

**APPLICATION FOR VARIANCE**

Front Setback in the Planned Unit Development District

Applicant Robert K. Bailey Suzanne M. Bailey	Street Address of Property (if different address): 123 Camden Court Madison, MS 39110
----------------------------------------------------	---------------------------------------------------------------------------------------------

APPLICATION DATE	Present Zoning of Property	Legal Description of Property:	TAX PARCEL NUMBER	FLOOD ZONE	MAP/PLAT OF PROPERTY
3-21-2014	PUD	See (Exhibit A)	081F-13-002/30	X	See (Exhibit B)

Other Comments: As per Section 2606 of the Madison County Zoning Ordinance.

Respectfully Submitted

Robert K. Bailey  
Suzanne M. Bailey

.....

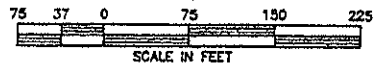
Petition submitted to Madison County Planning and Development Commission on 5/15/14

Recommendation of Madison County Planning and Development Commission on Petition Approved

Public Hearing date as established by the Madison County Board of Supervisors \_\_\_\_\_

Final disposition of Petition \_\_\_\_\_

# CAMDEN COURT OF LAKE CAROLINE



SITUATED IN THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 11, IN THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 12, IN THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 13, AND IN THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 14, ALL IN TOWNSHIP 8 NORTH, RANGE 1 EAST, MADISON COUNTY, MISSISSIPPI

### RESERVATION

The Owner as named herein, for itself, its successors and assigns, do hereby except from the dedication of the property and do hereby reserve for exclusive right to construct, reconstruct, alter, maintain and operate a water and sewer distribution and collection system, together with a second gas distribution system, TV cable or any other communication cable systems and apparatuses, except telephonic, in all easements, private drives, and Camden Court Common Area, as herein shown or indicated.

Owner does hereby expressly retain ownership for itself, its successors or assigns, any and all sewer lines, water lines, connections, taps, manholes, pipes, valves, fittings and any and all other items that may be used in connection with or attached to said water or sewer distribution and collection system, and any and all such lines, connections, fittings and all other items that may be used in connection with or attached to or used in said natural gas distribution system, or TV cable or other communication cable systems and apparatuses, except telephonic and placed in, on, or under said easements, private drives, and Camden Court Common Area as shown on said plat.

ATTEST: LAKE CAROLINE, INC., A MISSISSIPPI CORPORATION

SURVEYED & MAPPED BY  
**ROBERT B. BARNES**  
CIVIL ENGINEER  
LAND SURVEYOR  
4 OLD RIVER PLACE  
JACKSON, MISSISSIPPI 39202

### CERTIFICATE OF OWNERSHIP AND DEDICATION OF OWNER

WE, ROBERT M. STOCKETT, JR., President and JOHN M. LOUIS, Secretary of LAKE CAROLINE, INC., A MISSISSIPPI CORPORATION, do hereby certify that the aforementioned is the owner of the property shown on the plan and described in the Certificate of Robert B. Barnes, Registered Land Surveyor, appearing herein, and that, as President and Secretary, respectively, of said corporation, we have caused the same to be subdivided, platted, named, and designated as shown herein, and hereby adopt this Plat of Subdivision as the true and final plat of said corporation, and have further designated certain areas of land as a private drive intended for use by the lot owners in CAMDEN COURT OF LAKE CAROLINE. The areas designated as private drive and common area are not dedicated hereby for use by the general public, but are dedicated to the common use and enjoyment of the lot owners in CAMDEN COURT OF LAKE CAROLINE as more fully provided in the above-stated Declaration of Covenants, Conditions and Restrictions for CAMDEN COURT OF LAKE CAROLINE. All utilities, utility easements, and other easements are as designated and defined herein and in the Declaration of Lake Caroline, of record in Deed Book 696 at Page 609, wherever to which it hereby refers.

ATTEST:  
*[Signature]*  
JOHN M. LOUIS, Secretary

LAKE CAROLINE, INC., A MISSISSIPPI CORPORATION  
*[Signature]*  
ROBERT M. STOCKETT, JR., President

### ACKNOWLEDGMENT

STATE OF MISSISSIPPI  
COUNTY OF MADISON

PERSONALLY appeared before me, the undersigned authority in and for the County and State, on this 16th day of May, 1984, within my jurisdiction, the within named ROBERT M. STOCKETT, JR. and JOHN M. LOUIS, who acknowledged that they are President and Secretary, respectively, of LAKE CAROLINE, INC., A MISSISSIPPI CORPORATION, and that for and on behalf of said corporation, and as its act and deed, they executed and delivered this plat and certificate thereon, on the day and year herein mentioned.

My Commission Expires:  
MISSISSIPPI STATE BAR ASSOCIATION  
NOTARY PUBLIC  
STATE OF MISSISSIPPI  
J. ALLEN, BARNHORN COUNTY, MISSISSIPPI

### SURVEYOR'S CERTIFICATE STATE OF MISSISSIPPI COUNTY OF MADISON

I, Robert B. Barnes, Registered Land Surveyor, do hereby certify that at the request of the Owner being shown and named under the Owner's Certificate herein, I have subdivided and platted the following described land being situated in the Southeast 1/4 of the Southeast 1/4 of Section 11, in the Southwest 1/4 of the Southwest 1/4 of Section 12, in the Northwest 1/4 of the Northwest 1/4 of Section 13, and in the Northwest 1/4 of the Northwest 1/4 of Section 14, all in Township 8 North, Range 1 East, Madison County, Mississippi, and being more particularly described by metes and bounds as follows, to-wit:

Commence at the Northeast corner of the said Section 11 and run thence due West for a distance of 212.62 feet; thence run due South for a distance of 492.47 feet to the Eastern line of Caroline Boulevard and the POINT OF BEGINNING for the parcel herein described; thence follow said Eastern line of Caroline Boulevard and run North 78° 45' 32" East for a distance of 403.22 feet; thence South 28° 00' 19" East for a distance of 370.20 feet; thence North 72° 38' 02" East for a distance of 77.00 feet; thence run 222.33 feet along the arc of a 320.0 foot radius curve to the right, said arc having a 212.90 foot chord which bears South 72° 19' 51" East; thence South 30° 35' 55" East for a distance of 214.49 feet; thence South 00° 08' 48" West for a distance of 229.32 feet; thence South 39° 43' 45" East for a distance of 46.50 feet; thence South 09° 13' 28" West for a distance of 75.37 feet; thence South 73° 49' 18" West for a distance of 34.40 feet; thence South 70° 02' 41" East for a distance of 75.37 feet; thence South 07° 27' 27" West for a distance of 36.74 feet; thence South 15° 48' 45" East for a distance of 46.31 feet to the Northern line of Caroline Boulevard; thence run 74.65 feet along the arc of a 33.7, 70 foot radius curve to the right along the said Northern line, said arc having a 74.65 foot chord which bears North 82° 32' 30" East; thence North 78° 22' 58" West for a distance of 219.79 feet along the said Northern line; thence run 202.16 feet along the arc of a 280.81 foot radius curve to the right along the said Northern line, said arc having a 202.16 foot chord which bears North 66° 21' 43" West; thence run 120.27 feet along the arc of a 430.0 foot radius curve to the left along the said Northern line, said arc having a 119.92 foot chord which bears North 64° 21' 43" West; thence North 72° 22' 32" West for a distance of 114.16 feet along the said Northern line; thence run 114.16 feet along the arc of a 422.38 foot radius curve to the right along the said Northern line, said arc having a 114.16 foot chord which bears North 84° 34' 11" West; thence run 113.49 feet along the arc of a 148.0 foot radius curve to the right along the said Eastern line of Caroline Boulevard, said arc having a 113.49 foot chord which bears North 34° 45' 01" West; thence North 12° 44' 36" West for a distance of 227.88 feet along the said Eastern line of Caroline Boulevard; thence run 34.62 feet along the arc of a 324.53 foot radius curve to the left along the said Eastern line of Caroline Boulevard, said arc having a 34.62 foot chord which bears North 15° 49' 28" West to the POINT OF BEGINNING, containing 10,949.82 acres more or less.

WITNESS MY SIGNATURE on this 16th day of May, 1984.  
*[Signature]*  
Registered Land Surveyor

### ACKNOWLEDGMENT STATE OF MISSISSIPPI COUNTY OF MADISON

PERSONALLY came and appeared before me, the undersigned authority in and for the Jurisdiction aforesaid, the within named ROBERT B. BARNES, Registered Land Surveyor, who acknowledged to me that he signed and delivered this plat and certificate thereon as his act and deed on the date and in the year therein mentioned.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, on this 16th day of May, 1984.  
*[Signature]*  
NOTARY PUBLIC

My Commission Expires:  
MISSISSIPPI STATE BAR ASSOCIATION  
NOTARY PUBLIC  
STATE OF MISSISSIPPI  
J. ALLEN, BARNHORN COUNTY, MISSISSIPPI

### CERTIFICATE OF COMPARISON STATE OF MISSISSIPPI COUNTY OF MADISON

WE, Steve Denson, Chancery Clerk and Robert B. Barnes, Registered Land Surveyor, do hereby certify that we have carefully compared this plat of CAMDEN COURT OF LAKE CAROLINE, with the original thereof, as made by the said Robert B. Barnes, Registered Land Surveyor, and find it to be a true and correct copy of the said plat.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, on this 20th day of May, 1984.  
*[Signature]*  
ROBERT B. BARNES, Registered Land Surveyor

