

BEFORE THE BOARD OF SUPERVISORS OF MADISON COUNTY, MISSISSIPPI

IN THE MATTER OF RE-ZONING A CERTAIN
PARCEL OF LAND SITUATED IN THE SW1/4
OF SECTION 15, T8N, R2E, MADISON COUNTY,
MISSISSIPPI

AGNES W. STANLEY

PETITIONER

**PETITION TO REZONE AND RE-CLASSIFY REAL PROPERTY
AND TO AMEND THE LAND USE PLAN OF MADISON COUNTY**

COMES NOW, Agnes W. Stanley, the owner of the hereinafter described land and property, and files this her Petition with the Board of Supervisors of Madison County, Mississippi to rezone, reclassify, and amend the Land Use Plan for land situated in Section 15, T8N, R2E, Madison County, Mississippi.

Petitioner shows as follows:

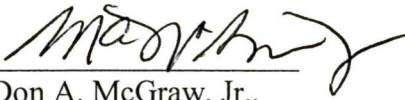
1. Petitioner, Agnes W. Stanley, is the owner of a parcel of property to be rezoned, such parcel being described in **Exhibit "A"** attached hereto, and incorporated herein by reference.
2. Petitioner requests that the parcel be rezoned from its current classification of A-1 agricultural and reclassified as C-2 Commercial.
3. That the character of the neighborhood has changed to such an extent as to justify reclassification, and there is a public need for the rezoning.
4. The Land Use and Transportation Plan of Madison County designates the parcel as I-1.
5. The Land Use and Transportation Plan of Madison County, Mississippi must also be amended to reflect the rezoning.
6. That the initial proposed use is for a private metal building to service tractor/trailers

and for parking of trailers.

WHEREFORE, PREMISES CONSIDERED, Petitioner requests that this Petition be received, filed and docketed, and that after a hearing hereon, the Board of Supervisors of Madison County, Mississippi will enter an Order rezoning and reclassifying the property described in **Exhibit "A"** from A-1 Agricultural to C-2 Commercial, and reflecting such change on the Land Use and Transportation Plan of Madison County, Mississippi.

Respectfully submitted,

AGNES W. STANLEY

BY: 
Don A. McGraw, Jr.,
Her Attorney

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Attorney for Petitioner, Agnes W. Stanley

LEGAL DESCRIPTION "A"

A parcel of land containing 29.16 acres (1,269,998.01 square feet), more or less, being situated in the Southwest 1/4 of Section 15, Township 8 North, Range 2 East, Madison County, Mississippi, and being more particularly described by metes and bounds as follows:

Commence at the Southwest corner of said Section 15; run thence North for a distance of 656.26 feet; thence East for a distance of 27.31 feet to a found right of way monument on the Eastern Right of Way line of Old Jackson Road, said monument being the POINT OF BEGINNING for the parcel herein described; from said point of beginning, thence run along said right of way 79.47 feet along the arc of a 5800.00 foot radius curve to the right, said arc having a 79.47 foot chord bearing North 01 degrees 32 minutes 20 seconds West; thence leave said right of way and run North 89 degrees 42 minutes 49 seconds East for a distance of 581.45 feet; thence North 02 degrees 12 minutes 49 seconds West for a distance of 46.59 feet; thence North 88 degrees 57 minutes 21 seconds East for a distance of 571.07 feet; thence North 01 degrees 02 minutes 39 seconds West for a distance of 524.52 feet; thence East for a distance of 1508.75 feet; thence South for a distance of 369.00 feet to the approximate centerline of an existing ditch; thence run along said centerline the following:

North 49 degrees 55 minutes 03 seconds West for a distance of 57.32 feet;
North 88 degrees 27 minutes 13 seconds West for a distance of 165.03 feet;
North 84 degrees 39 minutes 10 seconds West for a distance of 75.43 feet;
South 63 degrees 47 minutes 26 seconds West for a distance of 109.54 feet;
South 67 degrees 03 minutes 43 seconds West for a distance of 64.39 feet;
South 78 degrees 21 minutes 04 seconds West for a distance of 69.54 feet;
South 63 degrees 56 minutes 35 seconds West for a distance of 459.90 feet;
South 67 degrees 58 minutes 20 seconds West for a distance of 303.33 feet;
South 76 degrees 19 minutes 22 seconds West for a distance of 166.99 feet;
South 67 degrees 12 minutes 51 seconds West for a distance of 167.70 feet;
South 73 degrees 13 minutes 05 seconds West for a distance of 97.32 feet;
South 80 degrees 46 minutes 32 seconds West for a distance of 143.24 feet;
South 83 degrees 26 minutes 25 seconds West for a distance of 173.17 feet;
South 74 degrees 12 minutes 57 seconds West for a distance of 327.53 feet;
South 73 degrees 26 minutes 34 seconds West for a distance of 158.33 feet;
South 76 degrees 35 minutes 54 seconds West for a distance of 140.64 feet;
thence leave said centerline of ditch and run North 13 degrees 24 minutes 06 seconds West for a distance of 26.05 feet to a found right of way monument; thence run along said right of way of Old Jackson Road North 54 degrees 32 minutes 13 seconds West for a distance of 107.71 feet to a right of way monument; thence North 09 degrees 31 minutes 11 seconds West for a distance of 318.81 feet to the POINT OF BEGINNING.

