

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

IN THE MATTER OF REZONING OF  
LOTS 2 & 3, GLUCKSTADT OFFICE PARK,  
SITUATED IN THE NORTHEAST 1/4 OF SECTION 29,  
TOWNSHIP 8 NORTH, RANGE 2 EAST  
MADISON COUNTY, MISSISSIPPI

PETITIONER:

KMS Properties, LLC (Ken Sykes)

PETITION TO REZONE AND RECLASSIFY REAL PROPERTY

Comes now KMS Properties, LLC (Ken Sykes), 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 lots 2 & 3, Gluckstadt Office Park, situated in the Northeast ¼ of Section 29, Township 8 North, Range 2 East, Madison County, Mississippi, more particularly described as follows, to-wit:

SEE EXHIBIT A

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

1. The subject property consists of 1.3 acres.
2. The zoning proposed is 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

EXHIBIT B

I am requesting a change to C-2 zoning on lots 2 & 3, Gluckstadt Office Park, as to enable the development of an Office Warehouse building.

In 2012, I developed a Retail Strip Center on lot 1, Gluckstadt Office Park, which fronts Gluckstadt Road and Lexington Drive. I was considering developing a Phase 2 of the Strip Center, and even put up a sign with a phone number for prospective tenants to inquire about space to lease.

For almost one year I had no inquiries about leasing retail space. However, inquiries have been made for Office and Warehouse space.

I have reconsidered developing an additional Retail Strip Center because I feel this type of retail development is too far from Gluckstadt Road and would have very limited visibility for tenants that feel they would need such visibility to be successful.

Additionally, Property that adjoins lots 2 & 3 to the west is zoned C-2 and has recently been developed as a Boat and RV storage facility.

Lots 8 & 9 of Gluckstadt Office Park are already zoned C-2 and developed out.

Property just to the east of Gluckstadt Office Park has been rezoned to C-2 since 2012, and Property across Gluckstadt Road to the North is zoned C-2.

I am anxious to develop this property and your consideration is respectfully appreciated.

Sincerely,

A handwritten signature in black ink that reads "Ken Sykes". The signature is written in a cursive, slightly slanted style.

Ken Sykes,  
KMS Properties, LLC

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 C-1 District classification to a C-2 District.

Respectfully submitted, this the 30<sup>th</sup> day of September, 2014.

KMS Properties, LLC, by Kau Sykes Petitioner

# GLUCKSTADT OFFICE PARK

SITUATED IN THE NORTHEAST 1/4 OF SECTION 29  
TOWNSHIP 8 NORTH, RANGE 2 EAST  
MADISON COUNTY, MISSISSIPPI

NUMBER	AREA	CHORD BEARING	CHORD LENGTH	CHORD
C1	1177.00'	S44°00'00"W	74.80	117.00
C2	2178.00'	N11°00'00"W	60.50	222.00
C3	2178.00'	N11°00'00"W	60.50	222.00
C4	2178.00'	N11°00'00"W	60.50	222.00
C5	2178.00'	N11°00'00"W	60.50	222.00
C6	2178.00'	N11°00'00"W	60.50	222.00
C7	2178.00'	N11°00'00"W	60.50	222.00



**OWNER'S CERTIFICATE**  
STATE OF MISSISSIPPI  
COUNTY OF MADISON

We, Louis D. Gideon, Member of Gideon & Morley, LLC, Louis D. Gideon, Member/Manager of Jobite Development, LLC, and Doug Warren, Member of J & D, LLC, do hereby certify that said limited liability companies are the owners of the land described in the foregoing description, and that we have caused said land to be subdivided and plotted as shown hereon and have designated the same as GLUCKSTADT OFFICE PARK, and that we do hereby dedicate the streets and streets rights of way and easements shown hereon for public use forever.

Witness the signature of the owner, this the 6th day of JANUARY, 2009.

*Louis D. Gideon*  
Louis D. Gideon, Member  
Gideon & Morley, LLC

*Louis D. Gideon*  
Louis D. Gideon, Member/Manager  
Jobite Development, LLC

*Doug Warren*  
Doug Warren, Member  
J & D, LLC

**ACKNOWLEDGMENT**  
STATE OF MISSISSIPPI  
COUNTY OF MADISON

Personally appeared before me, Louis D. Gideon, Member of Gideon & Morley, LLC, who acknowledged to me that he signed and delivered this plat and the certificates thereon as his own act and deed, for and on behalf of said Gideon & Morley, LLC, after being authorized so to do, on the day and year herein mentioned.

Given under my hand and official seal of office on this 6th day of JANUARY, 2009.

MISSISSIPPI STATEWIDE NOTARY PUBLIC  
MY COMMISSION EXPIRES OCT. 30, 2009  
BY COMMISSION EXP. 10/30/09  
NOTARY SERVICE Notary Public



**ACKNOWLEDGMENT**  
STATE OF MISSISSIPPI  
COUNTY OF MADISON

Personally appeared before me, Louis D. Gideon, Member/Manager of Jobite Development, LLC, who acknowledged to me that he signed and delivered this plat and the certificates thereon as his own act and deed, for and on behalf of said Jobite Development, LLC, after being authorized so to do, on the day and year herein mentioned.

Given under my hand and official seal of office on this 6th day of JANUARY, 2009.

MISSISSIPPI STATEWIDE NOTARY PUBLIC  
MY COMMISSION EXPIRES OCT. 30, 2009  
BY COMMISSION EXP. 10/30/09  
NOTARY SERVICE Notary Public

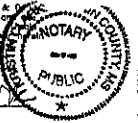


**ACKNOWLEDGMENT**  
STATE OF MISSISSIPPI  
COUNTY OF MADISON

Personally appeared before me, Doug Warren, Member of J & D, LLC, who acknowledged to me that he signed and delivered this plat and the certificates thereon as his own act and deed, for and on behalf of said Jobite Development, LLC, after being authorized so to do, on the day and year herein mentioned.

Given under my hand and official seal of office on this 6th day of JANUARY, 2009.