### FILING AND RECORDATION STATE OF MISSISSIPPI COUNTY OF MADISON

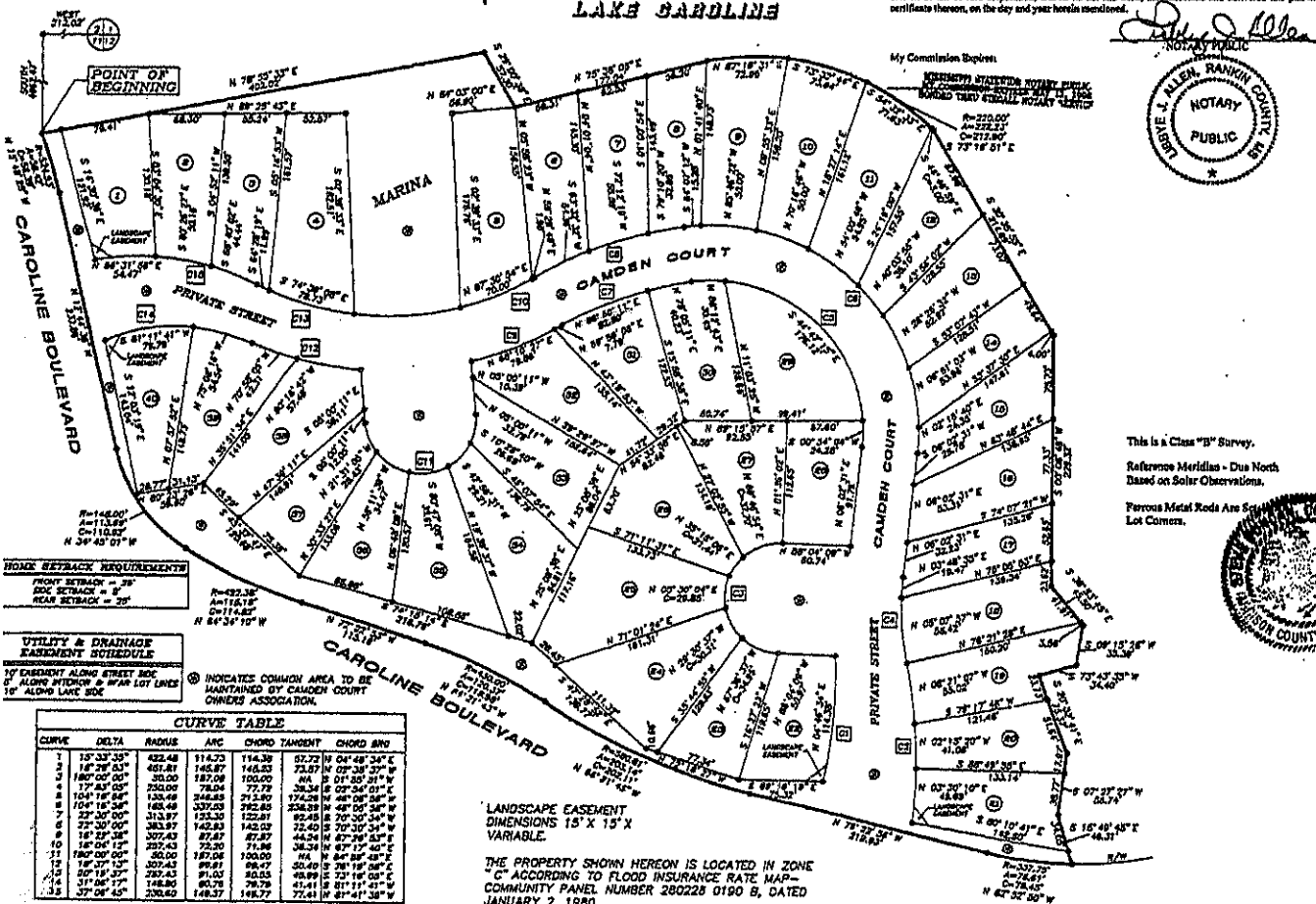
I, Steve Denson, Clerk of the Chancery Court in and for said County and State, do hereby certify that the CAMDEN COURT OF LAKE CAROLINE, was filed in my office on the 20th day of May, 1984, and was duly recorded in the Clerk's Office, at Jackson, Mississippi, in Deed Book 696 at Page 609, and a plat of said land in Madison County, Mississippi.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, on this 20th day of May, 1984.  
*[Signature]*  
STEVE DENSON, Clerk of the Chancery Court

### APPROVAL OF THE BOARD OF SUPERVISORS STATE OF MISSISSIPPI COUNTY OF MADISON

The above plat is hereby approved by the Board of Supervisors of Madison County, Mississippi, pursuant to the authority of an order or resolution of said Board duly adopted on the 20th day of May, 1984.

ACCEPTANCE RECOMMENDED  
*[Signature]*  
BOARD OF SUPERVISORS OF MADISON COUNTY, MISSISSIPPI  
W. W. KEELER, Assistant County Engineer



ROAD SETBACK REQUIREMENTS  
FRONT SETBACK = 20'  
SIDE SETBACK = 5'  
REAR SETBACK = 20'

UTILITY & DRAINAGE EASEMENT SCHEDULE  
10' EASEMENT ALONG STREET SIDE OF ALONG INTERIOR & REAR LOT LINES 15' ALONG LAKE SIDE

CURVE	DELTA	RADIUS	ARC	CHORD	TANGENT	CHORD ANG
1	18° 33' 35"	422.48	114.23	114.39	52.72	04° 02' 30"
2	18° 33' 35"	401.81	145.87	145.53	72.57	09° 38' 30"
3	18° 33' 35"	30.00	187.09	190.00	NA	01° 50' 30"
4	17° 45' 00"	250.00	75.00	75.00	36.54	09° 04' 01"
5	10° 41' 58"	130.48	248.82	212.90	174.28	44° 06' 54"
6	10° 41' 58"	140.48	332.50	292.80	238.38	49° 06' 54"
7	22° 30' 00"	313.97	125.20	125.20	62.60	07° 30' 34"
8	22° 30' 00"	383.97	142.83	142.83	72.42	07° 30' 34"
9	18° 33' 35"	307.43	82.67	82.67	44.84	07° 30' 34"
10	18° 33' 35"	257.43	72.20	72.20	38.24	07° 30' 34"
11	18° 33' 35"	50.00	197.04	200.00	NA	04° 02' 30"
12	18° 33' 35"	300.43	82.61	82.61	44.84	07° 30' 34"
13	20° 18' 37"	232.43	91.03	91.03	49.89	07° 30' 34"
14	18° 33' 35"	60.78	60.78	60.78	30.39	07° 30' 34"
15	27° 08' 45"	208.40	148.57	148.77	72.41	07° 30' 34"

LANDSCAPE EASEMENT DIMENSIONS 15' X 15' X VARIABLE.  
THE PROPERTY SHOWN HEREON IS LOCATED IN ZONE "C" ACCORDING TO FLOOD INSURANCE RATE MAP - COMMUNITY PANEL NUMBER 280228 0190 B, DATED JANUARY 2, 1980.

