

PETITION FOR SPECIAL EXCEPTION

Exempt Mining operation

Name and Address of Applicant: Soil Masters LLC 604 Ruffin Ferry Rd Canton, MS 39046	Street Address of Property (if different address): 2206 Hwy 16 Canton, MS 39046
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APPLICATION DATE	Present Zoning of Property	Legal Description of Property:	TAX PARCEL NUMBER	FLOOD ZONE	MAP/PLAT OF PROPERTY
12/15/2020	R-2	See (Exhibit A)	093F-14-034/01.00	X	See (Exhibit B)

Other Comments: As per Article ~~205~~⁸⁰⁵ of the Madison County Zoning Ordinance.

Comments

Respectfully Submitted

x David D. Kennedy
David Kennedy

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 _____

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▼ CUMBERLAND WAY X Q

Show search results for CUMB...

(1 of 2)

Parcels: 093F-14 -034/01.00

Parcel ID: 093F-14 -034/01.00

Owner: MOHAMED FIASAL A

Address: 0

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

[Zoom to](#)

300ft

-89.954 32.623 Degrees

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

Bubba

PREPARED BY:

Don A. McGraw, Jr. - MSB# 2621
Montgomery McGraw, PLLC
P. O. Box 1039
Canton, MS 39046
601-859-3616

RETURN TO:

Don A. McGraw, Jr.
Montgomery McGraw, PLLC
P. O. Box 1039
Canton, MS 39046
601-859-3616

INDEXING: SE1/4 of Section 14, Township 9 North, Range 3 East, Madison County, Mississippi.

**STATE OF MISSISSIPPI
COUNTY OF MADISON**

WARRANTY DEED

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 that:

GRANTOR:

FIASAL A. MOHAMED, by his Agent and Attorney-in-Fact, Mohsin Mohamed
824 George Washington Ave.
Canton, MS 39046
Phone: 347-922-2228

does hereby sell, convey and warrant unto

GRANTEES:

DAVID D. KENNEDY AND WIFE KIMBERLY P. KENNEDY
as joint tenants with full rights of survivorship and not as tenants in common
352 Robinson Road
Canton, MS 39046
Phone: 601-201-0896

the following described real property lying and being situated in Madison County, Mississippi, to wit:

13 1/3 acres, more or less, just East of and adjoining the 13 1/3 acres conveyed to Katie Lockett Fields, as shown by partition deed from the Tom Lockett heirs to Emmett Lockett said deed being recorded in Book 6 on Page 295, in the Chancery Clerk's Office for said county, reference to which being had will more fully appear.

LESS AND EXCEPT: (Warranty Deed recorded in Book 77 at Page 202).

One (1) acre on the South side of New Highway #16, said one (1) acre has been staked off and pointed out by the Grantor to the Grantees herein (Warranty Deed in Book 77 at Page 202); this (1) acre tract is South of New Highway #16 and is situated in N ½ of SE1/4, less 13 1/3 acres off East end and less 13 1/3 acres off West end and less 4 acres to Highway #16, Section 14, Township 9 North, Range 3 East, Madison County, Mississippi.

LESS AND EXCEPT: (Warranty Deed in Book 85 at Page 81).

A tract of land containing in all 3.0 acres, more or less, fronting 2.56 chains on the North side of Mississippi #16 Highway in the N ½ of SE 1/4 of Section 14, Township 9 North, Range 3 East, Madison County, Mississippi and being more particularly described as beginning at a point that is 1.0 chains East of the Northwest corner of the NE 1/4 of SE1/4 of said Section 14, and from said POINT OF BEGINNING run thence South 4 degrees 40 minutes West for 13.59 chains along a fence to the North right-of-way line of Mississippi #16 Highway, thence running North 65 degrees 00 minutes East for 2.56 chains along said right-of-way line of said highway, thence running North 4 degrees 40 minutes East for 12.50 chains to the North line of said NE 1/4 of SE 1/4, thence running West along said North line of said North ½ of SE 1/4 for 2.30 chains to the POINT OF BEGINNING, and containing in all 3.0 acres, more or less, in the North ½ of SE 1/4 of Section 14, Township 9 North, Range 3 East, Madison County, Mississippi.

LESS AND EXCEPT: Any part of subject property conveyed to State Highway Commission of Mississippi recorded in Book 11 at Page 558.

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

1. County of Madison, Mississippi, ad valorem taxes for the year 2020, which are liens, but are not yet due or payable, which shall be prorated to the date hereof.
2. County of Madison, Mississippi, Zoning and Subdivision Regulations Ordinance, as amended.
3. Rights-of-way and easements for roads, power lines, drainage, and other utilities, and restrictive covenants of record.
4. Reservations, conveyances and/or leases of record in regard to the oil, gas and other minerals lying in, on and under the subject property.

The subject property is no part of the homestead of the Grantor.

WITNESS MY SIGNATURE on this the 7 day of December, 2020.

