

**PETITION OF CLAUDIA PARKER TO RE-ZONE
REAL PROPERTY AND TO AMEND LAND USE PLAN
OF REAL PROPERTY IN MADISON COUNTY, MISSISSIPPI**

COMES NOW, Claudia Parker, Post Office Box 496, Canton, Mississippi 39046, telephone: 601-259-1808, and petitions the Planning Commission and the Madison County Board of Supervisors to amend the Land Use Plan from its existing R-1 to reflect A-1 Agricultural Zoning, and to re-zone the subject property, being approximately 115.6 acres located off McBride Road in Madison County, Mississippi, north of the City of Canton, Mississippi, further described in Exhibit "A" attached hereto and incorporated herein, from its R-1 Residential District Zoning to A-1 Agricultural District. Petitioner would show unto the Board the property is presently zoned R-1 Residential, and because of its use and character should be zoned A-1 Agricultural for various uses conducted thereon.

The property is undeveloped, contains pasture, woodlands and a small lake. It is anticipated to remain in these various uses for an indefinite period of time going forward.

Respectfully submitted,

CLAUDIA PARKER

By: 
C. R. Montgomery, her attorney

C. R. Montgomery
MSB No. 3413
Montgomery McGraw, PLLC
151 West Peace Street
Post Office Box 1039
Canton, MS 39046
601-859-3616
bmontgomery@montgomerymcgraw.com

Parcel A

A certain parcel of land being situated in Sections 5 and 6, T9N-R3E, Madison County, Mississippi, and being more particularly described as follows:

Commence at an existing nail (set iron pin) marking the Northeast corner of the aforesaid Section 6, T9N-R3E and run thence South 89 degrees 57 minutes 20 seconds West along the North line of said Section 6 for a distance of 1,705.47 feet to an existing bolt on the East right-of-way line of the Illinois Central Railroad; run thence South 16 degrees 19 minutes 38 seconds West along said East right-of-way line of the Illinois Central Railroad for a distance of 2,032.84 feet to a set iron pin at an existing fence corner post marking the POINT OF BEGINNING of the parcel of land herein described; from said POINT OF BEGINNING, run thence North 16 degrees 19 minutes 38 seconds East along said East right-of-way line of the Illinois Central Railroad for a distance of 1,317.16 feet to the centerline of Tilda Bogue Creek; leaving said East right-of-way line of the Illinois Central Railroad, run thence along said centerline of Tilda Bogue Creek the following bearings and distances: South 58 degrees 22 minutes 05 seconds East for a distance of 322.25 feet to a point; North 58 degrees 16 minutes 57 seconds East for a distance of 187.09 feet to a point; South 61 degrees 19 minutes 12 seconds East for a distance of 43.06 feet to a point; South 15 degrees 58 minutes 12 seconds West for a distance of 24.27 feet to a point; South 46 degrees 40 minutes 48 seconds West for a distance of 86.78 feet to a point; South 07 degrees 49 minutes 48 seconds East for a distance of 101.36 feet to a point; South 61 degrees 43 minutes 17 seconds East for a distance of 68.18 feet to a point; North 73 degrees 21 minutes 25 seconds East for a distance of 115.05 feet to a point; South 25 degrees 21 minutes 00 seconds East for a distance of 155.97 feet to a point; South 45 degrees 15 minutes 06 seconds West for a distance of 87.16 feet to a point; South 02 degrees 13 minutes 44 seconds East for a distance of 67.34 feet to a point; South 16 degrees 06 minutes 24 seconds East for a distance of 202.88 feet to a point; North 68 degrees 49 minutes 37 seconds East for a distance of 208.98 feet to a point; South 51 degrees 53 minutes 04 seconds East for a distance of 394.91 feet to a point; South 25 degrees 26 minutes 23 seconds East for a distance of 141.11 feet to a point; South 39 degrees 21 minutes 48 seconds West for a distance of 139.98 feet to a point; South 08 degrees 04 minutes 32 seconds East for a distance of 63.44 feet to a point; South 54 degrees 01 minutes 48 seconds East for a distance of 78.82 feet to a point; South 25 degrees 19 minutes 12 seconds East for a distance of 54.50 feet to a point; South 04 degrees 06 minutes 36 seconds East for a distance of 64.29 feet to a point; South 60 degrees 28 minutes 48 seconds East for a distance of 72.23 feet to a point; North 55 degrees 43 minutes 48 seconds East for a distance of 102.13 feet to a point; North 31 degrees 31 minutes 48 seconds West for a distance of 89.50 feet to a point; North 49 degrees 57 minutes 36 seconds East for a distance of 216.31 feet to a point; South 49 degrees 58 minutes 48 seconds East for a distance of 16.01 feet to a point; South 01 degrees 36 minutes 36 seconds East for a distance of 81.52 feet to a point; South 16 degrees 58 minutes 12 seconds West for a distance of 140.96 feet to a point; South 36 degrees 59 minutes 24 seconds East for a distance of 35.39 feet to a point; South 71 degrees 06 minutes 00 seconds East for a distance of 103.75 feet to a point; North 85 degrees 16 minutes 41 seconds East for a distance of 69.99 feet to a point;



