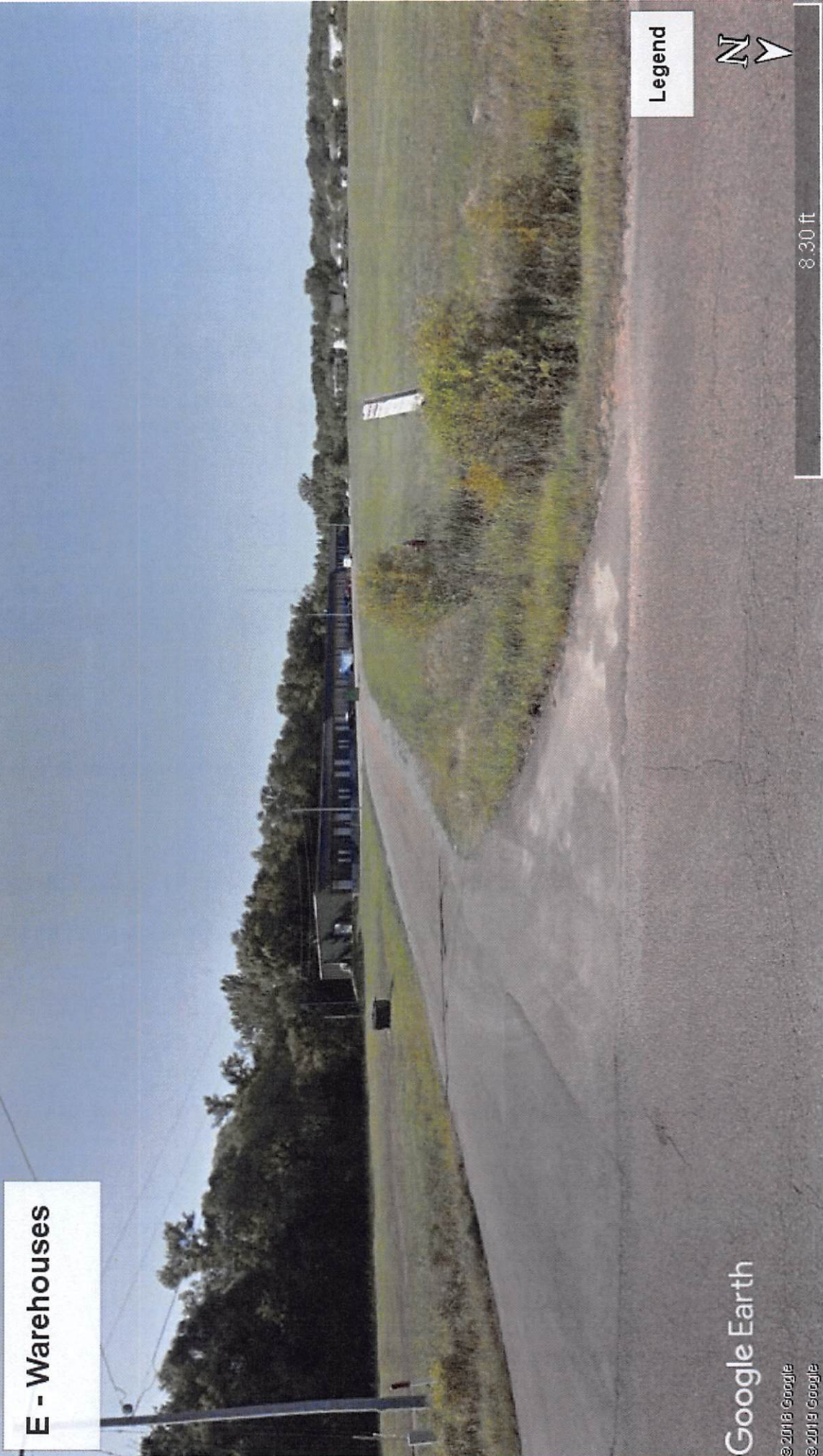
Legend



9.15 ft

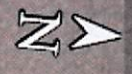
Google Earth

© 2018 Google
© 2019 Google



E - Warehouses

Legend



8.30 ft

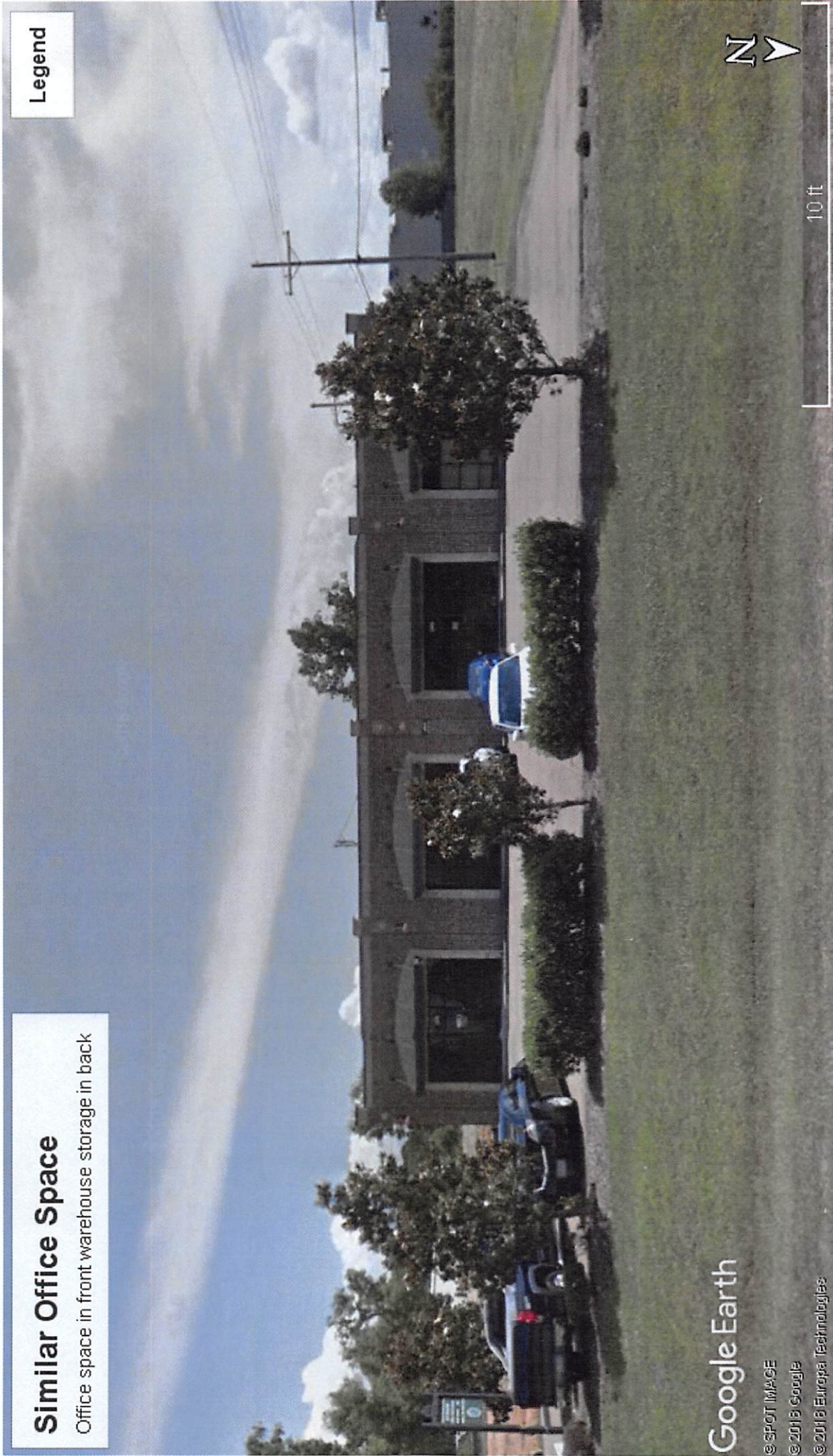
Google Earth

© 2018 Google
© 2019 Google

Similar Office Space

Office space in front warehouse storage in back

Legend



Google Earth

© SPOT IMAGE

© 2015 Google

© 2015 Europa Technologies

Verification of Utilities

Power- Entergy

Water- Bear Creek Water Assn

Sewer- Bear Creek Water Assn

Zoning

Current R1

Proposed C2

Specific Use

Rental Commercial Space with warehouse space in the rear.

BOOK 3753 PAGE 500 DOC 01 TV 01
INST # 870113 MADISON COUNTY MS
This instrument was filed for
record 8/13/19 at 2:33:50 PM
RONNY LOTT, C.C. BY: KAH D.C.