Fiasal A. Mohamed

By: 

Mohsin Mohamed, his Agent and
Attorney-in-Fact

Madison County Planning and Zoning

I, DAVID D. KENNEDY 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 D93F-14-031/01.00

Approximately 9 ac in the SE 1/4 Sect 14, Twn 9N, R3, East

David D Kennedy
Land Owner

STATE OF MS

COUNTY OF Madison

Personally appeared before me, the undersigned authority in and for the said county and state, on this 21 day of December, 2020 within my jurisdiction, within named David D Kennedy, who acknowledge that (he) (she) is 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.

Singed (NOTARY PUBLIC)

Pamula P Kelly

My Commission expires: Nov 6 2022



Madison County Planning and Zoning

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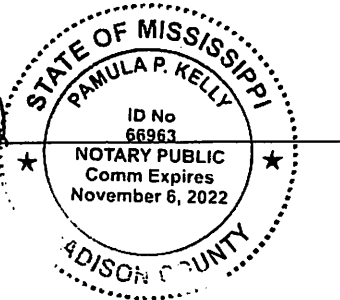
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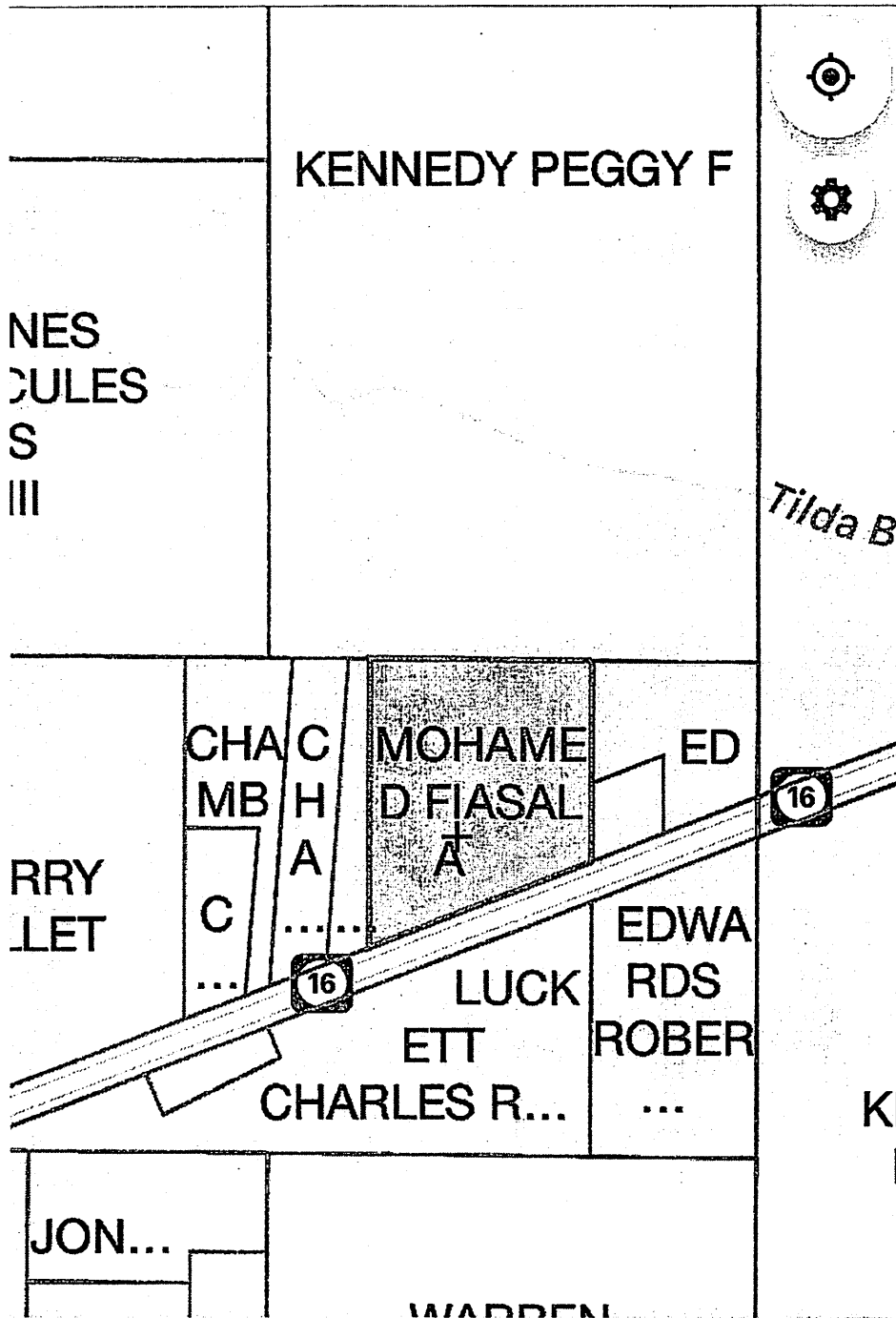
Singed (NOTARY PUBLIC)

Pamula P Kelly

My Commission expires: Nov 6 2022



Q Address, Owner, or APN



Owner
MOHAMED FIASAL A

Address

0

Parcel ID

093F-14 -034/01.00