MISSISSIPPI STATEWIDE NOTARY PUBLIC  
MY COMMISSION EXPIRES OCT. 30, 2009  
BY COMMISSION EXP. 10/30/09  
NOTARY SERVICE Notary Public



**ACKNOWLEDGMENT**  
STATE OF MISSISSIPPI  
COUNTY OF MADISON

Personally appeared before me, Jack N. Starr, Professional Land Surveyor, who acknowledged to me that he signed and delivered this plat and the certificates thereon as his own act and deed, for and on behalf of said Jobite Development, LLC, after being authorized so to do, on the day and year herein mentioned.

Given under my hand and official seal of office on this 6th day of JANUARY, 2009.

MISSISSIPPI STATEWIDE NOTARY PUBLIC  
MY COMMISSION EXPIRES OCT. 30, 2009  
BY COMMISSION EXP. 10/30/09  
NOTARY SERVICE Notary Public



**COUNTY ENGINEER'S RECOMMENDATIONS**  
STATE OF MISSISSIPPI  
COUNTY OF MADISON

I, the undersigned, have examined this plat and find it conforms to all conditions set forth on the preliminary plat as approved by the Board of Supervisors and thus recommend that approval.

*[Signature]*  
County Engineer

BEARINGS SHOWN HEREON ARE BASED UPON THE SOUTHERLY RIGHT-OF-WAY OF GLUCKSTADT ROAD AS PER DEED BOOK 2249, PAGE 0716 (MONUMENTS FOUND) (REFERENCE NOTED).

○ DENOTES 1/2" IRON PIN

ACCORDING TO THE F.E.M.A. F.I.R.M. COMMUNITY PANEL NUMBER 200228 105 D DATED APRIL 15, 1994, THIS PROPERTY LIES WITHIN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE 300-YEAR FLOODPLAIN).

SURVEY CLASS D

SURVEY AND PLAT PREPARATION DATE 6-15-08

MINIMUM BUILDING SETBACKS: FRONT - 35'  
SIDE AND REAR - 0'  
NO BUILDING TO BE BUILT WITHIN ANY EASEMENT SHOWN HEREON

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

I, Jack N. Starr, Professional Land Surveyor, do hereby certify that this plat is true and correct and was prepared from an actual survey of the property made by me or under my supervision.

Given under my hand and seal of office this 6th day of JANUARY, 2009.



**CERTIFICATE OF COMPARISON**  
STATE OF MISSISSIPPI  
COUNTY OF MADISON

We, Arthur Johnston, Chancery Clerk and Jack N. Starr, Professional Land Surveyor, do hereby certify that we have carefully compared this plat of GLUCKSTADT OFFICE PARK with the original thereof, and find it to be a true and correct copy of said plat.

Given under my hand and seal of office this 22nd day of JAN, 2009.



**BOARD OF SUPERVISORS**  
STATE OF MISSISSIPPI  
COUNTY OF MADISON

I hereby certify that this is a true copy and that this plat was approved by the Board of Supervisors in session on the 6th day of JANUARY, 2009.

*[Signature]*  
President, Board of Supervisors  
Madison County, Mississippi

**FILED AND RECORDATION**  
STATE OF MISSISSIPPI  
COUNTY OF MADISON

I, Arthur Johnston, Clerk of the Chancery Court in and for said County and State, do hereby certify that this duplicate plat of GLUCKSTADT OFFICE PARK was filed for record in my office on this 6th day of JANUARY, 2009, and was duly registered in Volume 1172 of said State of the records of said County and State of lands of Madison County, Mississippi, at 12:00 PM on the 6th day of JANUARY, 2009.

*[Signature]*  
Arthur Johnston  
Chancery Clerk

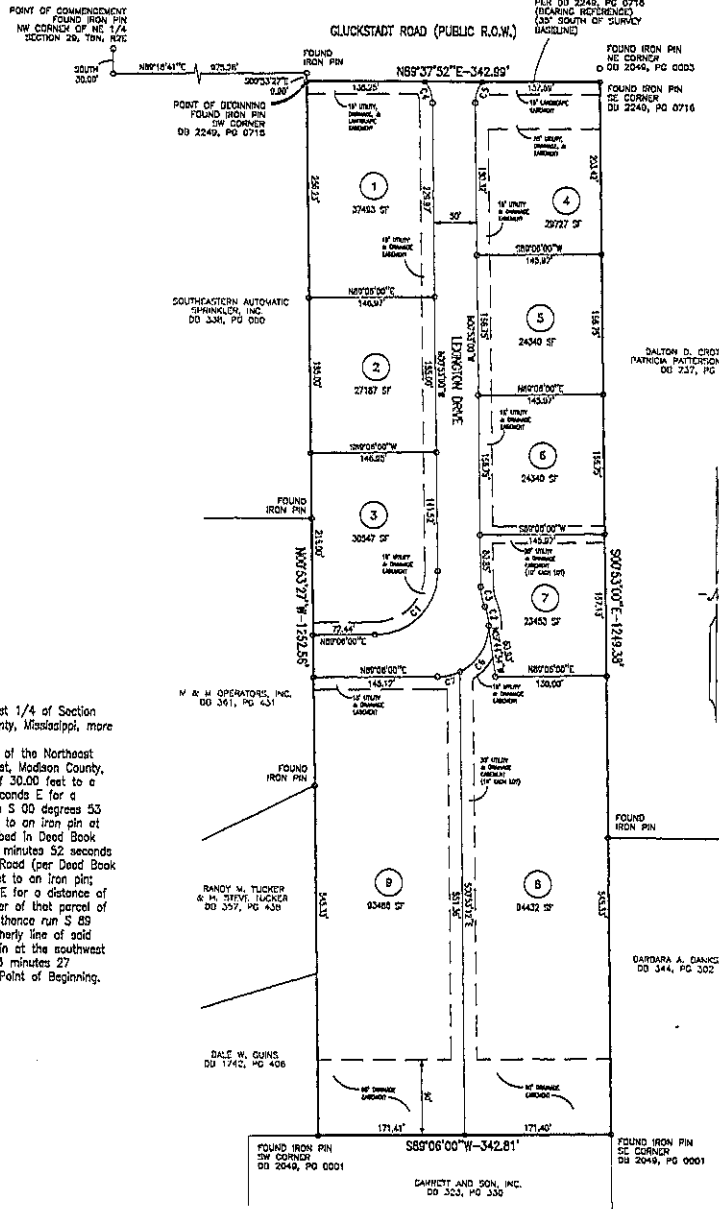
**SURVEYOR'S CERTIFICATE OF COMPLIANCE WITH SUBDIVISION REGULATIONS**  
STATE OF MISSISSIPPI  
COUNTY OF MADISON