Prepared By (without title opinion):
Robert D. Drinkwater
Bar No. 6192
207 Belle Pointe
Madison, Mississippi 39110
(601) 605-0965

Return to Grantee

INDEXING INSTRUCTIONS: NE/4 NE/4, Section 22, Township 8 North, Range 2 East

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, the undersigned

University of Mississippi Foundation Realty, LLC
406 University Ave.
Oxford, MS 38655
662) 915-3851

does hereby convey and specially warrant unto

Dublin Development Company, LLC
513 Cobblestone Court, Suite 3
Madison, MS 39110
(601) 383-3943

318-
12-
20

the following described property situated in Madison County, Mississippi:

See Exhibit A

WITNESS the signature of the undersigned as of the 5th day of August, 2019.

University of Mississippi Foundation Realty, LLC

By: Maggie Abernathy
Maggie Abernathy, Manager

STATE OF MISSISSIPPI
COUNTY OF LAFAYETTE

Personally appeared before me, the undersigned authority in and for the said county and state, on this 5th day of August, 2019, within my jurisdiction, the within named Maggie Abernathy, who acknowledged that she is a Manager of University of Mississippi Foundation Realty, LLC, a Mississippi limited liability company, and that for and on behalf of the said limited liability company, and as its act and deed she executed the above and foregoing instrument, after first having been duly authorized by said limited liability company so to do.

Caroline C. Heuer

Notary Public

My Commission Expires:

June 25, 2021



Exhibit A

Tract 1

One (1) acre tract more or less situated in the NE $\frac{1}{4}$ NE $\frac{1}{4}$, Section 22, Township 8 North, Range 2 East and being more particularly described as follows: Commence at an iron pin marking the southwest corner of the Ida Smith Tract. Said point being 158.6 feet south and 496.6 feet east of the northwest corner of the NE $\frac{1}{4}$ NE $\frac{1}{4}$, Section 22, Township 8 North, Range 2 East, Madison County, Mississippi and run thence south 22 degrees 41 minutes west 1086.1 feet along the east ROW line of U.S. Highway No. 51 to an iron pin, the point of beginning; thence south 85 degrees 27 minutes east 210.0 feet to an iron pin; thence south 22 degrees 41 minutes west 218.2 feet to an iron pin; thence north 85 degrees 27 minutes west 210.0 feet along a fence line to an iron pin on the east ROW line of said Highway No. 51; thence North 22 degrees 41 minutes east 218.2 feet along the east ROW line of said Highway No. 51 to the point of beginning, containing 1.0 acre, more or less.

Tract 2

A lot or parcel of land containing 2 acres more or less lying and being situated in the NE $\frac{1}{4}$ of Section 22, Township 8 North, Range 2 East, Madison County, Mississippi and more particularly described as beginning at the NW corner of the Pearl Whiteside property as described in Deed Book 136 at Page 32 thence N 22° 41' E 218.2 feet along the U.S. Hwy. No. 51 right of way to an iron pin; thence S 85° 27' E 315 feet to an iron pin; thence S 22° 41' W 436.4 feet to an iron pin; thence N 85° 27' W 105 feet to an iron pin; thence N 22° 41' E 218.2 feet to an iron pin, thence N 85° 27' W 210 feet to the point of beginning.

PLAT OF SURVEY FOR:
DUBLIN DEVELOPMENT COMPANY, LLC
 +/- 3.07 ACRES BEING LOCATED IN THE NE 1/4 OF SECTION 22,
 T-8-N, R-2-E, MADISON COUNTY, MISSISSIPPI.

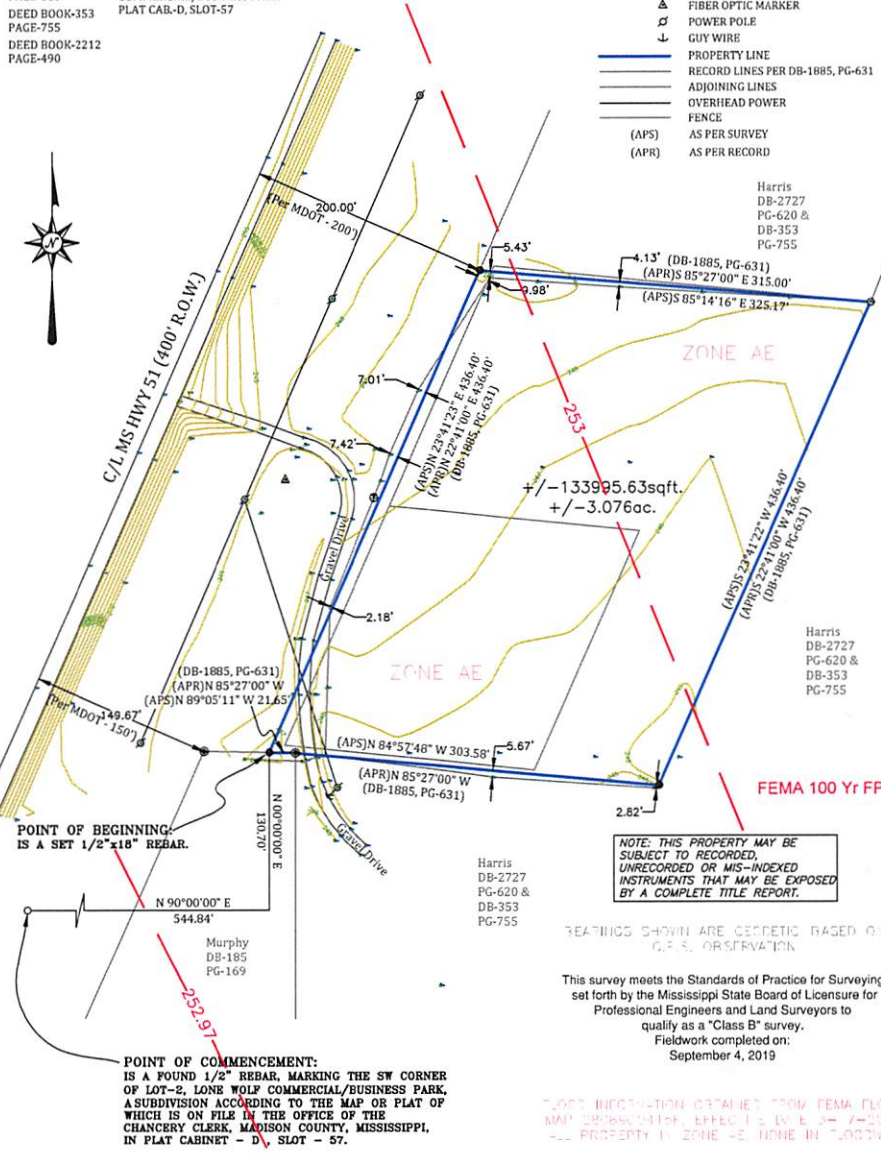
SURVEYED AND PLATTED BY
R.E.D.
LAND SURVEYING, LLC
 304 RIVERTON COURT
 BYRAM, MISSISSIPPI 39272
 PHONE: 601-955-1747
 email: jeff682@bellsouth.net
 PROJECT NO.: 19038 - Yarborough

DATA USED FOR SURVEY

DEED BOOK-1885	DEED BOOK-185
PAGE-631	PAGE-169
DEED BOOK-2727	PLAT OF LONE WOLF
PAGE-620	COMMERCIAL/BUSINESS PARK
DEED BOOK-353	PLAT CAR-D, SLOT-57
PAGE-755	
DEED BOOK-2212	
PAGE-490	

LEGEND

- FOUND 1/2" REBAR
- FOUND CONCRETE MONUMENT
- SET 1/2"x18" REBAR
- AT&T MARKER
- ▲ FIBER OPTIC MARKER
- ⊕ POWER POLE
- ⊖ GUY WIRE
- PROPERTY LINE
- RECORD LINES PER DB-1885, PG-631
- ADJOINING LINES
- OVERHEAD POWER
- FENCE
- (APS) AS PER SURVEY
- (APR) AS PER RECORD



POINT OF BEGINNING:
 IS A SET 1/2"x18" REBAR.

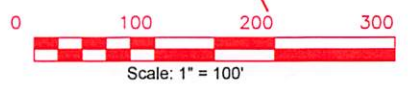
POINT OF COMMENCEMENT:
 IS A FOUND 1/2" REBAR, MARKING THE SW CORNER
 OF LOT-2, LONE WOLF COMMERCIAL/BUSINESS PARK,
 A SUBDIVISION ACCORDING TO THE MAP OR PLAT OF
 WHICH IS ON FILE IN THE OFFICE OF THE
 CHANCERY CLERK, MADISON COUNTY, MISSISSIPPI,
 IN PLAT CABINET - D, SLOT - 57.

NOTE: THIS PROPERTY MAY BE
 SUBJECT TO RECORDED,
 UNRECORDED OR MIS-INDEXED
 INSTRUMENTS THAT MAY BE EXPOSED
 BY A COMPLETE TITLE REPORT.