Robert K. Bailey and Suzanne M. Bailey  
157 Armonde Court  
Madison, MS 39110

February 24, 2014

To Whom it May Concern:

We, Robert K. Bailey and Suzanne M. Bailey, are requesting a variance to Lot #31 of Camden Court of Lake Caroline, Parcel ID: 081F-13-002/30.00. Due to the narrow shape of the rear of the lot, we are requesting a variance of 7 feet and 7 7/8 inches to the front setback requirement of 25 feet. This would leave a setback of approximately 17 feet and 3 1/2 inches and position the house 29 feet and 1/2 inches from the curb of the street.

Enclosed is a site plan that shows the dimensions of the lot and site plan that was drawn by Bruce Crane of Collierville, TN.

If you have questions, you may contact us at 601-573-1639, or email us at [rkbaileymail@yahoo.com](mailto:rkbaileymail@yahoo.com)

Thank you for your time and consideration,

Handwritten signatures of Robert K. Bailey and Suzanne M. Bailey in cursive script.

Robert K. Bailey and Suzanne M. Bailey



# Camden Court Owners Association Lake Caroline

March 12, 2014

Mr. Keith Bailey  
Camden Court  
Lot #31

Dear Keith:

The Camden Court Owner's Association Board of Directors has reviewed your request for a lot variance for the construction of your home at lot #31. This letter shall serve as written approval to the variance request.

If you need further assistance, I can be reached at 601.238.2521.

Sincerely,

A handwritten signature in cursive script that reads "Barry Crowe".

Barry Crowe  
President, Camden Court Board of Directors

Robert K. Bailey and Suzanne M. Bailey  
157 Armonde Court  
Madison, MS 39110

February 24, 2014

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Enclosed is a site plan that shows the dimensions of the lot and site plan that was drawn by Bruce Crane of Collierville, TN.

If you have questions, you may contact us at 601-573-1639, or email us at rkbaileymail@yahoo.com

Thank you for your time and consideration,

*Robert K. Bailey Suzanne M. Bailey*  
Robert K. Bailey and Suzanne M. Bailey

*Approved the variance request pending inclusion  
of a courtyard adjacent to the garage that may  
need to be included in the variance as well.  
All other houses have similar courtyards of  
varying sizes.*

*Camden Court ARC*

*Ed Marshall*  
*Robert E. Craft*

*Date 2-25-14*



Lake Caroline Owners Association, Inc.  
667 Bellevue Drive • Madison, MS 39110

March 17, 2014

Keith Bailey  
157 Armonde Court  
Madison, MS 39110

Re: Lot CC-031

Dear Mr. & Mrs. Bailey,

Lake Caroline Owners Association Board of Directors through an electronic email vote on March 17, 2014 approved your request for a variance of the front setback, as per attached, for lot 31 Camden Court. You will still need to get ARC approval of the plans for your home.

Madison County will also need to approve this setback variance.

If you have any questions or concerns on this approval of the Board of Directors please contact me.