I, Jack N. Starr, Professional Land Surveyor, do hereby certify that the monuments and markers shown hereon are in place on the ground and the plan and plat shown hereon are a true and correct representation of a survey to the accuracy designated in the subdivision regulation for Madison County, Mississippi.

Witness my signature this the 6th day of JANUARY, 2009.



**PROPERTY DESCRIPTION:**  
A parcel of land lying and situated in the Northeast 1/4 of Section 29, Township 8 North, Range 2 East, Madison County, Mississippi, more particularly described as follows:  
Commence at an iron pin at the northwest corner of the Northeast 1/4 of Section 29, Township 8 North, Range 2 East, Madison County, Mississippi, and run thence South for a distance of 30.00 feet to a point; thence run N 89 degrees 18 minutes 41 seconds E for a distance of 975.28 feet to an iron pin at the southeast corner of that parcel of land described in Deed Book 2249 at Page 0716; thence run S 00 degrees 53 minutes 00 seconds E for a distance of 1249.38 feet to an iron pin at the southeast corner of that parcel of land described in Deed Book 2049 at Page 0001; thence run S 89 degrees 06 minutes 00 seconds W, along the southerly line of said parcel, for a distance of 342.81 feet to an iron pin at the southwest corner of said parcel; thence run N 00 degrees 53 minutes 27 seconds W for a distance of 1252.56 feet to the Point of Beginning. This parcel contains 12.13 acres, more or less.



Prepared By:  
Paul David Hastings  
Attorney at Law (MSB #2075)  
321 Highway 51, Suite B  
Ridgeland, MS 39157  
(601) 607-2996

*1339-14*

Return to:  
Paul David Hastings  
Attorney at Law  
321 Highway 51, Suite B  
Ridgeland, MS 39157  
(601) 607-2996

{INDEXING: Lots 1, 2 & 3, Gluckstadt Office Park, Madison Co., MS}

**WARRANTY DEED**

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

GIDEON & MARLEY, LLC  
a Mississippi limited liability company  
274 Commerce Park Drive, Suite A  
Ridgeland, Mississippi 39157  
(601) 941-0970

("Grantor"), does hereby sell, convey and warrant unto

KEN M. SYKES  
Post Office Box 1214  
Ridgeland, Mississippi 39157  
(601) 842-6341

("Grantee"), the following described land and property located and situated in the County of Madison, State of Mississippi, and being more particularly described as follows, to-wit:

Lots 1, 2 and 3, Gluckstadt Office 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, recorded in Plat Cabinet E at Slot 103A, reference to which map or plat is here made in aid of and as a part of this description.

**IT IS AGREED AND UNDERSTOOD** that the taxes for the current year (2010) have been prorated as of this date on an estimated basis, and when said taxes are actually determined if the proration as of this date is incorrect, then the Grantor agrees to pay to said Grantee or his assigns, any deficit on an actual proration, and likewise the Grantee agrees to pay to the Grantor or its assigns, any over payment on an actual proration

**THIS CONVEYANCE** is subject to any and all applicable building restrictions, restrictive covenants, rights of way, easements and any and all government regulations, ordinances, zoning laws, and prior mineral reservations and/or transfers applicable to the above described property.

**WITNESS MY SIGNATURE** this the 30<sup>th</sup> day of December 2010.

**GIDEON & MARLEY, LLC**

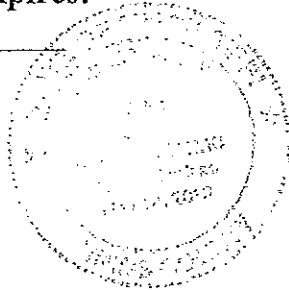
BY:   
**LOUIS B. GIDEON - Member/Manger**

**STATE OF MISSISSIPPI  
COUNTY OF MADISON**

Personally appeared before me, the undersigned authority in and for the said county and state, on this 30<sup>th</sup> day of December, 2010, within my jurisdiction, the within named Louis B. Gideon, who acknowledged to me that he is a member/manger of Gideon & Markley, LLC, a member-managed Mississippi limited liability company, and that as a member of said limited liability company, and as the act and deed of said limited liability company, she executed and delivered the above and foregoing instrument, after having been duly authorized by said limited liability company so to do.

Amelia G. Ray  
NOTARY PUBLIC

**My Commission Expires:**



Prepared By:  
Paul David Hastings  
Attorney at Law (MSB #2075)  
321 Highway 51, Suite B  
Ridgeland, MS 39157 **314-14**  
(601) 607-2996

Return to:  
Paul David Hastings  
Attorney at Law  
321 Highway 51, Suite B  
Ridgeland, MS 39157

{INDEXING: Lots 1, 2 & 3, Gluckstadt Office Park, Madison Co., MS}

**QUITCLAIM DEED**

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

KEN M. SYKES  
Post Office Box 1214  
Ridgeland, Mississippi 39158  
(601) 842-6341

("Grantor"), do hereby convey, quitclaim and release unto

K M S PROPERTIES, LLC  
a Mississippi limited liability company  
Post Office Box 1214  
Ridgeland, Mississippi 39158  
(601) 842-6341

("Grantee"), all of my right, title and interest in and to the following described land and property located and situated in the County of Madison, State of Mississippi, and being more



particularly described as follows, to-wit:

Lot 1, 2 and 3, Gluckstadt Office 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, recorded in Plat Cabinet E at Slot 103A, reference to which map or plat is hereby made in aid of and as a part of this description.