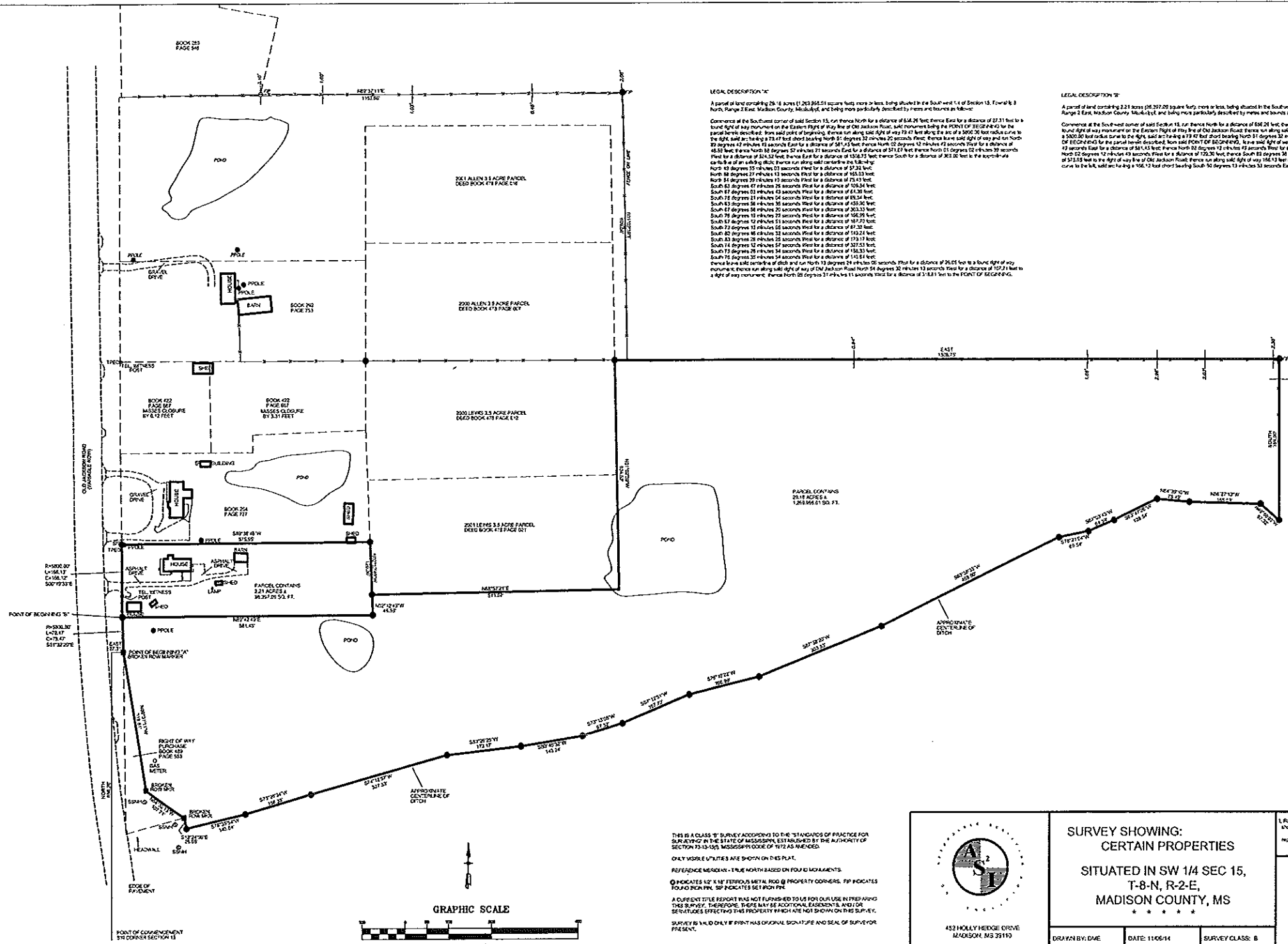




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EXHIBIT
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LEGAL DESCRIPTION 'A'

A parcel of land containing 28.14 acres (126,856.51 square feet), more or less, being situated in the Southwest 1/4 of Section 15, Township 8 North, Range 2 East, Madison County, Mississippi, and being more particularly described by lines and bounds as follows:

Commence at the Southwest corner of said Section 15, run thence North for a distance of 646.26 feet thence East for a distance of 27.31 feet to a found right of way monument on the Eastern Right of Way line of Old Jackson Road, said monument being the POINT OF BEGINNING for the parcel herein described; from said point of beginning, thence run along said Right of Way 19.47 feet along the arc of a 3000.00 foot radius curve to the right said arc having a 134.67 foot chord bearing North 01 degrees 27 minutes 22 seconds West, thence leave said Right of Way and run North 89 degrees 42 minutes 18 seconds East for a distance of 581.43 feet thence North 02 degrees 12 minutes 43 seconds West for a distance of 46.81 feet thence North 84 degrees 57 minutes 27 seconds East for a distance of 371.67 feet thence North 01 degrees 02 minutes 39 seconds West for a distance of 624.32 feet thence East for a distance of 1508.75 feet thence South for a distance of 383.80 feet to the approximate centerline of an existing ditch, thence run along said centerline the following:

North 03 degrees 55 minutes 03 seconds West for a distance of 57.23 feet
 North 84 degrees 27 minutes 13 seconds West for a distance of 165.13 feet
 North 84 degrees 29 minutes 10 seconds West for a distance of 75.43 feet
 South 61 degrees 47 minutes 28 seconds West for a distance of 102.34 feet
 South 47 degrees 03 minutes 43 seconds West for a distance of 63.28 feet
 South 41 degrees 21 minutes 04 seconds West for a distance of 102.34 feet
 South 43 degrees 56 minutes 36 seconds West for a distance of 435.26 feet
 South 43 degrees 56 minutes 20 seconds West for a distance of 303.33 feet
 South 42 degrees 10 minutes 25 seconds West for a distance of 158.29 feet
 South 37 degrees 12 minutes 51 seconds West for a distance of 87.27 feet
 South 37 degrees 13 minutes 56 seconds West for a distance of 87.20 feet
 South 40 degrees 46 minutes 33 seconds West for a distance of 113.21 feet
 South 33 degrees 28 minutes 25 seconds West for a distance of 179.13 feet
 South 74 degrees 12 minutes 54 seconds West for a distance of 337.53 feet
 South 73 degrees 26 minutes 34 seconds West for a distance of 163.33 feet
 South 75 degrees 20 minutes 54 seconds West for a distance of 141.81 feet
 thence leave said centerline of ditch and run North 13 degrees 24 minutes 02 seconds West for a distance of 26.05 feet to a found right of way monument, thence run along said Right of Way of Old Jackson Road North 84 degrees 30 minutes 13 seconds West for a distance of 102.21 feet to a right of way monument, thence North 03 degrees 31 minutes 11 seconds West for a distance of 31.831 feet to the POINT OF BEGINNING.

LEGAL DESCRIPTION 'B'

A parcel of land containing 2.21 acres (96,297.00 square feet), more or less, being situated in the Southwest 1/4 of Section 15, Township 8 North, Range 2 East, Madison County, Mississippi, and being more particularly described by lines and bounds as follows:

Commence at the Southwest corner of said Section 15, run thence North for a distance of 656.20 feet thence East for a distance of 27.31 feet to a found right of way monument on the Eastern Right of Way line of Old Jackson Road, thence run along said Right of Way 73.47 feet along the arc of a 3000.00 foot radius curve to the right, said arc having a 134.67 foot chord bearing North 01 degrees 27 minutes 22 seconds West to the POINT OF BEGINNING for the parcel herein described; from said POINT OF BEGINNING, leave said Right of Way and run North 89 degrees 42 minutes 18 seconds East for a distance of 581.43 feet thence North 02 degrees 12 minutes 43 seconds West for a distance of 46.81 feet thence North 84 degrees 57 minutes 27 seconds East for a distance of 371.67 feet to the right of way monument, thence North 03 degrees 31 minutes 11 seconds West for a distance of 31.831 feet to the POINT OF BEGINNING.

EXHIBIT A
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THIS IS A CLASS "B" SURVEY ACCORDING TO THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF MISSISSIPPI, ESTABLISHED BY THE AUTHORITY OF SECTION 73-13-101, MISSISSIPPI CODE OF 1972 AS AMENDED.

ONLY VISIBLE UTILITIES ARE SHOWN ON THIS PLAN.

REFERENCE MERIDIANS - TRUE NORTH BASED ON FOUND MONUMENTS.

○ INDICATES 1/2" X 1/4" FERROUS METAL ROD @ PROPERTY CORNERS. FIP INDICATES FOUND IRON PIN. SFP INDICATES SET IRON PINE.

A CURRENT TITLE REPORT WAS NOT FURNISHED TO US FOR OUR USE IN PREPARING THIS SURVEY. THEREFORE, THERE MAY BE ADDITIONAL EASEMENTS, AND/OR EASEMENTS EFFECTING THIS PROPERTY WHICH ARE NOT SHOWN ON THIS SURVEY.

SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SIGNATURE AND SEAL OF SURVEYOR PRESENT.



452 HOLLY HEDGE DRIVE
 MADISON, MS 39110
 CELL (601) 654-3785
 ronan55@comcast.net

SURVEY SHOWING:
CERTAIN PROPERTIES
 SITUATED IN SW 1/4 SEC 15,
 T-8-N, R-2-E,
 MADISON COUNTY, MS

DRAWN BY: DME	DATE: 11/06/14	SURVEY CLASS: B
CHECKED BY: RTE	SCALE: 1" = 100'	JOB #: AS-1486

I, Roger T. Elson, P.L.S., do hereby certify that the survey shown herein was performed under my supervision, and that the boundaries depicted on this plan are a correct representation of conditions as they existed on 11/06/14, to the best of my knowledge and belief.