BEARINGS SHOWN ARE GEODETIC BASED ON
 G. S. OBSERVATION

This survey meets the Standards of Practice for Surveying
 set forth by the Mississippi State Board of Licensure for
 Professional Engineers and Land Surveyors to
 qualify as a "Class B" survey.
 Fieldwork completed on:
 September 4, 2019

FLOOD INFORMATION OBTAINED FROM FEMA FLOOD
 MAP D200801109, EFFECTIVE DATE 3-7-2010
 -- PROPERTY IS ZONE AE, NONE IN "ACTIVE"



BOOK 3753 PAGE 503 DOC 01 TY 0
INST # 870114 MADISON COUNTY MS
This instrument was filed for
record 8/13/19 at 2:41:10 PM
RONNY LOTT, C.C. BY: CRA D.C.

Prepared By (without title opinion):
Robert D. Drinkwater
Bar No. 6192
207 Belle Pointe
Madison, Mississippi 39110
(601) 605-0965

Return to Grantee

INDEXING INSTRUCTIONS: NE/4 NE/4, Section 22, Township 8 North, Range 2 East

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, the undersigned

**SH 401(k)B, LLC
207 Belle Pointe
Madison, Mississippi 39110
(601) 605-0965**

does hereby convey and specially warrant unto

**Dublin Development Company, LLC
513 Cobblestone Court, Suite 3
Madison, MS 39110
(601) 383-3943** 319-1200

the following described property situated in Madison County, Mississippi:

See Exhibit A

Grantor's title is subject to outstanding ad valorem taxes, fence encroachments and road serving adjoining property as shown on survey, and outstanding reservations and conveyances of oil, gas and other minerals.

WITNESS the signature of the undersigned as of the 13 day of August, 2019.

SH 401(k)B, LLC

By: Sunset Holdings, LLC 401(k) Plan and Trust, Member

By: Robert D. Drinkwater

Name: Robert D. Drinkwater

Title: Trustee

STATE OF MISSISSIPPI
COUNTY OF MADISON

Personally appeared before me, the undersigned authority in and for the said county and state, on this 13 day of August, 2019, within my jurisdiction, the within named Robert D. Drinkwater, who acknowledged to me that he is the trustee of Sunset Holdings, LLC 401(k) Plan and Trust, sole member of SH 401(k)B, LLC, a Mississippi limited liability company, and that for and on behalf of said Sunset Holdings, LLC 401(k) Plan and Trust as sole member of said limited liability company, and as the act and deed of said Sunset Holdings, LLC 401(k) Plan and Trust as sole member of said limited liability company, and as the act and deed of said limited liability company, he executed the above and foregoing instrument, after first having been duly authorized by said Sunset Holdings, LLC 401(k) Plan and Trust and said limited liability company so to do.

Notary Public

My Commission Expires:



Exhibit A

Tract 1

One (1) acre tract more or less situated in the NE $\frac{1}{4}$ NE $\frac{1}{4}$, Section 22, Township 8 North, Range 2 East and being more particularly described as follows: Commence at an iron pin marking the southwest corner of the Ida Smith Tract. Said point being 158.6 feet south and 496.6 feet east of the northwest corner of the NE $\frac{1}{4}$ NE $\frac{1}{4}$, Section 22, Township 8 North, Range 2 East, Madison County, Mississippi and run thence south 22 degrees 41 minutes west 1086.1 feet along the east ROW line of U.S. Highway No. 51 to an iron pin, the point of beginning; thence south 85 degrees 27 minutes east 210.0 feet to an iron pin; thence south 22 degrees 41 minutes west 218.2 feet to an iron pin; thence north 85 degrees 27 minutes west 210.0 feet along a fence line to an iron pin on the east ROW line of said Highway No. 51; thence North 22 degrees 41 minutes east 218.2 feet along the east ROW line of said Highway No. 51 to the point of beginning, containing 1.0 acre, more or less.

Tract 2

A lot or parcel of land containing 2 acres more or less lying and being situated in the NE $\frac{1}{4}$ of Section 22, Township 8 North, Range 2 East, Madison County, Mississippi and more particularly described as beginning at the NW corner of the Pearl Whiteside property as described in Deed Book 136 at Page 32 thence N 22° 41' E 218.2 feet along the U.S. Hwy. No. 51 right of way to an iron pin; thence S 85° 27' E 315 feet to an iron pin; thence S 22° 41' W 436.4 feet to an iron pin; thence N 85° 27' W 105 feet to an iron pin; thence N 22° 41' E 218.2 feet to an iron pin, thence N 85° 27' W 210 feet to the point of beginning.

Legal Description

A parcel of land containing 133995.63sqft. or 3.076 acres, more or less, being situated in the Northeast Quarter of Section 22, Township 8 North, Range 2 East, Madison County, Mississippi and being more particularly described as follows, to wit:

Commencing at a found 1/2" rebar, marking the SW corner of Lot-2, Lone Wolf Commercial/Business Park, a subdivision according to the map or plat of which is on file in the Office of the Chancery Clerk, Madison County, Mississippi, in Plat Cabinet - D, Slot - 57; thence proceed N 90°00'00" E for a distance of 544.84 feet to a point; thence N 00°00'00" E a distance of 130.70 feet to a set 1/2"x18" rebar on the East Right-of-Way line of MS HWY 51 and the Point of Beginning of the following described parcel of land; thence continue along said East Right-of-Way line N 23°41'23" E a distance of 436.40 feet (N 22°41'00" E for 436.40 feet - Record, DB-1885, PG-631) to a set 1/2"x18" rebar; thence leaving said East Right-of-Way line of MS HWY 51, run S 85°14'16" E a distance of 325.17 feet (S 85°27'00" E for 315.00 feet - Record, DB-1885, PG-631) to a found 1/2" rebar near an existing fence corner; thence S 23°41'22" W a distance of 436.40 feet (S 22°41'00" W for 436.40 feet - Record, DB-1885, PG-631) to a set 1/2"x18" rebar; thence N 84°57'48" W a distance of 303.58 feet (N 85°27'00" W - Record, DB-1885, PG-631) to a found concrete monument; thence N 89°05'11" W a distance of 21.65 feet (N 85°27'00" W - Record, DB-1885, PG-631) back to the Point of Beginning of the above described parcel of land containing 133995.63sqft. or 3.076 acres, more or less.

Bessie Harris

2nd
attemp
w/ USPS

BEFORE THE PLANNING AND ZONING COMMISSION AND THE
BOARD OF SUPERVISORS OF
MADISON COUNTY, MISSISSIPPI

IN THE MATTER OF THE REZONING
OF CERTAIN LAND SITUATED IN
SECTION 22, TOWNSHIP 8 NORTH,
RANGE 2 EAST, MADISON COUNTY,
MISSISSIPPI

Robert Stokes
PETITIONER

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

7019 2970 0002 2000 0267 4701
5002 9530 2000

For delivery information, visit our website at www.usps.com®.

MADISON, IL 61743
OFFICIAL USE

Certified Mail Fee	\$3.55
\$	\$0.00
Extra Services & Fees (check box, add fee as appropriate)	\$1.70
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$1.40
\$	
Total Postage and Fees	\$8.65
\$	

0157
15
Postmark
Here
06/16/2020

Sent To
Street and Apt. No., or PO Box No.
City, State, ZIP+4®

NOTICE OF HEARING

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

TO: Surrounding Property Owners

PLEASE TAKE NOTICE that Robert Stokes has filed a Petition to rezone and reclassify a 3.076 acre tract of land situated in Section 22, Township 8 North, Range 2 East, Madison County, Mississippi. The petition and legal description of the subject property is attached hereto and made part of this Notice.

The subject property is currently zoned R-1 Residential District. The Petitioner has thus filed a Petition to rezone and reclassify the subject property from its present classification to a classification of C-2 Commercial District.

Please take notice that the Madison County Planning and Zoning Commission will conduct a public hearing on the said Petition in the Board of Supervisors Hearing Room in the Madison County Administrative Office Building, located at 125 West North Street, Canton, Mississippi at 9 a.m. on June 11, 2020,

or on a subsequent date to which the matter may be continued.

7019 2970 0001 7810 6291

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

MATTHESON OFFICIAL USE

Certified Mail Fee	\$3.55
\$	\$0.00
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$1.20
\$	\$4.75
Total Postage and Fees	
\$	\$4.75

0110
06

Postmark
Here
Beggie Harris
05/29 11:20

Sent To

Street and Apt. No., or PO Box No.

City, State, ZIP+4®

PS Form 3800, April 2015 FSN 7530-02-000-9047 See Reverse for Instructions

*025 Rose Ln
Mattocon IL 620443*



[FAQs >](#)

[Track Another Package +](#)

Lost by USPS

Tracking Number: 70192970000178106291

[Remove X](#)

The delivery status of your item has not been updated as of June 2, 2020, 1:10 am. We apologize that it may arrive later than expected.

Alert

June 2, 2020 at 1:10 am
Awaiting Delivery Scan

[Get Updates](#)

Feedback

Text & Email Updates

Tracking History

June 2, 2020, 1:10 am
Awaiting Delivery Scan

The delivery status of your item has not been updated as of June 2, 2020, 1:10 am. We apologize that it may arrive later than expected.