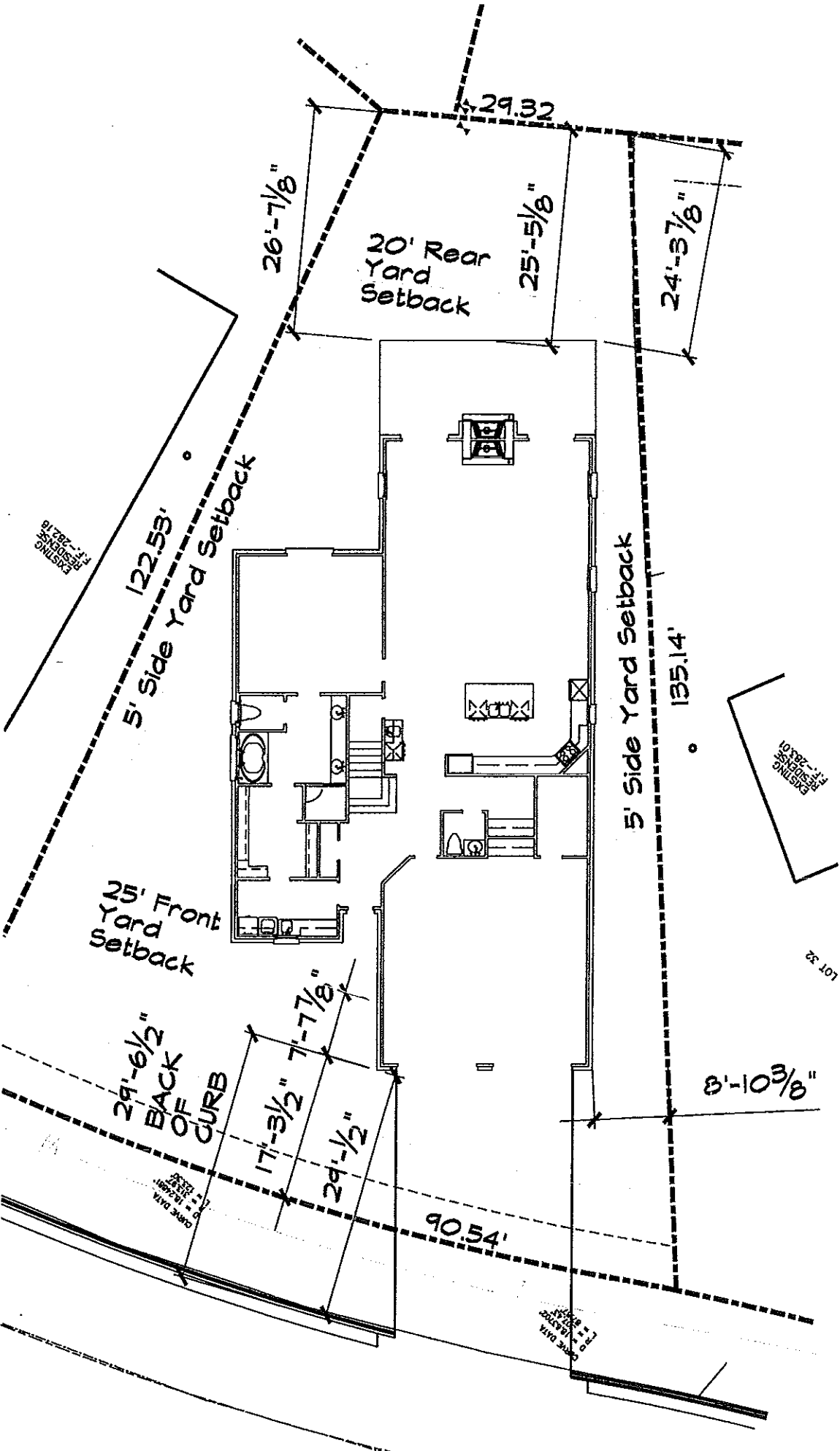
Yours truly,

  
Douglas L. Jones  
Business Manager  
Lake Caroline Owners Association

A C O V E N A N T S - P R O T E C T E D C O M M U N I T Y

Phone: (601) 898-1370  
Fax: (601) 898-1234

Website: [www.lakecarolinems.com](http://www.lakecarolinems.com)  
Email: [admin-assistant@lakecaolinems.com](mailto:admin-assistant@lakecaolinems.com)



EXISTING RESIDENCE  
P.L. 282.18

EXISTING RESIDENCE  
P.L. 282.01

LOT 32

122.53'

5' Side Yard Setback

20' Rear  
Yard  
Setback

26'-7 1/8"

25'-5 1/8"

24'-5 7/8"

29.32

25' Front  
Yard  
Setback

5' Side Yard Setback

135.14'

29'-6 1/2"  
BACK  
OF  
CURB

17'-3 1/2" 7'-7 1/8"

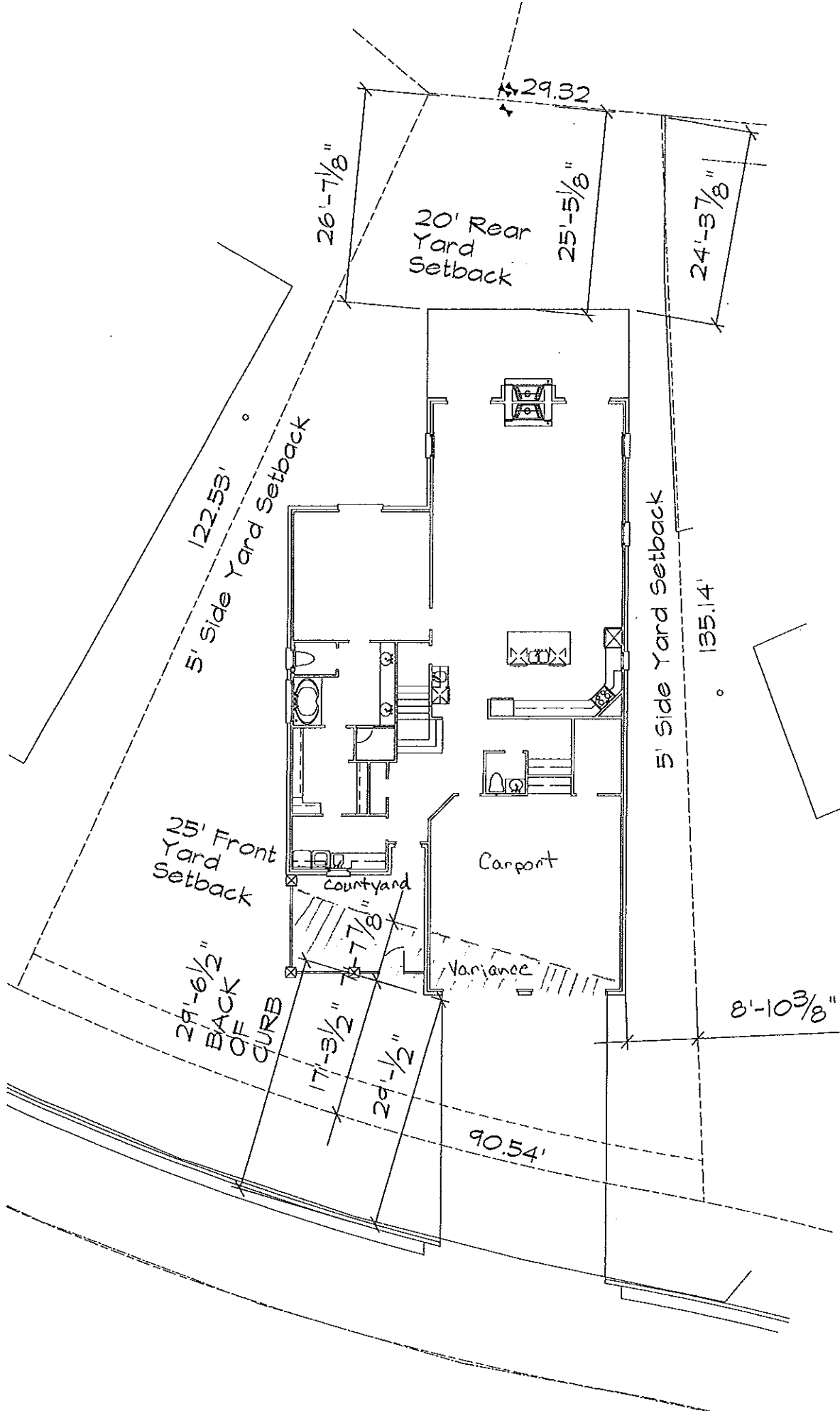
29'-1 1/2"