WITNESS MY SIGNATURE this the 30 day of March 2011.

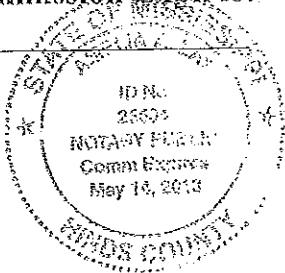
  
\_\_\_\_\_  
KEN M. SYKES

**STATE OF MISSISSIPPI  
COUNTY OF MADISON**

**PERSONALLY** appeared before me, the undersigned authority in and for the said county and state, on this 30<sup>th</sup> day of March, 2011, within my jurisdiction, the within named **Ken M. Sykes**, who acknowledged that he executed and delivered the above and foregoing instrument.

  
\_\_\_\_\_  
NOTARY PUBLIC

**My Commission Expires:**



Date: September 30, 2014  
To: Madison County  
From: Ken Sykes  
KMS Properties, LLC  
Subject: Authorization to submit petition

To whom it may concern,

KMS Properties, LLC is a Limited Liability Company, established and filed 5/1/2001 with the Mississippi Secretary of State's Office.

Ken M. Sykes is the sole Member of the LLC, and as the sole Member and Manager of the LLC, has full legal authority to submit a petition to Madison County, Mississippi, for the rezoning of Lots 2 & 3, Gluckstadt Office Park.

Please find enclosed a copy of the Certificate of Formation of KMS Properties, LLC, as well as an authorization page from the Operating Agreement establishing Ken M. Sykes as the sole Member.

*Ken M. Sykes*

05/01/12

0100-1-2

The undersigned, pursuant to Senate Bill No. 2395, Chapter 402, Laws of 1994, hereby executes the following document and sets forth:

1. Name of the Limited Liability Company

Federal Tax I.D.

64-0940578

⇒

K M S PROPERTIES, LLC

2. The future effective date is (Complete if applicable)

05/01/00

3. Federal Tax ID

⇒

APPLIED FOR



4. Name and Street Address of the Registered Agent and Registered Office is

⇒

Name KENNETH M. SYKES

⇒

Physical Address 105 WINDSONG COVE

⇒

P.O. Box 1214

⇒

City, State, ZIPS, ZIP4 RIDGELAND MS 39157-

5. If the Limited Liability Company is to have a specific date of dissolution, the latest date upon which the Limited Liability Company is to dissolve

⇒

[Empty box for dissolution date]

6. Is full or partial management of the Limited Liability Company vested in a manager or managers? (Mark appropriate box)

⇒

Yes

No

7. Other matters the managers or members elect to include

⇒

[Empty box for other matters]

⇒

[Empty box for other matters]

This page conforms with the duplicate original filed with the Secretary of State. Eric Clark Secretary of State

MINUTES OF ACTIONS TAKEN BY  
THE MEMBER  
OF  
K M S PROPERTIES, LLC

The undersigned Member, being the sole Member of K M S Properties, LLC, a Mississippi limited liability company, hereby adopts by unanimous consent, the following Resolution as actions of the Member.

1. Establishment of Limited Liability Company:

**RESOLVED:** By unanimous vote of the Member, a Certificate of Formation has been executed and filed with the Secretary of State of Mississippi effectively creating and establishing K M S Properties, LLC, a Mississippi limited liability company, and the stamped filed copy of the Certificate of Formation is to be filed in the Minute Book of the Company.

2. Issuance of Certificates of Membership and Units of Ownership:

**RESOLVED:** That on the establishment of the Company 100 Units of ownership has been issued to Kenneth M. Sykes (Certificate No. 1); The issuance of this Certificate, the original of which shall be maintained in the Company Minute Book, constitutes 100% of the ownership of the Company and is issued in exchange for the contribution of the real property described by copy of deed attached hereto.

The undersigned Member, being the sole Member of the Company, hereby expressly consents to the foregoing Resolutions, as being actions of the Members of the Company taken in full accordance all applicable laws of the State of Mississippi.

This the 29<sup>th</sup> day of May, 2001.

Kenneth M. Sykes  
KENNETH M. SYKES, Member



P. O. Box 107  
Canton, MS 39046

Phone: (601) 856-5969  
Fax: (601) 856-8936

September 29, 2014

Madison County Board of Supervisors  
Madison County Planning and Zoning Administrator

RE: Gluckstadt Office Park (Lexington Drive)  
Section 29, T8N, R2E  
Madison County, Mississippi

To Whom it May Concern:

Please be advised that all of the lots within Gluckstadt Office Park lie within Bear Creek Water Association's water and sewer certificated area. The association will provide the lots such services in accordance with its standard water and sewer extension policies and procedures. The water and sewer mains were constructed along Lexington Drive when the commercial subdivision was constructed.

Please contact me if you need any additional information.

Sincerely,

A handwritten signature in black ink, appearing to read "Nolan P. Williamson".

Nolan P. Williamson, P.E.  
Engineering Manager

# GLUCKSTADT OFFICE PARK

SITUATED IN THE NORTHEAST 1/4 OF SECTION 29  
TOWNSHIP 8 NORTH, RANGE 2 EAST  
MADISON COUNTY, MISSISSIPPI

NUMBER	DETA AREA	CHORD BEARING	WALSH CHAIN	CHORD
C1	117'39.00"	S14°00'20"W	24.50	117.39
C2	117'39.00"	S14°00'20"W	18.50	117.39
C3	117'39.00"	N11°52'00"W	24.50	117.39
C4	107'30.00"	N07°12'16"W	40.00	107.30
C5	107'30.00"	S17°53'37"W	40.00	107.30
C6	164'17.00"	S31°17'00"W	16.50	164.17
C7	107'47.50"	N11°26'00"E	40.00	107.48



**OWNER'S CERTIFICATE**  
STATE OF MISSISSIPPI  
COUNTY OF MADISON

We, Louis D. Gideon, Member of Gideon & Morley, LLC, Louis D. Gideon, Member/Manager of Sabino Development, LLC, and Doug Warren, Member of J & D, LLC, do hereby certify that said limited liability companies are the owners of the land described in the foregoing description, and that we have caused said land to be subdivided and platted as shown herein and have designated the same as GLUCKSTADT OFFICE PARK, and that we do hereby dedicate the streets and streets rights of way and easements shown herein for public use forever.