North 80 degrees 23 minutes 44 seconds East for a distance of 73.77 feet to a point;
South 65 degrees 52 minutes 48 seconds East for a distance of 42.83 feet to a point;
South 18 degrees 12 minutes 36 seconds East for a distance of 77.63 feet to a point;
North 29 degrees 59 minutes 24 seconds East for a distance of 89.81 feet to a point;
South 80 degrees 00 minutes 36 seconds East for a distance of 19.94 feet to a point;
South 45 degrees 55 minutes 12 seconds East for a distance of 74.30 feet to a point;
South 28 degrees 06 minutes 36 seconds East for a distance of 86.26 feet to a point;
South 40 degrees 10 minutes 13 seconds East for a distance of 66.18 feet to a point;
South 64 degrees 41 minutes 47 seconds East for a distance of 142.07 feet to a point;
South 39 degrees 51 minutes 36 seconds West for a distance of 112.68 feet to a point;
South 58 degrees 51 minutes 04 seconds East for a distance of 127.78 feet to a point;
North 17 degrees 09 minutes 10 seconds East for a distance of 122.67 feet to a point;
North 83 degrees 24 minutes 04 seconds East for a distance of 290.63 feet to a point;
South 49 degrees 09 minutes 37 seconds East for a distance of 83.38 feet to a point;
North 36 degrees 56 minutes 47 seconds East for a distance of 190.16 feet to a point;
South 82 degrees 35 minutes 06 seconds East for a distance of 135.44 feet to a point;
South 71 degrees 26 minutes 24 seconds East for a distance of 124.42 feet to a point;
South 29 degrees 59 minutes 24 seconds East for a distance of 59.86 feet to a point;
North 81 degrees 53 minutes 24 seconds East for a distance of 116.20 feet to a point;
South 82 degrees 45 minutes 21 seconds East for a distance of 167.64 feet to a point;
South 79 degrees 28 minutes 17 seconds East for a distance of 580.72 feet to a point;
North 89 degrees 14 minutes 48 seconds East for a distance of 308.29 feet to a point;
South 62 degrees 00 minutes 34 seconds East for a distance of 287.56 feet to a point on
the West right-of-way line of U.S. Highway 51 (Project 1043 R-7-C); run thence along said
West right-of-way line of U.S. Highway 51 the following bearings and distances: South 42
degrees 00 minutes 26 seconds West for a distance of 799.63 feet to a set iron pin
marking the Point of Curvature of a 0.9242 degree curve bearing to the left having a central
angle of 03 degrees 44 minutes 00 seconds and a radius of 6,200.48 feet; run thence
along said West right-of-way line of U.S. Highway 51 and along the arc of said curve an
arc length of 403.00 feet to a set iron pin; said curve having a chord bearing of South 39
degrees 39 minutes 42 seconds West and a chord distance of 404.00 feet; said point being
the Point of Intersection of said West right-of-way line of U.S. Highway 51 and the West
right-of-way line of McBride Road; leaving said West right-of-way line of U.S. Highway 51,
run thence South 54 degrees 24 minutes 39 seconds West along said West right-of-way
line of McBride Road for a distance of 440.00 feet to a set iron pin; run thence South 51
degrees 14 minutes 06 seconds West along said West right-of-way line of McBride Road
for a distance of 443.85 feet to a set iron pin at a fence corner post; leaving said West
right-of-way line of McBride Road, run thence along an existing wire fence the following
bearings and distances: North 47 degrees 06 minutes 27 seconds West for a distance of
1,738.86 feet to a set iron pin; North 51 degrees 50 minutes 43 seconds West for a
distance of 265.08 feet to a set iron pin; North 59 degrees 57 minutes 25 seconds West
for a distance of 210.85 feet to a set iron pin; North 62 degrees 34 minutes 11 seconds
West for a distance of 229.21 feet to a set iron pin; North 68 degrees 24 minutes 38
seconds West for a distance of 154.59 feet to a set iron pin; North 88 degrees 41 minutes
15 seconds West for a distance of 532.00 feet to a set iron pin; North 75 degrees 15
minutes 27 seconds West for a distance of 285.56 feet to a set iron pin; North 67 degrees