8'-10 3/8"

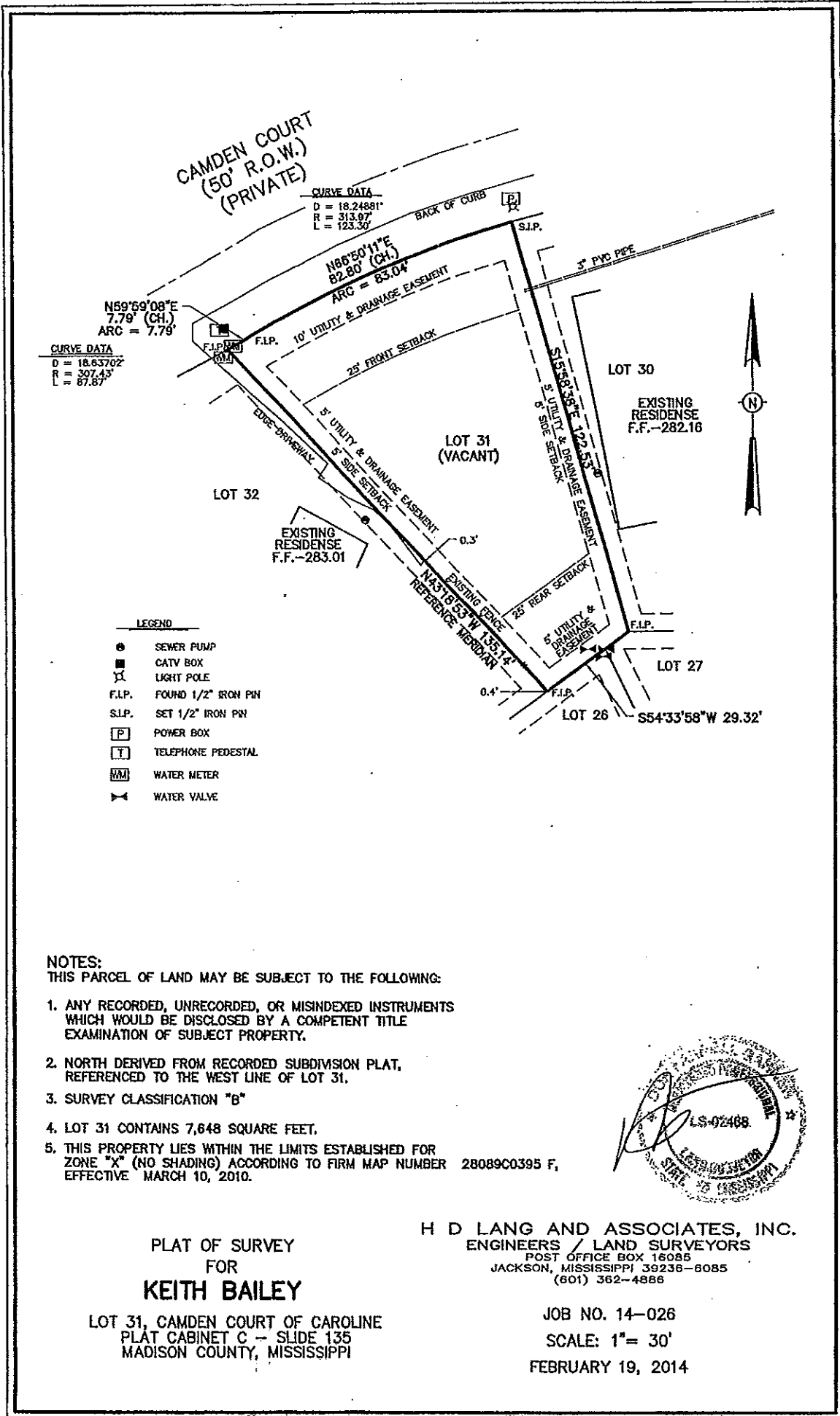
90.54'

ONE DATA  
P.L. 123.01  
P.L. 123.02  
P.L. 123.03  
P.L. 123.04

ONE DATA  
P.L. 123.01  
P.L. 123.02  
P.L. 123.03  
P.L. 123.04







CURVE DATA  
 D = 18.63702  
 R = 397.43  
 L = 67.67

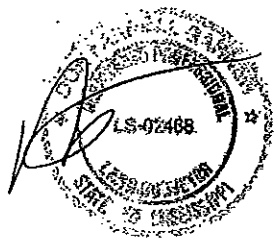
CURVE DATA  
 D = 18.24881  
 R = 313.97  
 L = 123.30

N59°59'08"E  
 7.79' (CH.)  
 ARC = 7.79'

N86°50'11"E  
 82.80' (CH.)  
 ARC = 83.04'

- LEGEND**
- SEWER PUMP
  - CATV BOX
  - ⊗ LIGHT POLE
  - F.I.P. FOUND 1/2" IRON PIN
  - S.I.P. SET 1/2" IRON PIN
  - Ⓟ POWER BOX
  - Ⓣ TELEPHONE PEDESTAL
  - Ⓜ WATER METER
  - ⊕ WATER VALVE

- NOTES:**  
 THIS PARCEL OF LAND MAY BE SUBJECT TO THE FOLLOWING:
1. ANY RECORDED, UNRECORDED, OR MISINDEXED INSTRUMENTS WHICH WOULD BE DISCLOSED BY A COMPETENT TITLE EXAMINATION OF SUBJECT PROPERTY.
  2. NORTH DERIVED FROM RECORDED SUBDIVISION PLAT, REFERENCED TO THE WEST LINE OF LOT 31.
  3. SURVEY CLASSIFICATION "B"
  4. LOT 31 CONTAINS 7,648 SQUARE FEET.
  5. THIS PROPERTY LIES WITHIN THE LIMITS ESTABLISHED FOR ZONE "X" (NO SHADING) ACCORDING TO FIRM MAP NUMBER 28089C0395 F, EFFECTIVE MARCH 10, 2010.