Witness the signature of the owner, this the 10<sup>th</sup> day of JANUARY, 2009.

*Louis D. Gideon*  
Louis D. Gideon, Member  
Gideon & Morley, LLC

*Louis D. Gideon*  
Louis D. Gideon, Member/Manager  
Sabino Development, LLC

*Doug Warren*  
Doug Warren, Member  
J & D, LLC

BEARINGS SHOWN HEREON ARE BASED UPON THE SOUTHERLY RIGHT-OF-WAY OF GLUCKSTADT ROAD AS PER DEED BOOK 2249, PAGE 0716 (MONUMENTS FOUND) (REFERENCE NOTED)

NO DENIED 1/2" IRON PIN

ACCORDING TO THE F.E.M.A. F.I.R.M. COMMUNITY PANEL NUMBER 280228 105 D DATED APRIL 13, 1994, THIS PROPERTY LIES WITHIN ZONE "X" (ANDAS DETERMINED TO BE OUTSIDE 200-YEAR FLOODPLAIN).

**SURVEY CLASS B**  
SURVEY AND PLAT PREPARATION DATE 0-10-09

MINIMUM BUILDING SETBACKS:  
FRONT - 35'  
SIDE AND REAR - 0'  
NO BUILDING TO BE BUILT WITHIN ANY EASEMENT SHOWN HEREON

**ACKNOWLEDGMENT**  
STATE OF MISSISSIPPI  
COUNTY OF MADISON

Personally appeared before me, Louis D. Gideon, Member of Gideon & Morley, LLC, who acknowledged to me that he signed and delivered this plat and the certificates thereon as his own act and deed, for and on behalf of said Gideon & Morley, LLC, after being authorized so to do, on the day and year herein mentioned.

Given under my hand and official seal of office on this 10<sup>th</sup> day of JANUARY, 2009.

*Louis D. Gideon*  
LOUIS D. GIDEON, Notary Public  
MY COMMISSION EXPIRES OCT. 20, 2009

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

I, Arthur Johnston, Chancery Clerk, and Jack N. Starr, Professional Land Surveyor, do hereby certify that this plat is true and correct and was prepared from an actual survey of the property made by me or under my supervision.

Given under my hand and seal of office this 10<sup>th</sup> day of JANUARY, 2009.

*Jack N. Starr*  
Jack N. Starr  
PLS-02823

**ACKNOWLEDGMENT**  
STATE OF MISSISSIPPI  
COUNTY OF MADISON

Personally appeared before me, Louis D. Gideon, Member/Manager of Sabino Development, LLC, who acknowledged to me that he signed and delivered this plat and the certificates thereon as his own act and deed, for and on behalf of said Sabino Development, LLC, after being authorized so to do, on the day and year herein mentioned.

Given under my hand and official seal of office on this 10<sup>th</sup> day of JANUARY, 2009.

*Louis D. Gideon*  
LOUIS D. GIDEON, Notary Public  
MY COMMISSION EXPIRES OCT. 20, 2009

**CERTIFICATE OF COMPARISON**  
STATE OF MISSISSIPPI  
COUNTY OF MADISON

We, Arthur Johnston, Chancery Clerk, and Jack N. Starr, Professional Land Surveyor, do hereby certify that we have carefully compared this plat of GLUCKSTADT OFFICE PARK with the original thereof, and find it to be a true and correct copy of said plat.

Given under my hand and seal of office this 30<sup>th</sup> day of JANUARY, 2009.

*Jack N. Starr*  
Jack N. Starr  
PLS-02823

**ACKNOWLEDGMENT**  
STATE OF MISSISSIPPI  
COUNTY OF MADISON

Personally appeared before me, Louis D. Gideon, Member of J & D, who acknowledged to me that he signed and delivered this plat and the certificates thereon as his own act and deed, for and on behalf of J & D, LLC, after being authorized so to do, on the day and year herein mentioned.

Given under my hand and official seal of office on this 10<sup>th</sup> day of JANUARY, 2009.

*Louis D. Gideon*  
LOUIS D. GIDEON, Notary Public  
MY COMMISSION EXPIRES OCT. 20, 2009

**BOARD OF SUPERVISORS**  
STATE OF MISSISSIPPI  
COUNTY OF MADISON

I hereby certify that this is a true copy and that this plat was approved by the Board of Supervisors in session on the 10<sup>th</sup> day of JANUARY, 2009.

*Paul H. Smith*  
Paul H. Smith  
President, Board of Supervisors  
Madison County, Mississippi

**ACKNOWLEDGMENT**  
STATE OF MISSISSIPPI  
COUNTY OF MADISON

Personally appeared before me, Jack N. Starr, Professional Land Surveyor, who represented to me that he signed and delivered this plat of GLUCKSTADT OFFICE PARK, and the certificates thereon as his own act and deed, on the day and year herein mentioned.

Given under my hand and official seal of office on this 10<sup>th</sup> day of JANUARY, 2009.

*Jack N. Starr*  
JACK N. STARR, Notary Public  
MY COMMISSION EXPIRES OCT. 20, 2009

**PLANS AND RECORDATION**  
STATE OF MISSISSIPPI  
COUNTY OF MADISON

I, Arthur Johnston, Clerk of the Chancery Court in and for said County and State, do hereby certify that this duplicate plat of GLUCKSTADT OFFICE PARK was filed for record in my office on this 10<sup>th</sup> day of JANUARY, 2009, and that the same was duly recorded in the books of said County of said State, in the year 2009 of the recording of said plat of land of Madison County, Mississippi.