58 minutes 07 seconds West for a distance of 79.37 feet to a set iron pin; North 43 degrees 37 minutes 13 seconds West for a distance of 489.37 feet to the POINT OF BEGINNING, containing 115.6 acres, more or less.

PREPARED BY:

John S. McDavid (MSB# 2365)
Montgomery McGraw, PLLC
P. O. Box 1039
Canton, MS 39046
601-859-3616

RETURN TO:

John S. McDavid
Montgomery McGraw, PLLC
P. O. Box 1039
Canton, MS 39046
601-859-3616

405
13.00

INDEXING: Sec. 5 and 6, T9N-R3E, 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, I:

GRANTOR:

HENRY LAWRENCE HARRINGTON, III
3117 Main Street
Duluth, GA 30096
Phone: 770-622-2110

do hereby sell, and convey unto

GRANTEE:

CLAUDIA L. PARKER
P.O. Box 5222
Brandon, MS 39047
Phone: 601-940-4081

all of my right, title and interest in and to the following described real property lying and being situated in Madison County, Mississippi, to wit:

Parcel A

A certain parcel of land being situated in Sections 5 and 6, T9N-R3E, Madison County, Mississippi, and being more particularly described as follows:

Commence at an existing nail (set iron pin) marking the Northeast corner of the aforesaid Section 6, T9N-R3E and run thence South 89 degrees 57 minutes 20 seconds West along the North line of said Section 6 for a distance of 1,705.47 feet to an existing bolt on the East right-of-way line of the Illinois Central Railroad; run thence South 16 degrees 19 minutes 38 seconds West along said East right-of-way line of the Illinois Central Railroad for a distance of 2,032.84 feet to a set iron pin at an existing fence corner post marking the POINT OF BEGINNING of the parcel of land herein described; from said POINT OF BEGINNING, run thence North 16 degrees 19 minutes 38 seconds East along said East right-of-way line of the Illinois Central Railroad for a distance of 1,317.16 feet to the centerline of Tilda Bogue Creek; leaving said East right-of-way line of the Illinois Central Railroad, run thence along said centerline of Tilda Bogue Creek the following bearings and distances: South 58 degrees 22 minutes 05 seconds East for a distance of 322.25 feet to a point; North 58 degrees 16 minutes 57 seconds East for a distance of 187.09 feet to a point; South 61 degrees 19 minutes 12 seconds East for a distance of 43.06 feet to a point; South 15 degrees 58 minutes 12 seconds West for a distance of 24.27 feet to a point; South 46 degrees 40 minutes 48 seconds West for a distance of 86.78 feet to a point; South 07 degrees 49 minutes 48 seconds East for a distance of 101.36 feet to a point; South 61 degrees 43 minutes 17 seconds East for a distance of 68.18 feet to a point; North 73 degrees 21 minutes 25 seconds East for a distance of 115.05 feet to a point; South 25 degrees 21 minutes 00 seconds East for a distance of 155.97 feet to a point; South 45 degrees 15 minutes 06 seconds West for a distance of 87.16 feet to a point; South 02 degrees 13 minutes 44 seconds East for a distance of 67.34 feet to a point; South 16 degrees 06 minutes 24 seconds East for a distance of 202.88 feet to a point; North 68 degrees 49 minutes 37 seconds East for a distance of 208.98 feet to a point; South 51 degrees 53 minutes 04 seconds East for a distance of 394.91 feet to a point; South 25 degrees 26 minutes 23 seconds East for a distance of 141.11 feet to a point; South 39 degrees 21 minutes 48 seconds West for a distance of 139.98 feet to a point; South 08 degrees 04 minutes 32 seconds East for a distance of 63.44 feet to a point; South 54 degrees 01 minutes 48 seconds East for a distance of 78.82 feet to a point; South 25 degrees 19 minutes 12 seconds East for a distance of 54.50 feet to a point; South 04 degrees 06 minutes 36 seconds East for a distance of 64.29 feet to a point; South 60 degrees 28 minutes 48 seconds East for a distance of 72.23 feet to a point; North 55 degrees 43 minutes 48 seconds East for a distance of 102.13 feet to a point; North 31 degrees 31 minutes 48 seconds West for a distance of 89.50 feet to a point; North 49 degrees 57 minutes 36 seconds East for a distance of 216.31 feet to a point; South 49 degrees 58 minutes 48 seconds East for a distance of 16.01 feet to a point; South 01 degrees 36 minutes 36 seconds East for a distance of 81.52 feet to a point; South 16 degrees