**PLAT OF SURVEY  
 FOR  
 KEITH BAILEY**

LOT 31, CAMDEN COURT OF CAROLINE  
 PLAT CABINET C - SLIDE 135  
 MADISON COUNTY, MISSISSIPPI

**H D LANG AND ASSOCIATES, INC.**  
 ENGINEERS / LAND SURVEYORS  
 POST OFFICE BOX 16085  
 JACKSON, MISSISSIPPI 39238-6085  
 (601) 362-4886

JOB NO. 14-026  
 SCALE: 1" = 30'  
 FEBRUARY 19, 2014

# SURVEYOR'S INSPECTION REPORT AND CERTIFICATE

**INSTRUCTIONS** — Registered Land Surveyor will complete this report and attach copy of Survey or Plat. The Plat must show all reference points mentioned in the description, the boundary lines and all courses and distances; the location of the improvements on the land and distances from lot lines; a complete legal description of the property, including the commencement point and the point of beginning, the road by which subject property has access should be designated as being a public road and any encroachments, party walls, easements and etc. should be shown. The Plat must be dated, sealed and signed by Registered Land Surveyor.

To: MISSISSIPPI VALLEY TITLE INSURANCE COMPANY/OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

THIS IS TO CERTIFY, that I have made an accurate survey of the premises standing in the name of Keith Bailey

situated in \_\_\_\_\_ Madison Mississippi  
City County State

known as Street Numbers \_\_\_\_\_ Camden Court

and shown on the accompanying survey entitled:  
Lot 31, Camden Court of Caroline

being further described as follows, to-wit:

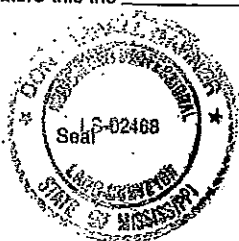
Lot 31, Camden Court of Caroline, a subdivision according to the map or plat thereof, on file and of record in the office of the Chancery Clerk of Madison County at Canton, Mississippi, as now recorded in Plat Cabinet C at Slide 135.

I made careful inspection of said premises and of the improvements located thereon at the time of making such survey, and from such inspection I found Brooks Barham  
\_\_\_\_\_ to be in possession of said premises as  tenant  owner.

**I ALSO CERTIFY THAT ALL OF THE AFFIRMATIVE CERTIFICATIONS ON THE REVERSE SIDE HEREOF ARE CORRECT EXCEPT AS FOLLOWS:**

Item Number 4 - see fence over 0.3 feet from Lot 32 as indicated on plat of survey  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Witness my signature this the 19th day of February, 2014



By: Don F. Garner, PS  
Registered Land Surveyor

(601) 362-4886  
Telephone Number

## CERTIFICATIONS

1. THAT SUBJECT PROPERTY HAS ACCESS TO A PUBLIC ROAD AS SHOWN ON THE ATTACHED PLAT.
2. THAT THIS SURVEY COMPLIES WITH THE MINIMUM STANDARD FOR LAND SURVEYS IN THE STATE WHERE THE PROPERTY IS SITUATED, AS OF THE DATE HEREOF.
3. THAT THE ABOVE DESCRIPTION IS THE RECORD DESCRIPTION OR IS COMPLETELY WITHIN THE BOUNDARIES OF THE RECORD DESCRIPTION.
4. THAT THERE ARE NO ENCROACHMENTS BY THE BUILDINGS AND IMPROVEMENTS OF THE ADJACENT PROPERTY OWNERS UPON THE SURVEYED PREMISES.
5. THAT ALL OF THE BUILDINGS AND IMPROVEMENTS OF THE ABOVE OWNER ARE WITHIN THE BOUNDARIES OF THE ABOVE DESCRIBED PROPERTY.
6. THAT NONE OF THE BUILDINGS AND IMPROVEMENTS OF THE ABOVE OWNER ARE LOCATED WITHIN THE BOUNDARIES OF ANY EASEMENT SHOWN ON THIS SURVEY.
7. THAT THIS SURVEY SHOWS ALL VISIBLE IMPROVEMENTS AND RECORDED EASEMENTS.
8. THAT THE ATTACHED PLAT SHOWS ALL BUILDINGS (WITH DIMENSIONS) AND THE MEASURED DISTANCE, PERPENDICULAR TO THE NEAREST POINT ON ALL LOT LINES.
9. THAT THE PLAT HERETO ATTACHED IS A CORRECT REPRESENTATION OF THE CONDITIONS AS THEY EXIST ON THIS DATE.
10. THAT ALL RIGHTS OF WAY, OLD HIGHWAYS OR ABANDONED ROADS, LANES OR DRIVEWAYS, DRAINS, SEWER OR WATER PIPES OVER AND ACROSS SAID PREMISES ARE SHOWN ON THE ATTACHED PLAT.
11. THAT ALL SPRINGS, STREAMS, RIVERS, PONDS OR LAKES LOCATED, BORDERING ON OR RUNNING THROUGH SAID PREMISES ARE SHOWN ON THE ATTACHED PLAT.
12. THAT ALL CEMETERIES OR FAMILY BURYING GROUNDS LOCATED ON SAID PREMISES ARE SHOWN ON THE ATTACHED PLAT.
13. THAT ALL TELEPHONE, TELEGRAPH OR ELECTRIC POWER POLES, WIRES OR LINES LOCATED ON OR CROSSING PREMISES ARE SHOWN ON THE ATTACHED PLAT.
14. THAT THERE IS NOT ANY INDICATION OF BUILDING CONSTRUCTION, ALTERATIONS OR REPAIRS WITHIN RECENT MONTHS EXCEPT AS INDICATED ON THE REVERSE SIDE HEREOF. (I.e., RECENT CONSTRUCTION, NEW CONSTRUCTION, NOT NEW, ETC.)
15. THAT THE DESCRIPTION OF PRESENT IMPROVEMENTS IS INDICATED ON THE ATTACHED PLAT. (I.e., ONE STORY BRICK SINGLE FAMILY RESIDENCE)
16. THAT ALL FENCES LOCATED ON, ACROSS OR BOUNDING SUBJECT PROPERTY ARE SHOWN ON THE ATTACHED PLAT.
17. THAT ALL EASEMENTS FOR "SUPPORT OR BEAM RIGHTS" AND PARTY WALLS ARE SHOWN AS SUCH ON THE ATTACHED PLAT.
18. THAT THERE HAS NOT BEEN ANY CHANGE IN STREET LINES EITHER COMPLETED OR OFFICIALLY PROPOSED WITHIN RECENT MONTHS.
19. THAT THERE IS NOT ANY INDICATION OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS EXCEPT AS NOTED ON THE REVERSE SIDE HEREOF.