Given under my hand and seal of office this 10<sup>th</sup> day of JANUARY, 2009.

*Arthur Johnston*  
Arthur Johnston  
Chancery Clerk

**COUNTY ENGINEER'S RECOMMENDATIONS**  
STATE OF MISSISSIPPI  
COUNTY OF MADISON

I, the undersigned, have examined this plat and find it conforms to all conditions set forth on the preliminary plat as approved by the Board of Supervisors and thus recommend final approval.

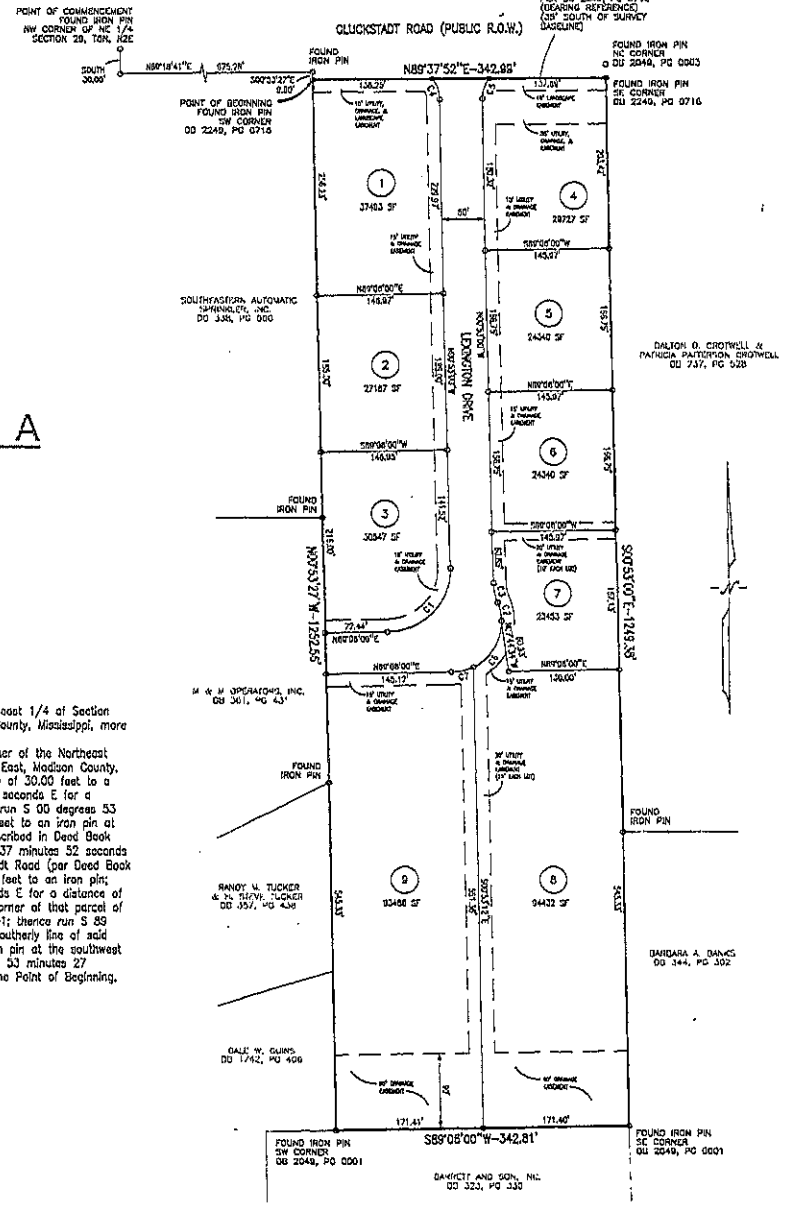
*Clayton Williams*  
Clayton Williams  
County Engineer

**SURVEYOR'S CERTIFICATE OF COMPLIANCE WITH SUBDIVISION REGULATIONS**  
STATE OF MISSISSIPPI  
COUNTY OF MADISON

I, Jack N. Starr, Professional Land Surveyor, do hereby certify that the monuments and markers shown herein are in place on the ground and the plan and plat shown herein are true and correct representation of a survey to the accuracy designated in the subdivision regulation for Madison County, Mississippi.