58 minutes 12 seconds West for a distance of 140.96 feet to a point; South 36 degrees 59 minutes 24 seconds East for a distance of 35.39 feet to a point; South 71 degrees 06 minutes 00 seconds East for a distance of 103.75 feet to a point; North 85 degrees 16 minutes 41 seconds East for a distance of 69.99 feet to a point; North 80 degrees 23 minutes 44 seconds East for a distance of 73.77 feet to a point; South 65 degrees 52 minutes 48 seconds East for a distance of 42.83 feet to a point; South 18 degrees 12 minutes 36 seconds East for a distance of 77.63 feet to a point; North 29 degrees 59 minutes 24 seconds East for a distance of 89.81 feet to a point; South 80 degrees 00 minutes 36 seconds East for a distance of 19.94 feet to a point; South 45 degrees 55 minutes 12 seconds East for a distance of 74.30 feet to a point; South 28 degrees 06 minutes 36 seconds East for a distance of 86.26 feet to a point; South 40 degrees 10 minutes 13 seconds East for a distance of 66.18 feet to a point; South 64 degrees 41 minutes 47 seconds East for a distance of 142.07 feet to a point; South 39 degrees 51 minutes 36 seconds West for a distance of 112.68 feet to a point; South 58 degrees 51 minutes 04 seconds East for a distance of 127.78 feet to a point; North 17 degrees 09 minutes 10 seconds East for a distance of 122.67 feet to a point; North 83 degrees 24 minutes 04 seconds East for a distance of 290.63 feet to a point; South 49 degrees 09 minutes 37 seconds East for a distance of 83.38 feet to a point; North 36 degrees 56 minutes 47 seconds East for a distance of 190.16 feet to a point; South 82 degrees 35 minutes 06 seconds East for a distance of 135.44 feet to a point; South 71 degrees 26 minutes 24 seconds East for a distance of 124.42 feet to a point; South 29 degrees 59 minutes 24 seconds East for a distance of 59.86 feet to a point; North 81 degrees 53 minutes 24 seconds East for a distance of 116.20 feet to a point; South 82 degrees 45 minutes 21 seconds East for a distance of 167.64 feet to a point; South 79 degrees 28 minutes 17 seconds East for a distance of 580.72 feet to a point; North 89 degrees 14 minutes 48 seconds East for a distance of 308.29 feet to a point; South 62 degrees 00 minutes 34 seconds East for a distance of 287.56 feet to a point on the West right-of-way line of U.S. Highway 51 (Project 1043 R-7-C); run thence along said West right-of-way line of U.S. Highway 51 the following bearings and distances: South 42 degrees 00 minutes 26 seconds West for a distance of 799.63 feet to a set iron pin marking the Point of Curvature of a 0.9242 degree curve bearing to the left having a central angle of 03 degrees 44 minutes 00 seconds and a radius of 6,200.48 feet; run thence along said West right-of-way line of U.S. Highway 51 and along the arc of said curve an arc length of 403.00 feet to a set iron pin; said curve having a chord bearing of South 39 degrees 39 minutes 42 seconds West and a chord distance of 404.00 feet; said point being the Point of Intersection of said West right-of-way line of U.S. Highway 51 and the West right-of-way line of McBride Road; leaving said West right-of-way line of U.S. Highway 51, run thence South 54 degrees 24 minutes 39 seconds West along said West right-of-way line of McBride Road for a distance of 440.00 feet to a set iron pin; run thence South 51 degrees 14 minutes 06 seconds West along said West right-of-way line of McBride Road for a distance of 443.85 feet to a set iron pin at a fence corner post; leaving said West right-of-way line of McBride Road, run thence along an existing wire fence the following bearings and distances: North 47 degrees 06 minutes 27 seconds