June 1, 2020, 7:10 am
Out for Delivery
MATTESON, IL 60443

June 1, 2020, 6:45 am
Arrived at Unit
MATTESON, IL 60443

May 31, 2020, 4:09 am
Arrived at USPS Regional Destination Facility
CHICAGO IL NETWORK DISTRIBUTION CENTER

May 30, 2020
In Transit to Next Facility

May 29, 2020, 11:43 pm
Arrived at USPS Regional Origin Facility
JACKSON MS DISTRIBUTION CENTER

May 29, 2020, 5:53 pm
Departed Post Office
MADISON, MS 39110

May 29, 2020, 3:20 pm
USPS in possession of item
MADISON, MS 39110

Feedback

Product Information



See Less ^

Can't find what you're looking for?

Go to our FAQs section to find answers to your tracking questions.

FAQs



June 23, 2020

Dear Robert Stokes:

The following is in response to your request for proof of delivery on your item with the tracking number: **7019 2970 0002 0356 2009**.

Item Details

Status: Delivered, Left with Individual
Status Date / Time: June 23, 2020, 2:03 pm
Location: MATTESON, IL 60443
Postal Product: First-Class Mail®
Extra Services: Certified Mail™
Return Receipt Electronic

Shipment Details

Weight: 3.0oz

Recipient Signature

Signature of Recipient:	TJ/RSC-19 TJ/RSC-19
Address of Recipient:	828 Rose Ln

Note: Scanned image may reflect a different destination address due to Intended Recipient's delivery instructions on file.

Thank you for selecting the United States Postal Service® for your mailing needs. If you require additional assistance, please contact your local Post Office™ or a Postal representative at 1-800-222-1811.

Sincerely,
United States Postal Service®
475 L'Enfant Plaza SW
Washington, D.C. 20260-0004

BEFORE THE PLANNING AND ZONING COMMISSION AND THE
BOARD OF SUPERVISORS OF
MADISON COUNTY, MISSISSIPPI

IN THE MATTER OF THE REZONING
OF CERTAIN LAND SITUATED IN
SECTION 22, TOWNSHIP 8 NORTH,
RANGE 2 EAST, MADISON COUNTY,
MISSISSIPPI

Robert Stokes
PETITIONER

7019 2970 0001 7810 6314

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT <i>Domestic Mail Only</i>	
For delivery information, visit our website at www.usps.com ®.	
OFFICIAL USE	
Certified Mail Fee \$3.55	0110
\$	06
Extra Services & Fees (check box, add fee as appropriate)	Postmark Here
<input type="checkbox"/> Return Receipt (hardcopy) \$0.00	05/29/2020
<input type="checkbox"/> Return Receipt (electronic) \$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery \$0.00	
<input type="checkbox"/> Adult Signature Required \$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery \$0.00	
Postage \$1.20	
\$	
Total Postage and Fees \$4.75	
\$	
Sent To	
Street and Apt. No., or PO Box No.	
City, State, ZIP+4®	
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	

NOTICE OF HEARING

TO: Surrounding Property Owners

PLEASE TAKE NOTICE that Robert Stokes has filed a Petition to rezone and reclassify a 3.076 acre tract of land situated in Section 22, Township 8 North, Range 2 East, Madison County, Mississippi. The petition and legal description of the subject property is attached hereto and made part of this Notice.

The subject property is currently zoned R-1 Residential District. The Petitioner has thus filed a Petition to rezone and reclassify the subject property from its present classification to a classification of C-2 Commercial District.

Please take notice that the Madison County Planning and Zoning Commission will conduct a public hearing on the said Petition in the Board of Supervisors Hearing Room in the Madison County Administrative Office Building, located at 125 West North Street, Canton, Mississippi at 9 a.m. on June 11, 2020,

or on a subsequent date to which the matter may be continued.

As the owner of the property located within 160 feet of the subject property (excluding the right of ways for streets and highways), you have the right to offer any objection to or support of the Petition. However, you are not required to be present.

You are given this Notice in accordance with Section 806.05 of the Madison County Zoning Ordinance, adopted December 2019. This the 29 day of May 2020

By: Robert Stokes

Contact Information _____

513 Cobblestone Court

Suite 3

Madison, MS 39110

601.383.3943

Exhibit A

Tract 1

One (1) acre tract more or less situated in the NE $\frac{1}{4}$ NE $\frac{1}{4}$, Section 22, Township 8 North, Range 2 East and being more particularly described as follows: Commence at an iron pin marking the southwest corner of the Ida Smith Tract. Said point being 158.6 feet south and 496.6 feet east of the northwest corner of the NE $\frac{1}{4}$ NE $\frac{1}{4}$, Section 22, Township 8 North, Range 2 East, Madison County, Mississippi and run thence south 22 degrees 41 minutes west 1086.1 feet along the east ROW line of U.S. Highway No. 51 to an iron pin, the point of beginning; thence south 85 degrees 27 minutes east 210.0 feet to an iron pin; thence south 22 degrees 41 minutes west 218.2 feet to an iron pin; thence north 85 degrees 27 minutes west 210.0 feet along a fence line to an iron pin on the east ROW line of said Highway No. 51; thence North 22 degrees 41 minutes east 218.2 feet along the east ROW line of said Highway No. 51 to the point of beginning, containing 1.0 acre, more or less.

Tract 2

A lot or parcel of land containing 2 acres more or less lying and being situated in the NE $\frac{1}{4}$ of Section 22, Township 8 North, Range 2 East, Madison County, Mississippi and more particularly described as beginning at the NW corner of the Pearl Whiteside property as described in Deed Book 136 at Page 32 thence N 22° 41' E 218.2 feet along the U.S. Hwy. No. 51 right of way to an iron pin; thence S 85° 27' E 315 feet to an iron pin; thence S 22° 41' W 436.4 feet to an iron pin; thence N 85° 27' W 105 feet to an iron pin; thence N 22° 41' E 218.2 feet to an iron pin, thence N 85° 27' W 210 feet to the point of beginning.

RDS

RDS

PLAT OF SURVEY FOR:
DUBLIN DEVELOPMENT COMPANY, LLC
 +/- 3.07 ACRES BEING LOCATED IN THE NE 1/4 OF SECTION 22,
 T-8-N, R-2-E, MADISON COUNTY, MISSISSIPPI.

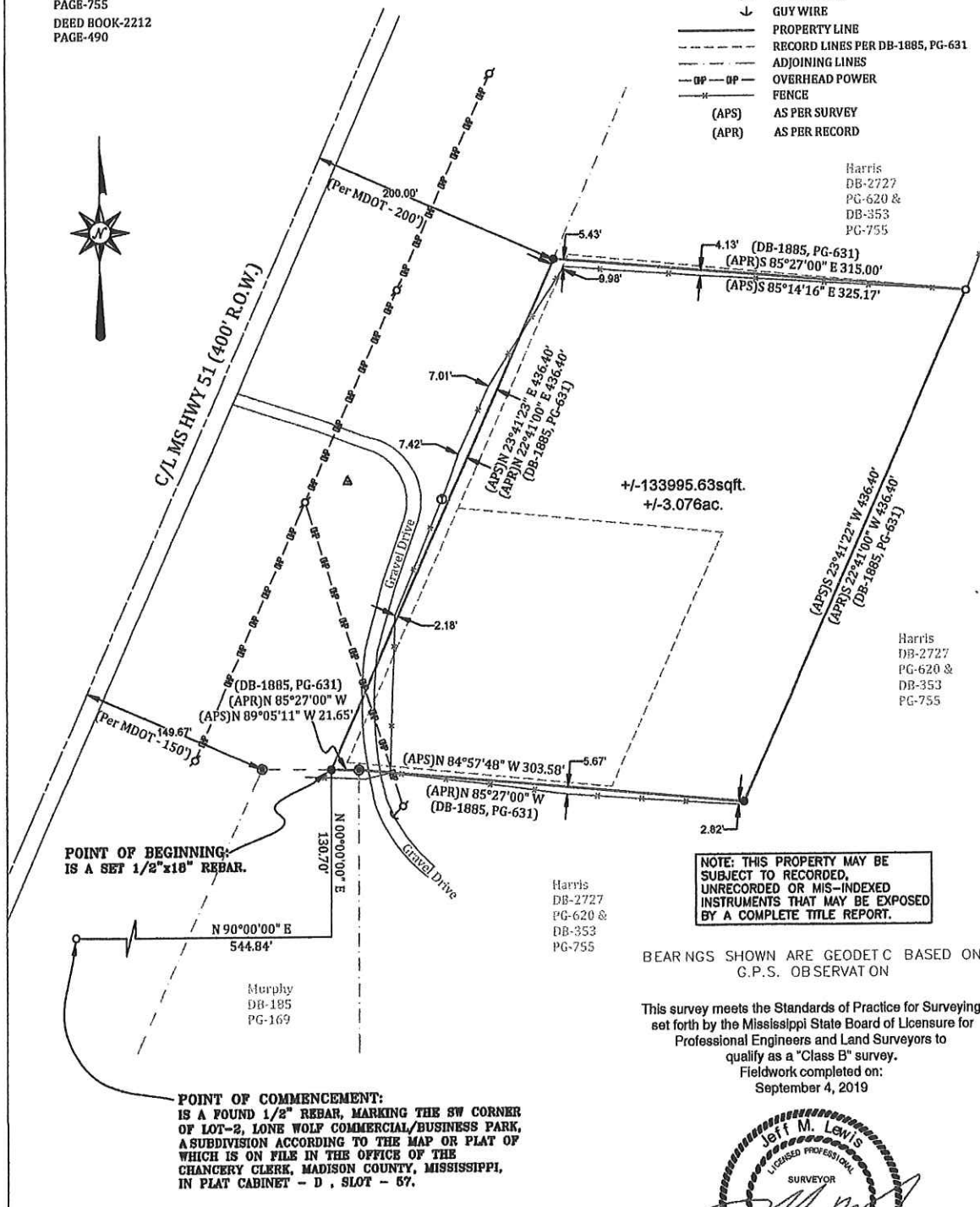
SURVEYED AND PLATTED BY
R.E.D.
LAND SURVEYING, LLC
 304 RIVERTON COURT
 BYRAM, MISSISSIPPI 39272
 PHONE: 601-955-1747
 email: jeff682@bellsouth.net
 PROJECT NO.: 19038 - Yarborough