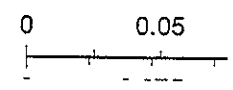
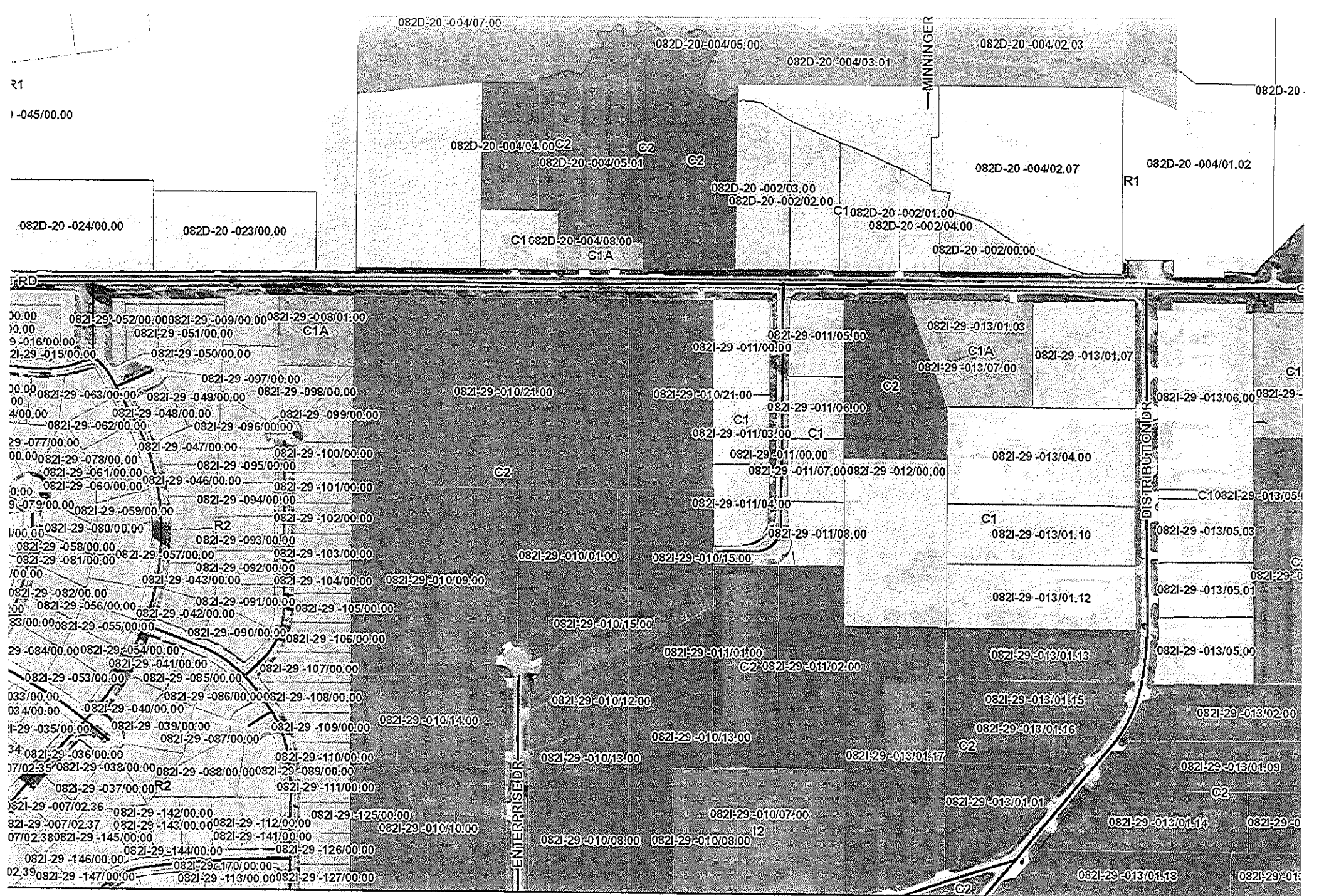
Witness my signature this the 10<sup>th</sup> day of JANUARY, 2009.

*Jack N. Starr*  
Jack N. Starr  
PLS-02823

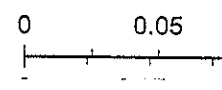
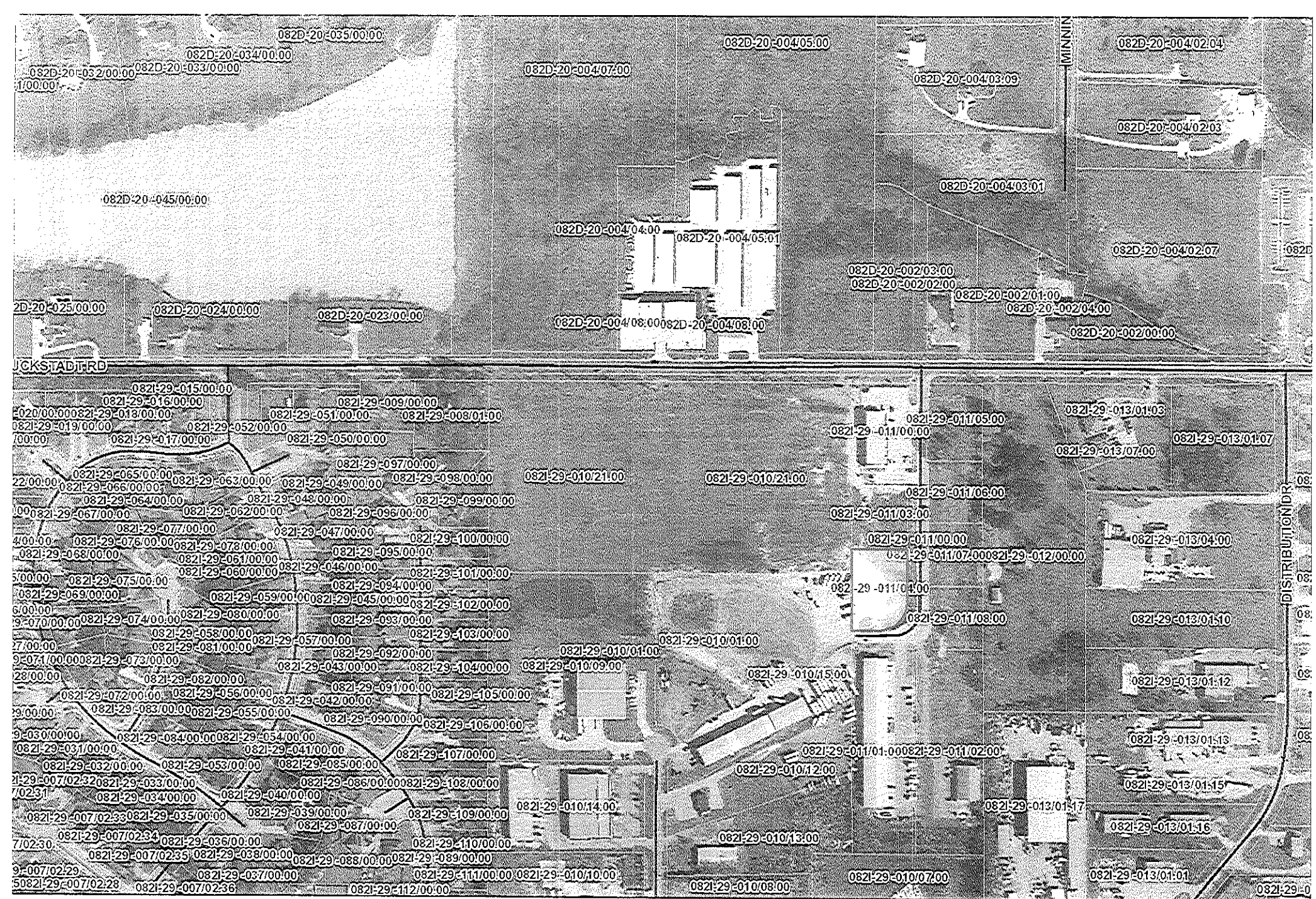