IF ANY OF THE ABOVE CERTIFICATIONS ARE INCORRECT, EXPLAIN on the reverse side.

---

**Prepared by:**

Albert Bozeman White, Esq.  
204 Key Drive, Suite A  
Madison, MS 39110  
Tel. (601) 856-5731

**Return to:**

Albert Bozeman White, Esq.  
204 Key Drive, Suite A  
Madison, MS 39110  
Tel. (601) 856-5731

12.00  
507

STATE OF MISSISSIPPI  
COUNTY OF MADISON

**WARRANTY DEED**

FOR AND IN CONSIDERATION OF THE SUM OF Ten & 00/100 (\$10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantors,

**BROOKS BARHAM, and**  
135 Carrick Avenue  
Madison, MS 39110  
Tel. (601) 397-4409

**KARMA BARHAM**  
129 Glenwood Bend  
Madison, MS 39110  
Tel. (601) 813-8984

do hereby sell, convey, and warrant unto Grantees,

**ROBERT KEITH BAILEY, and wife, SUZANNE M. BAILEY**  
157 Armonde Court  
Madison, MS 39110  
Tel. (601) 573-1639

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:

**INDEXING INSTRUCTIONS:** Lot 31, Camden Court of Lake Caroline, Madison County, MS

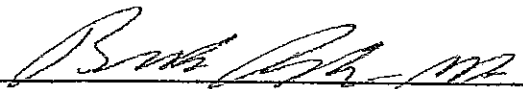
LOT 31, CAMDEN COURT OF LAKE CAROLINE, a subdivision according to a map or plat thereof which is on file and of record in the office of the Chancery Clerk of Madison County at Canton, Mississippi, in Plat Cabinet C at Slot 135, reference to which is hereby made in aid of and as a part of this description.


Being the same property as described in Warranty Deed recorded at Book 2064, Page 908.

This conveyance is subject to the following, to-wit:

1. Subject to ad valorem taxes for the year 2014, and thereafter, for Madison County, Mississippi. It is understood and agreed that taxes for the year 2014 have been prorated as of this date on an estimated basis. When said taxes are actually determined, if the proration is incorrect, then the Grantors agree to pay to the Grantee any deficit on an actual proration; and likewise, the Grantee agrees to pay to the Grantors any amounts overpaid.
2. Subject to all applicable zoning ordinances and regulations of Madison County, Mississippi, and subdivision or deed covenants of record.
3. Subject to any prior reservations of oil, gas and/or other minerals.
4. Subject to all easements or right-of-ways of record.

EXECUTED, this the 28<sup>th</sup> day of February, 2014.

  
\_\_\_\_\_  
BROOKS BARHAM

  
\_\_\_\_\_  
KARMA BARHAM

STATE OF MISSISSIPPI  
COUNTY OF MADISON

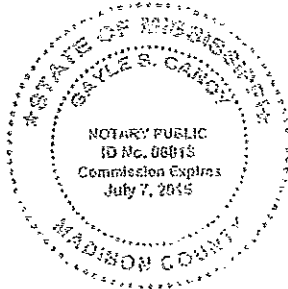
PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for said county and state, the within named, BROOKS BARHAM who acknowledged that he signed and delivered the above and foregoing instrument of writing on the day and year and for the purposes therein mentioned, as his voluntary act and deed.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, this the 6<sup>th</sup> day of March, 2014.

Gayle S. Canoy  
NOTARY PUBLIC

MY COMMISSION EXPIRES:

7-7-15



STATE OF MISSISSIPPI  
COUNTY OF MADISON

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for said county and state, the within named, KARMA BARHAM who acknowledged that she signed and delivered the above and foregoing instrument of writing on the day and year and for the purposes therein mentioned, as her voluntary act and deed.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, this the 28<sup>th</sup> day of February, 2014.

Gayle S. Canoy  
NOTARY PUBLIC

MY COMMISSION EXPIRES:

7-7-15