DATA USED FOR SURVEY

DEED BOOK-1885 PAGE-631	DEED BOOK-185 PAGE-169
DEED BOOK-2727 PAGE-620	PLAT OF LONE WOLF COMMERCIAL/BUSINESS PARK
DEED BOOK-353 PAGE-755	PLAT CAB.-D, SLOT-57
DEED BOOK-2212 PAGE-490	

LEGEND

- FOUND 1/2" REBAR
- FOUND CONCRETE MONUMENT
- SET 1/2"x18" REBAR
- ⊕ AT&T MARKER
- △ FIBER OPTIC MARKER
- ⊗ POWER POLE
- ↓ GUY WIRE
- PROPERTY LINE
- - - RECORD LINES PER DB-1885, PG-631
- · - · - ADJOINING LINES
- ○ - ○ - OVERHEAD POWER
- x - x - FENCE
- (APS) AS PER SURVEY
- (APR) AS PER RECORD



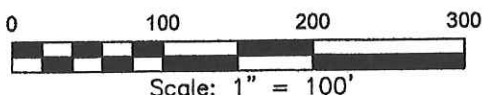
POINT OF BEGINNING:
 IS A SET 1/2" x 18" REBAR.

POINT OF COMMENCEMENT:
 IS A FOUND 1/2" REBAR, MARKING THE SW CORNER
 OF LOT-2, LONE WOLF COMMERCIAL/BUSINESS PARK,
 A SUBDIVISION ACCORDING TO THE MAP OR PLAT OF
 WHICH IS ON FILE IN THE OFFICE OF THE
 CHANCERY CLERK, MADISON COUNTY, MISSISSIPPI,
 IN PLAT CABINET - D , SLOT - 57.

**NOTE: THIS PROPERTY MAY BE
 SUBJECT TO RECORDED,
 UNRECORDED OR MIS-INDEXED
 INSTRUMENTS THAT MAY BE EXPOSED
 BY A COMPLETE TITLE REPORT.**

BEARINGS SHOWN ARE GEODETIC BASED ON
 G.P.S. OBSERVATION

This survey meets the Standards of Practice for Surveying
 set forth by the Mississippi State Board of Licensure for
 Professional Engineers and Land Surveyors to
 qualify as a "Class B" survey.
 Fieldwork completed on:
 September 4, 2019



Jeff M. Lewis, P.L.S. #3075

USPS Tracking®

[FAQs >](#)

[Track Another Package +](#)

Tracking Number: 70192970000178106314

[Remove X](#)

Your item was delivered to an individual at the address at 4:06 pm on June 1, 2020 in MADISON, MS 39110.

Delivered

June 1, 2020 at 4:06 pm
Delivered, Left with Individual
MADISON, MS 39110

[Get Updates v](#)

Feedback

[Text & Email Updates v](#)

[Tracking History v](#)

[Product Information v](#)

[See Less ^](#)

Can't find what you're looking for?

Go to our [FAQs](#) section to find answers to your tracking questions.

CO Murphy

BEFORE THE PLANNING AND ZONING COMMISSION AND THE
BOARD OF SUPERVISORS OF
MADISON COUNTY, MISSISSIPPI

IN THE MATTER OF THE REZONING
OF CERTAIN LAND SITUATED IN
SECTION 22, TOWNSHIP 8 NORTH,
RANGE 2 EAST, MADISON COUNTY,
MISSISSIPPI

Robert Stokes
PETITIONER

7019 2970 0003 7810 6215

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee	\$3.55
Extra Services & Fees (check box, add fee as appropriate)	\$0.00
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$1.20
Total Postage and Fees	\$4.75

Postmark Here
05/29/2020

Sent To
Street and Apt. No., or PO Box No.
2026 Hwy 51
City, State, ZIP+4®
Madison MS 39111

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

NOTICE OF HEARING

TO: Surrounding Property Owners

PLEASE TAKE NOTICE that Robert Stokes has filed a Petition to rezone and reclassify a 3.076 acre tract of land situated in Section 22, Township 8 North, Range 2 East, Madison County, Mississippi. The petition and legal description of the subject property is attached hereto and made part of this Notice.

The subject property is currently zoned R-1 Residential District. The Petitioner has thus filed a Petition to rezone and reclassify the subject property from its present classification to a classification of C-2 Commercial District.

Please take notice that the Madison County Planning and Zoning Commission will conduct a public hearing on the said Petition in the Board of Supervisors Hearing Room in the Madison County Administrative Office Building, located at 125 West North Street, Canton, Mississippi at 9 a.m. on June 11, 2020,

or on a subsequent date to which the matter may be continued.

As the owner of the property located within 160 feet of the subject property (excluding the right of ways for streets and highways), you have the right to offer any objection to or support of the Petition. However, you are not required to be present.

You are given this Notice in accordance with Section 806.05 of the Madison County Zoning Ordinance, adopted December 2019. This the 29 day of May 2020

By: Robert Stokes

Contact Information _____

513 Cobblestone Court

Suite 3

Madison, MS 39110

601.383.3943

Exhibit A

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One (1) acre tract more or less situated in the NE $\frac{1}{4}$ NE $\frac{1}{4}$, Section 22, Township 8 North, Range 2 East and being more particularly described as follows: Commence at an iron pin marking the southwest corner of the Ida Smith Tract. Said point being 158.6 feet south and 496.6 feet east of the northwest corner of the NE $\frac{1}{4}$ NE $\frac{1}{4}$, Section 22, Township 8 North, Range 2 East, Madison County, Mississippi and run thence south 22 degrees 41 minutes west 1086.1 feet along the east ROW line of U.S. Highway No. 51 to an iron pin, the point of beginning; thence south 85 degrees 27 minutes east 210.0 feet to an iron pin; thence south 22 degrees 41 minutes west 218.2 feet to an iron pin; thence north 85 degrees 27 minutes west 210.0 feet along a fence line to an iron pin on the east ROW line of said Highway No. 51; thence North 22 degrees 41 minutes east 218.2 feet along the east ROW line of said Highway No. 51 to the point of beginning, containing 1.0 acre, more or less.

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RDS
RDS

PLAT OF SURVEY FOR:
DUBLIN DEVELOPMENT COMPANY, LLC
 +/- 3.07 ACRES BEING LOCATED IN THE NE 1/4 OF SECTION 22,
 T-8-N, R-2-E, MADISON COUNTY, MISSISSIPPI.