**PROPERTY DESCRIPTION:**  
A parcel of land lying and situated in the Northeast 1/4 of Section 29, Township 8 North, Range 2 East, Madison County, Mississippi, more particularly described as follows:  
Commence at an iron pin at the northwest corner of the Northeast 1/4 of Section 29, Township 8 North, Range 2 East, Madison County, Mississippi, and run thence South for a distance of 30.00 feet to a point; thence run N 89 degrees 18 minutes 41 seconds E for a distance of 375.28 feet to an iron pin; thence run S 00 degrees 53 minutes 27 seconds E for a distance of 9.90 feet to an iron pin at the southwest corner of that parcel of land described in Deed Book 2249 at Page 0718; thence run N 89 degrees 37 minutes 52 seconds E, along the southerly right-of-way of Gluckstadt Road (per Deed Book 2249 at page 0718), for a distance of 342.89 feet to an iron pin; thence run S 00 degrees 53 minutes 00 seconds E for a distance of 1249.38 feet to an iron pin at the southeast corner of that parcel of land described in Deed Book 2049 at Page 0001; thence run S 89 degrees 05 minutes 00 seconds W, along the southerly line of said parcel, for a distance of 342.81 feet, to an iron pin at the southwest corner of said parcel; thence run W 00 degrees 53 minutes 27 seconds W for a distance of 1252.56 feet to the Point of Beginning. This parcel contains 12.13 acres, more or less.

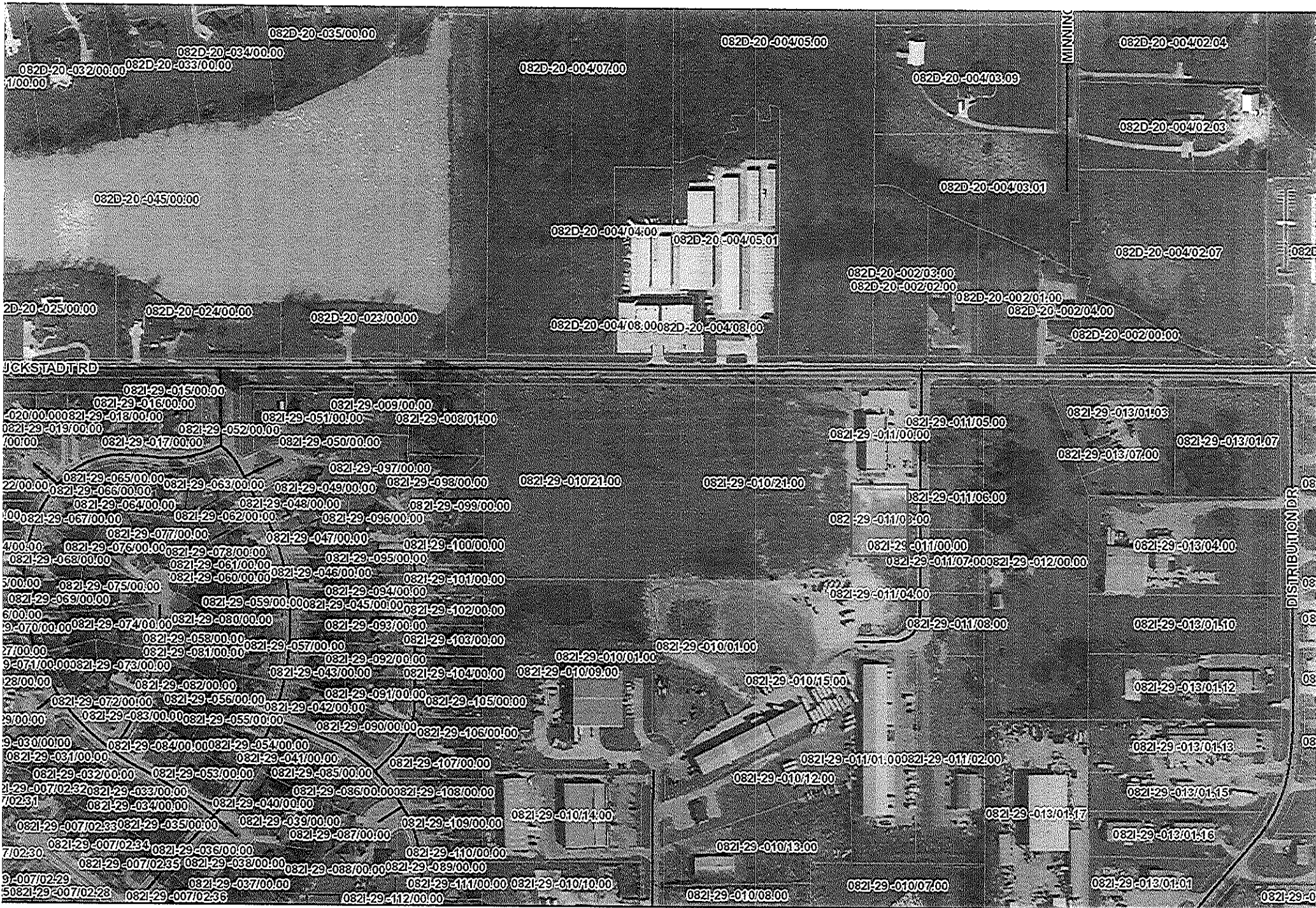
PREPARED BY:  
**BANKS ENGINEERING & SURVEYING, INC.**  
CONSULTING ENGINEERS & LAND SURVEYORS  
115 LONE WOLF DRIVE SUITE B, MADISON, MS. 39110  
PHONE 601-407-1240











JCKSTADTRD

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