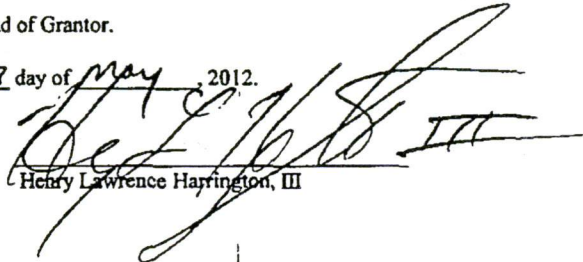
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WARRANTY OF THIS CONVEYANCE is subject to the following exceptions, to wit:

1. County of Madison, Mississippi, ad valorem taxes for the year 2012, which are liens, but are not yet due or payable.
2. County of Madison, Mississippi, Zoning and Subdivision Regulations Ordinance, as amended.
3. 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 roads, power lines and other utilities and restrictive covenants of record.

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

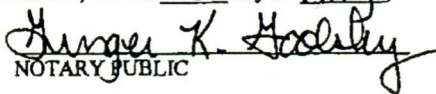
WITNESS MY SIGNATURE on this the 23 day of May, 2012.


Henry Lawrence Harrington, III

STATE OF GEORGIA
COUNTY OF Gwinnett

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction above stated, the within named **Henry Lawrence Harrington, III** who, stated and acknowledged to me that he did sign and deliver the above and foregoing instrument on the date and for the purpose therein stated.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, this the 23 day of May, 2012.


NOTARY PUBLIC

MY COMMISSION EXPIRES:
11-21-15
(SEAL)



103I-31 -009/00.00
MURPHY THOMAS ET AL

103I-31 -017/00.00
GARCIA LUZ A
103I-31 -009/00.00
MURPHY THOMAS ET AL

103I-31 -010/00.00
BROWN JAMES L & MARY GRACE

103I-32 -001/01.00
BROWN JAMES L & MARY GRACE

103I-32 -002/01.01
WILSON PAUL R & VIRGINIA
093C-05 -010/03.00
BROWN W H JR & CHARLOTTE C
093C-05 -010/04.00

093C-05 -010/02.00
FOSHEE JIM WILLIAM FAMILY TRUST

093C-05 -011/00.00
FOSHEE JIM WILLIAM FAMILY TRUST
093C-05 -010/01.00
S & S LLC

093C-05 -011/00.00
FOSHEE JIM WILLIAM FAMILY TRUST

093C-06 -012/00.00
MURPHY THOMAS ET AL

093C-06 -010/02.00
COOK DAVID R

093C-06 -021/00.00
S & S LLC

093C-06 -019/00.00
PARKER CLAUDIA L

093C-05 -008/00.00
PARKER CLAUDIA L

093C-06 -020/01.00
HARRINGTON HENRY LAWRENCE III -ETAL

R1

093C-06 -020/05.00
CHINN SHERYL

093C-05 -005/00.00
CARTER DAVID L & ORA LEE
093C-05 -005/00.00
LACY LEON & LAURA M

093C-06 -020/03.00
CHINN HENRY LEE & BOBBY

093C-05 -004/00.00
JO JUDIA LLC

093C-05 -007/01.00
BARLOW PROPERTIES L P

093C-06 -010/01.00
COOK DAVID

093C-06 -008/00.00
COOK DAVID R

093C-06 -006/00.00
WALL JAMES D FAMILY TRUST

093C-06 -004/00.00
WARE VICTOR L SR ET AL

093C-06 -013/00.00
EDWARDS CLYDE ET AL

093C-06 -020/04.00
SO JOURNEY CALVIN WILLIE

093C-06 -020/02.00

093C-05 -003/00.00
CANTON MINISTRIES INC

093C-06 -003/01.00
JOHNSON SHERMAN & DEBRA

093C-07B-034/00.00
EDWARDS CLYDE ET AL

093C-07A-007/00.00
EDWARDS CLYDE ET AL

093C-07A-008/00.00
EDWARDS CLYDE B JR

093C-05 -001/00.00
WHITE LEE EDWARD & MATTIE M

093C-05 -001/00.00

MORGAN RD 093C-08 -016/00.00

093C-08 -015/00.00
7 STARR LAKE LLC

DOWDLE MARGARET H

R2
093C-08 -017/00.00
7 STARR LAKESPIVEY DANIEL STARR

BRANSCOMB RD

HWY 51

MOBRIDE RD

LIBERTY ST (HWY 51)

CANTON