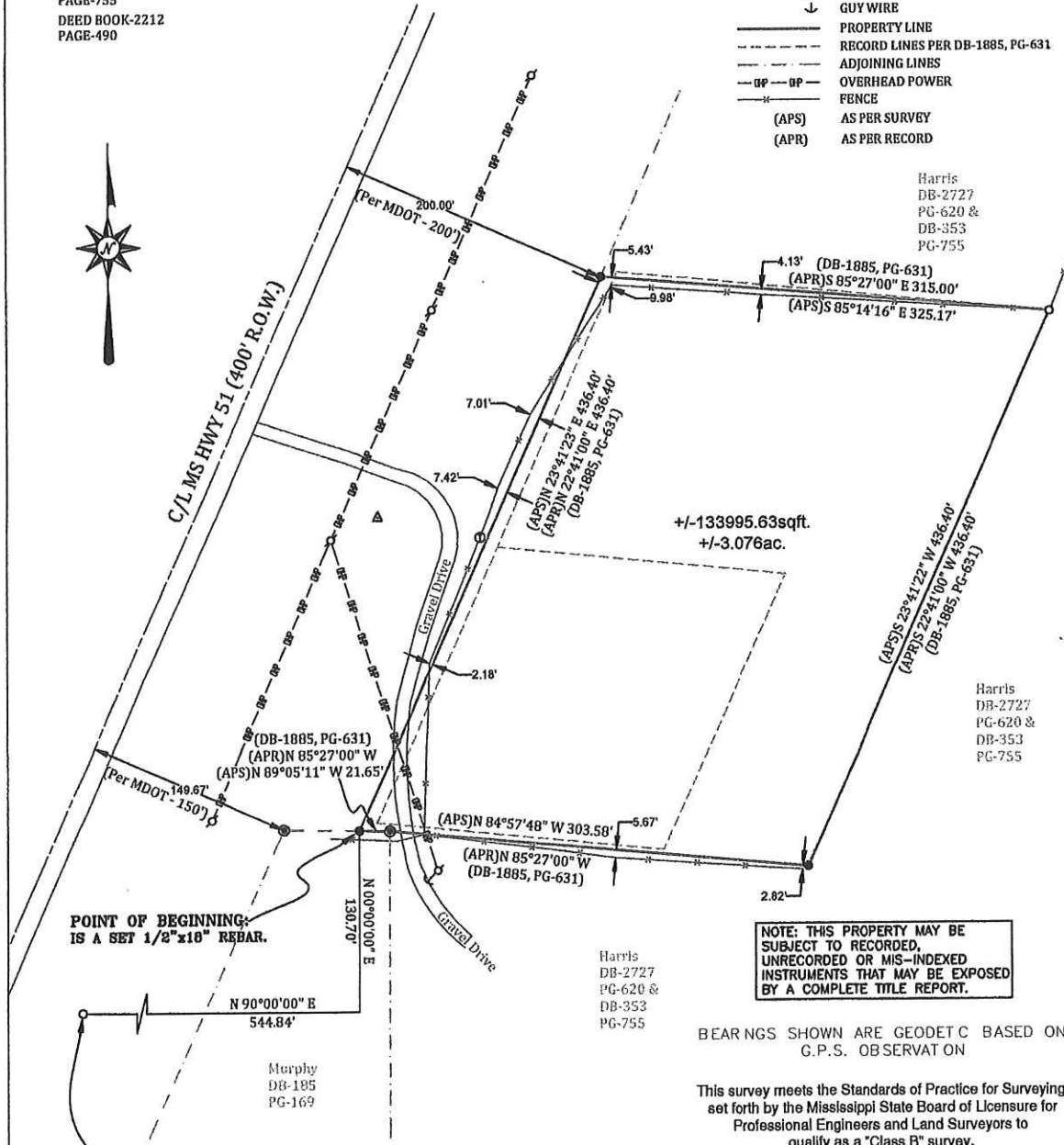
SURVEYED AND PLATTED BY
R.E.D.
LAND SURVEYING, LLC
 304 RIVERTON COURT
 BYRAM, MISSISSIPPI 39272
 PHONE: 601-955-1747
 email: jeff682@bellsouth.net
 PROJECT NO.: 19038 - Yarborough

DATA USED FOR SURVEY

DEED BOOK-1885 PAGE-631	DEED BOOK-185 PAGE-169
DEED BOOK-2727 PAGE-620	PLAT OF LONE WOLF COMMERCIAL/BUSINESS PARK
DEED BOOK-353 PAGE-755	PLAT CAB.-D, SLOT-57
DEED BOOK-2212 PAGE-490	

LEGEND

- FOUND 1/2" REBAR
- ⊙ FOUND CONCRETE MONUMENT
- SET 1/2"x18" REBAR
- ⊕ AT&T MARKER
- △ FIBER OPTIC MARKER
- ⌘ POWER POLE
- ↓ GUY WIRE
- PROPERTY LINE
- - - RECORD LINES PER DB-1885, PG-631
- · - · - ADJOINING LINES
- - - - - OVERHEAD POWER
- · - · - FENCE
- (APS) AS PER SURVEY
- (APR) AS PER RECORD



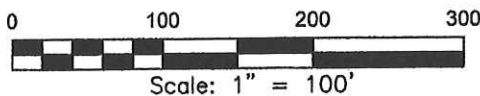
POINT OF BEGINNING:
 IS A SET 1/2"x18" REBAR.

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 A SUBDIVISION ACCORDING TO THE MAP OR PLAT OF
 WHICH IS ON FILE IN THE OFFICE OF THE
 CHANCERY CLERK, MADISON COUNTY, MISSISSIPPI,
 IN PLAT CABINET - D , SLOT - 57.

**NOTE: THIS PROPERTY MAY BE
 SUBJECT TO RECORDED,
 UNRECORDED OR MIS-INDEXED
 INSTRUMENTS THAT MAY BE EXPOSED
 BY A COMPLETE TITLE REPORT.**

BEARINGS SHOWN ARE GEODETIC BASED ON
 G.P.S. OBSERVATION

This survey meets the Standards of Practice for Surveying
 set forth by the Mississippi State Board of Licensure for
 Professional Engineers and Land Surveyors to
 qualify as a "Class B" survey.
 Fieldwork completed on:
 September 4, 2019



Jeff M. Lewis, P.L.S. #3075

[Track Another Package +](#)

Tracking Number: 70192970000178106215

[Remove X](#)

Your item was delivered to an individual at the address at 11:06 am on May 30, 2020 in MADISON, MS 39110.

 **Delivered**

May 30, 2020 at 11:06 am
Delivered, Left with Individual
MADISON, MS 39110

Feedback

Get Updates 

Text & Email Updates 

Tracking History 

Product Information 

[See Less ^](#)

Can't find what you're looking for?

Go to our [FAQs](#) section to find answers to your tracking questions.

FAQs

Feedback

Wayne Ball ✓

BEFORE THE PLANNING AND ZONING COMMISSION AND THE
BOARD OF SUPERVISORS OF
MADISON COUNTY, MISSISSIPPI

IN THE MATTER OF THE REZONING
OF CERTAIN LAND SITUATED IN
SECTION 22, TOWNSHIP 8 NORTH,
RANGE 2 EAST, MADISON COUNTY,
MISSISSIPPI

Robert Stokes
PETITIONER

7019 2970 0001 7810 6192

U.S. Postal Service™		CERTIFIED MAIL® RECEIPT	
Domestic Mail Only			
For delivery information, visit our website at www.usps.com ®.			
RIDGELAND, MS 39157		OFFICIAL USE	
Certified Mail Fee	\$3.55	0110	06
Extra Services & Fees (check box, add fee, as appropriate)	\$0.00		
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00		Postmark Here
<input type="checkbox"/> Return Receipt (electronic)	\$0.00		
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00		
<input type="checkbox"/> Adult Signature Required	\$0.00		
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00		
Postage	\$1.20		05/29/2020
Total Postage and Fees	\$4.75		
Sent To			
Street and Apt. No., or PO Box No.			
4630 Greens King Rd			
City, State, ZIP+4®			
Ridgeland MS 39157			
PS Form 3800, April 2015 PSN 7530-02-000-9047		See Reverse for Instructions	

NOTICE OF HEARING

TO: Surrounding Property Owners

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By: Robert Stokes

Contact Information _____

513 Cobblestone Court

Suite 3

Madison, MS 39110

601.383.3943

**PLAT OF SURVEY FOR:
DUBLIN DEVELOPMENT COMPANY, LLC**
+/- 3.07 ACRES BEING LOCATED IN THE NE 1/4 OF SECTION 22,
T-8-N, R-2-E, MADISON COUNTY, MISSISSIPPI.

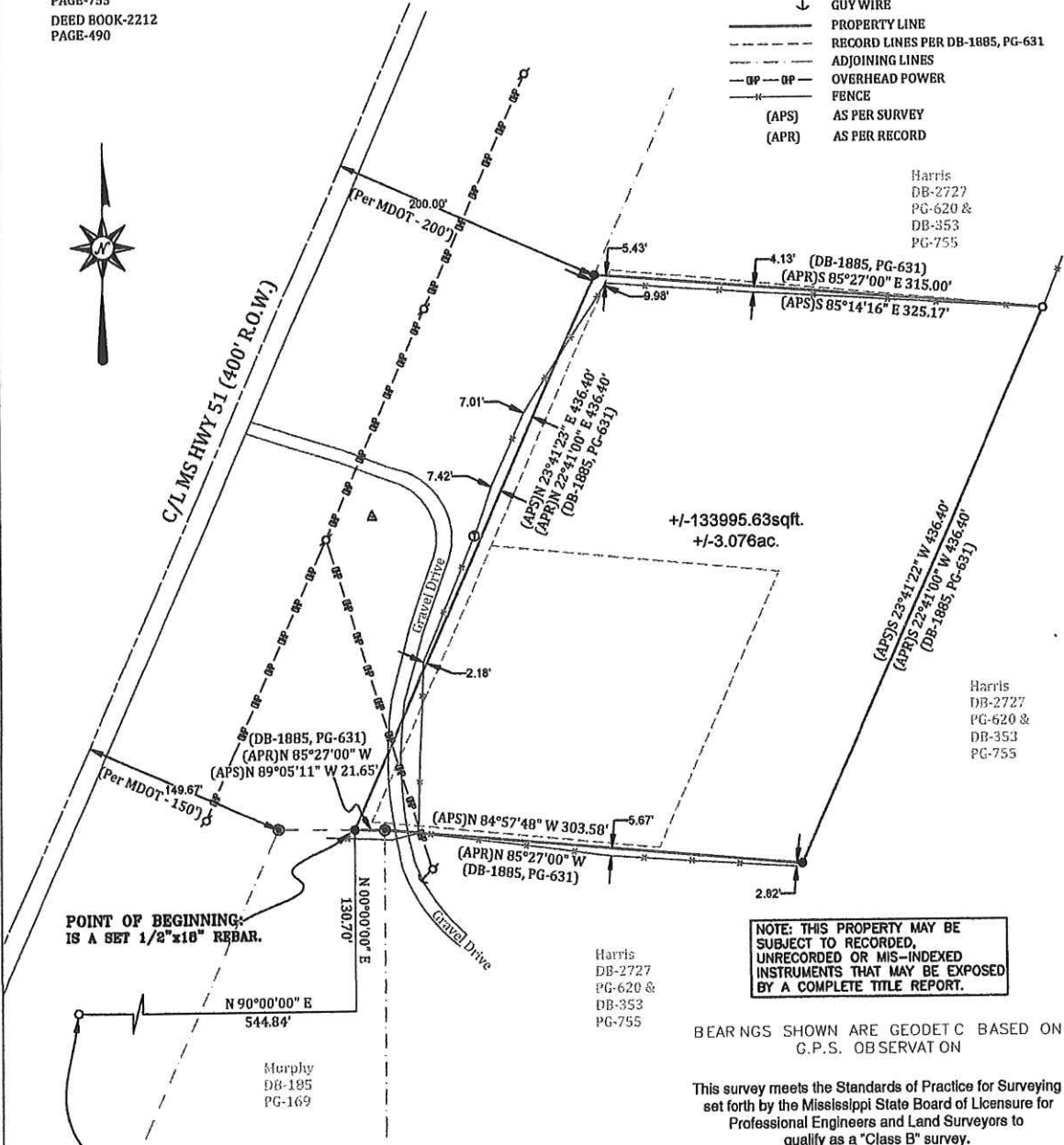
SURVEYED AND PLATTED BY
R.E.D.
LAND SURVEYING, LLC
304 RIVERTON COURT
BYRAM, MISSISSIPPI 39272
PHONE: 601-955-1747
email: jeff682@bellsouth.net
PROJECT NO.: 19038 - Yarborough

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DEED BOOK-2727 PAGE-620	PLAT OF LONE WOLF COMMERCIAL/BUSINESS PARK
DEED BOOK-353 PAGE-755	PLAT CAB.-D, SLOT-57
DEED BOOK-2212 PAGE-490	

LEGEND

- FOUND 1/2" REBAR
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- ▲ FIBER OPTIC MARKER
- ⌘ POWER POLE
- ↓ GUY WIRE
- PROPERTY LINE
- - - RECORD LINES PER DB-1885, PG-631
- · - · - ADJOINING LINES
- ○ - ○ - OVERHEAD POWER
- x - x - FENCE
- (APS) AS PER SURVEY
- (APR) AS PER RECORD



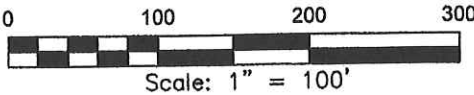
POINT OF BEGINNING:
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POINT OF COMMENCEMENT:
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Fieldwork completed on:
September 4, 2019



Jeff M. Lewis, P.L.S. #3075

ALERT: DUE TO LIMITED TRANSPORTATION AVAILABILITY AS A RESULT OF NATIONWIDE CO...

USPS Tracking®

[FAQs >](#)

[Track Another Package +](#)

Tracking Number: 70192970000178106192

[Remove X](#)

Your item was delivered to the front desk, reception area, or mail room at 3:57 pm on June 1, 2020 in RIDGELAND, MS 39157.

 **Delivered**

June 1, 2020 at 3:57 pm
Delivered, Front Desk/Reception/Mail Room
RIDGELAND, MS 39157

[Feedback](#)

Get Updates 

Text & Email Updates 

Tracking History 

Product Information 

[See Less ^](#)

Can't find what you're looking for?

Go to our [FAQs](#) section to find answers to your tracking questions.

Robert Stokes Titian

BEFORE THE PLANNING AND ZONING COMMISSION AND THE
BOARD OF SUPERVISORS OF
MADISON COUNTY, MISSISSIPPI

IN THE MATTER OF THE REZONING
OF CERTAIN LAND SITUATED IN
SECTION 22, TOWNSHIP 8 NORTH,
RANGE 2 EAST, MADISON COUNTY,
MISSISSIPPI

Robert Stokes
PETITIONER

7014 2970 0001 7810 6208

U.S. Postal Service™		
CERTIFIED MAIL® RECEIPT		
Domestic Mail Only		
For delivery information, visit our website at www.usps.com ®.		
MADISON, MS 39110		OFFICIAL USE
Certified Mail Fee	\$3.55	0110
	\$	06
Extra Services & Fees (check box, add fee as appropriate)		
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$1.20	
Total Postage and Fees	\$4.75	05/19/2020
	\$	
Sent To		
Street and Apt. No., or PO Box No.		
444 Church Rd		
City, State, ZIP+4®		
Madison MS 39110		
PS Form 3800, April 2015 PSN 7530-02-000-9047		See Reverse for Instructions

NOTICE OF HEARING

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You are given this Notice in accordance with Section 806.05 of the Madison County Zoning Ordinance, adopted December 2019. This the 29 day of May 2020

By: Robert Stokes

Contact Information _____

513 Cobblestone Court

Suite 3

Madison, MS 39110

601.383.3943

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One (1) acre tract more or less situated in the NE $\frac{1}{4}$ NE $\frac{1}{4}$, Section 22, Township 8 North, Range 2 East and being more particularly described as follows: Commence at an iron pin marking the southwest corner of the Ida Smith Tract. Said point being 158.6 feet south and 496.6 feet east of the northwest corner of the NE $\frac{1}{4}$ NE $\frac{1}{4}$, Section 22, Township 8 North, Range 2 East, Madison County, Mississippi and run thence south 22 degrees 41 minutes west 1086.1 feet along the east ROW line of U.S. Highway No. 51 to an iron pin, the point of beginning; thence south 85 degrees 27 minutes east 210.0 feet to an iron pin; thence south 22 degrees 41 minutes west 218.2 feet to an iron pin; thence north 85 degrees 27 minutes west 210.0 feet along a fence line to an iron pin on the east ROW line of said Highway No. 51; thence North 22 degrees 41 minutes east 218.2 feet along the east ROW line of said Highway No. 51 to the point of beginning, containing 1.0 acre, more or less.

Tract 2

A lot or parcel of land containing 2 acres more or less lying and being situated in the NE $\frac{1}{4}$ of Section 22, Township 8 North, Range 2 East, Madison County, Mississippi and more particularly described as beginning at the NW corner of the Pearl Whiteside property as described in Deed Book 136 at Page 32 thence N 22° 41' E 218.2 feet along the U.S. Hwy. No. 51 right of way to an iron pin; thence S 85° 27' E 315 feet to an iron pin; thence S 22° 41' W 436.4 feet to an iron pin; thence N 85° 27' W 105 feet to an iron pin; thence N 22° 41' E 218.2 feet to an iron pin, thence N 85° 27' W 210 feet to the point of beginning.

RDS
RDS

PLAT OF SURVEY FOR:
DUBLIN DEVELOPMENT COMPANY, LLC
 +/- 3.07 ACRES BEING LOCATED IN THE NE 1/4 OF SECTION 22,
 T-8-N, R-2-E, MADISON COUNTY, MISSISSIPPI.

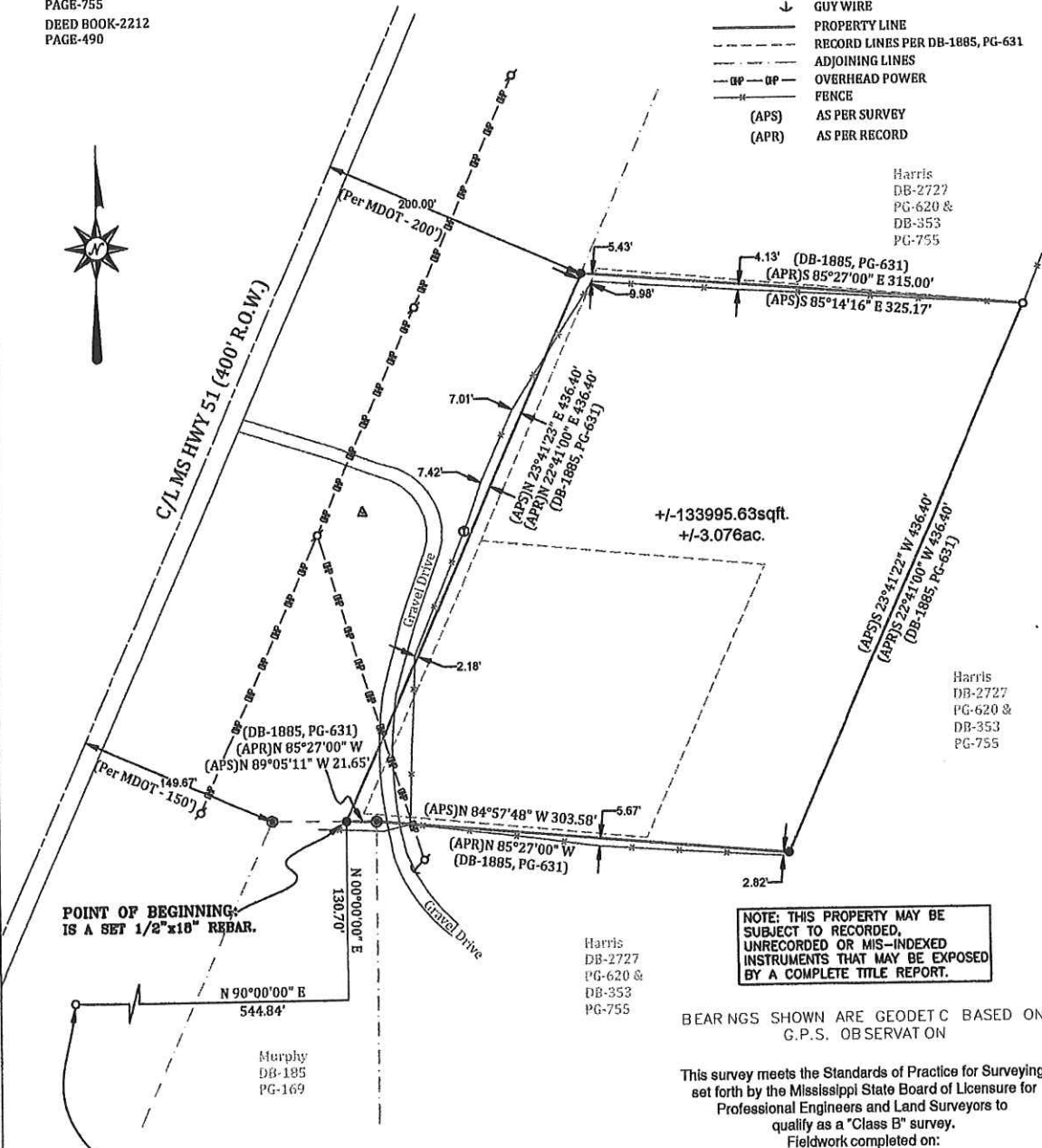
SURVEYED AND PLATTED BY
R.E.D.
LAND SURVEYING, LLC
 304 RIVERTON COURT
 BYRAM, MISSISSIPPI 39272
 PHONE: 601-955-1747
 email: jeff682@bellsouth.net
 PROJECT NO.: 19038 - Yarborough

DATA USED FOR SURVEY

DEED BOOK-1885 DEED BOOK-185
 PAGE-631 PAGE-169
 DEED BOOK-2727 PLAT OF LONE WOLF
 PAGE-620 COMMERCIAL/BUSINESS PARK
 DEED BOOK-353 PLAT CAB-D, SLOT-57
 PAGE-755
 DEED BOOK-2212
 PAGE-490

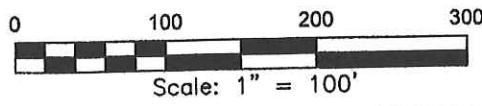
LEGEND

- FOUND 1/2" REBAR
- FOUND CONCRETE MONUMENT
- SET 1/2"x18" REBAR
- ⊙ AT&T MARKER
- △ FIBER OPTIC MARKER
- ⊕ POWER POLE
- ↓ GUY WIRE
- PROPERTY LINE
- - - RECORD LINES PER DB-1885, PG-631
- - - ADJOINING LINES
- OP—OP— OVERHEAD POWER
- |— FENCE
- (APS) AS PER SURVEY
- (APR) AS PER RECORD



POINT OF BEGINNING:
 IS A SET 1/2"x18" REBAR.

POINT OF COMMENCEMENT:
 IS A FOUND 1/2" REBAR, MARKING THE SW CORNER
 OF LOT-2, LONE WOLF COMMERCIAL/BUSINESS PARK,
 A SUBDIVISION ACCORDING TO THE MAP OR PLAT OF
 WHICH IS ON FILE IN THE OFFICE OF THE
 CHANCERY CLERK, MADISON COUNTY, MISSISSIPPI,
 IN PLAT CABINET - D, SLOT - 57.



NOTE: THIS PROPERTY MAY BE
 SUBJECT TO RECORDED,
 UNRECORDED OR MIS-INDEXED
 INSTRUMENTS THAT MAY BE EXPOSED
 BY A COMPLETE TITLE REPORT.

BEARINGS SHOWN ARE GEODETIC BASED ON
 G.P.S. OBSERVATION

This survey meets the Standards of Practice for Surveying
 set forth by the Mississippi State Board of Licensure for
 Professional Engineers and Land Surveyors to
 qualify as a "Class B" survey.
 Fieldwork completed on:
 September 4, 2019



Jeff M. Lewis, P.L.S. #3075



June 15, 2020

Dear Customer,

The following is the proof-of-delivery for tracking number: 393798541486

Delivery Information:

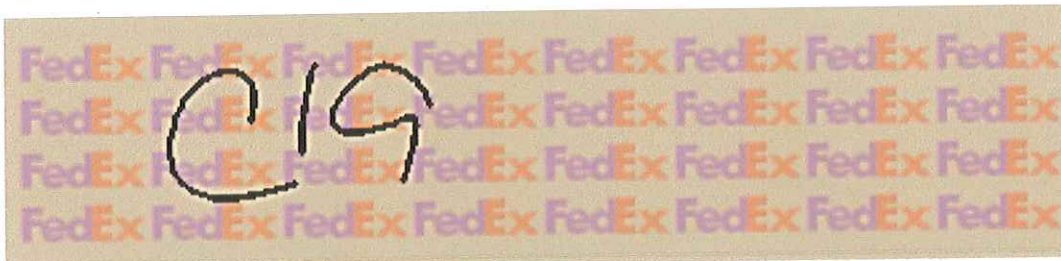
Status:	Delivered	Delivered To:	Receptionist/Front Desk
Signed for by:	C.MURPHY	Delivery Location:	644 CHURCH RD
Service type:	FedEx Priority Overnight		Madison, MS, 39110
Special Handling:	Deliver Weekday; Direct Signature Required	Delivery date:	Jun 15, 2020 11:10

Shipping Information:

Tracking number:	393798541486	Ship Date:	Jun 12, 2020
		Weight:	0.5 LB/0.23 KG

Recipient:
CD MURPHY,
644 CHURCH RD
Madison, MS, US, 39110

Shipper:
ARCON GROUP OF MS
513 COBBLESTONE CT STE 3
MADISON, MS, US, 39110



ALERT: DUE TO LIMITED TRANSPORTATION AVAILABILITY AS A RESULT OF NATIONWIDE CO...

USPS Tracking®

[FAQs >](#)

[Track Another Package +](#)

Tracking Number: 70192970000178106208

[Remove X](#)

Your item was delivered to an individual at the address at 5:11 pm on June 12, 2020 in MADISON, MS 39110.

 **Delivered**

June 12, 2020 at 5:11 pm
Delivered, Left with Individual
MADISON, MS 39110

[Get Updates v](#)

Feedback

Text & Email Updates



Tracking History



June 12, 2020, 5:11 pm
Delivered, Left with Individual
MADISON, MS 39110

Your item was delivered to an individual at the address at 5:11 pm on June 12, 2020 in MADISON, MS 39110.

June 12, 2020
In Transit to Next Facility

June 11, 2020, 11:07 pm
Departed USPS Regional Facility
JACKSON MS DISTRIBUTION CENTER

June 6, 2020, 3:42 pm
Arrived at USPS Regional Facility
JACKSON MS DISTRIBUTION CENTER

June 4, 2020, 12:25 pm
Arrived at USPS Regional Facility
GAINESVILLE FL DISTRIBUTION CENTER

May 30, 2020, 7:26 am
Insufficient Address
MADISON, MS 39110

May 30, 2020, 5:39 am
Arrived at Unit
MADISON, MS 39110

May 29, 2020, 11:41 pm
Arrived at USPS Regional Facility
JACKSON MS DISTRIBUTION CENTER

May 29, 2020, 5:53 pm
Departed Post Office
MADISON, MS 39110

May 29, 2020, 3:20 pm
USPS in possession of item
MADISON, MS 39110

Feedback

Product Information



See Less ^