

RECEIVED

DEC 29 2014

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

IN THE MATTER OF REZONING OF  
CERTAIN LAND SITUATED IN SECTION --  
TOWNSHIP -- NORTH, RANGE -- EAST/WEST  
MADISON COUNTY, MISSISSIPPI

PETITIONER:

PARAMJEET SINGH KHINDA

PETITION TO REZONE AND RECLASSIFY REAL PROPERTY

PARAMJEET SINGH KHINDA  
Comes now -----, 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 a tract or parcel  
of land situated in Section -- Township --N, Range --, Madison County,  
Mississippi, more particularly described as follows, to-wit:

SEE EXHIBIT A

from its present Zoning District Classification of ~~---C1---~~ District to a --  
~~---C2---~~ District, in support thereof would respectfully show as  
follows, to-wit:

1. The subject property consists of <sup>.03</sup> -- acres.
2. The zoning proposed (is) is not 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

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 ~~---L2---~~<sup>30</sup> zoning, and reclassifying this property from its present ~~L7~~ District classification to a ~~L2~~ District.

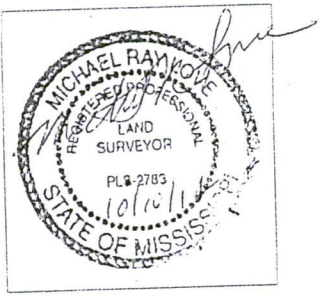
Respectfully submitted, this the <sup>30</sup>--th day of -----, ~~2013~~. 2014

Pabrygt Kluender Petitioner

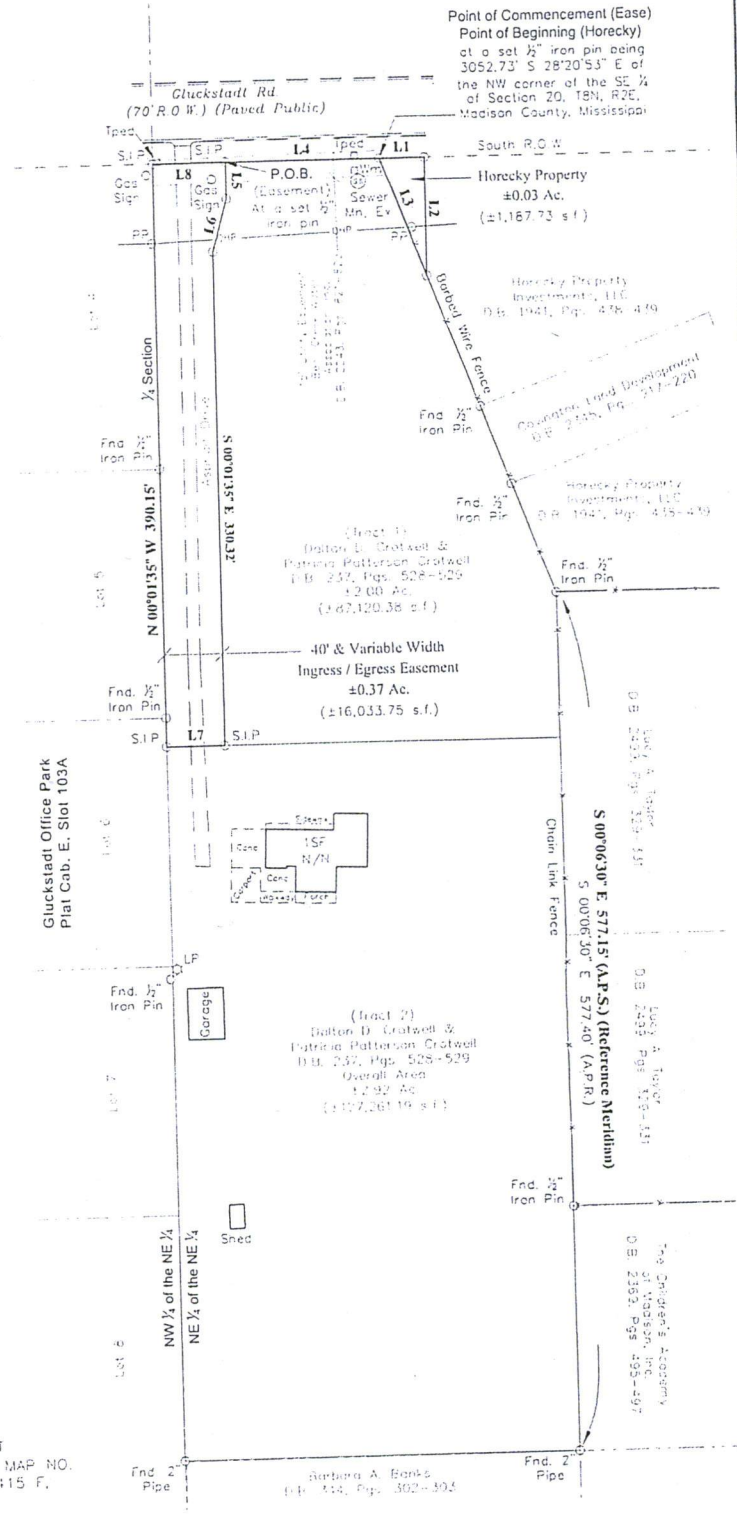
# PLAT OF SURVEY HORECKY PROPERTY

SITUATED IN THE NE 1/4 OF THE NE 1/4 OF SECTION 29, T8N, R2E,  
MADISON COUNTY, MISSISSIPPI

I certify that the information on this plat is thorough and accurate to the best of my knowledge



Line	Bearing	Distance
L1	N 89°47'40" E	30.00'
L2	S 00°01'35" E	79.18'
L3	N 20°48'01" W	84.58'
L4	S 89°47'40" W	103.54'
L5	S 00°01'35" E	25.00'
L6	S 15°55'07" W	36.40'
L7	West	40.00'
L8	N 89°47'40" E	50.00'



SCALE: 1" = 100'

DATE OF FIELD SURVEY: 9-29-14

S.I.P. = SET 1/2" x 13" IRON PIN

BEARINGS BASED ON DEED ROTATION,  
REFERENCE DEED BOOK 237, PAGES 528-529

**CLASSIFICATION:**  
THIS SURVEY MEETS THE MINIMUM REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN MISSISSIPPI FOR CLASS B SURVEYS AS ADOPTED BY THE MISSISSIPPI BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND SURVEYORS.

**FLOOD NOTE:**  
THIS PARCEL IS LOCATED IN FLOOD ZONE X (NOT SHADED) ACCORDING TO FLOOD INSURANCE RATE MAP NO. 25089C0415F, COMMUNITY PANEL NO. 280228 0415 F, EFFECTIVE DATE: MARCH 17, 2010.

THIS PROPERTY MAY BE SUBJECT TO RECORDED, UNRECORDED, OR MISHINDEXED INSTRUMENTS WHICH WOULD BE DISCLOSED BY A TITLE EXAMINATION OF SAID PROPERTY

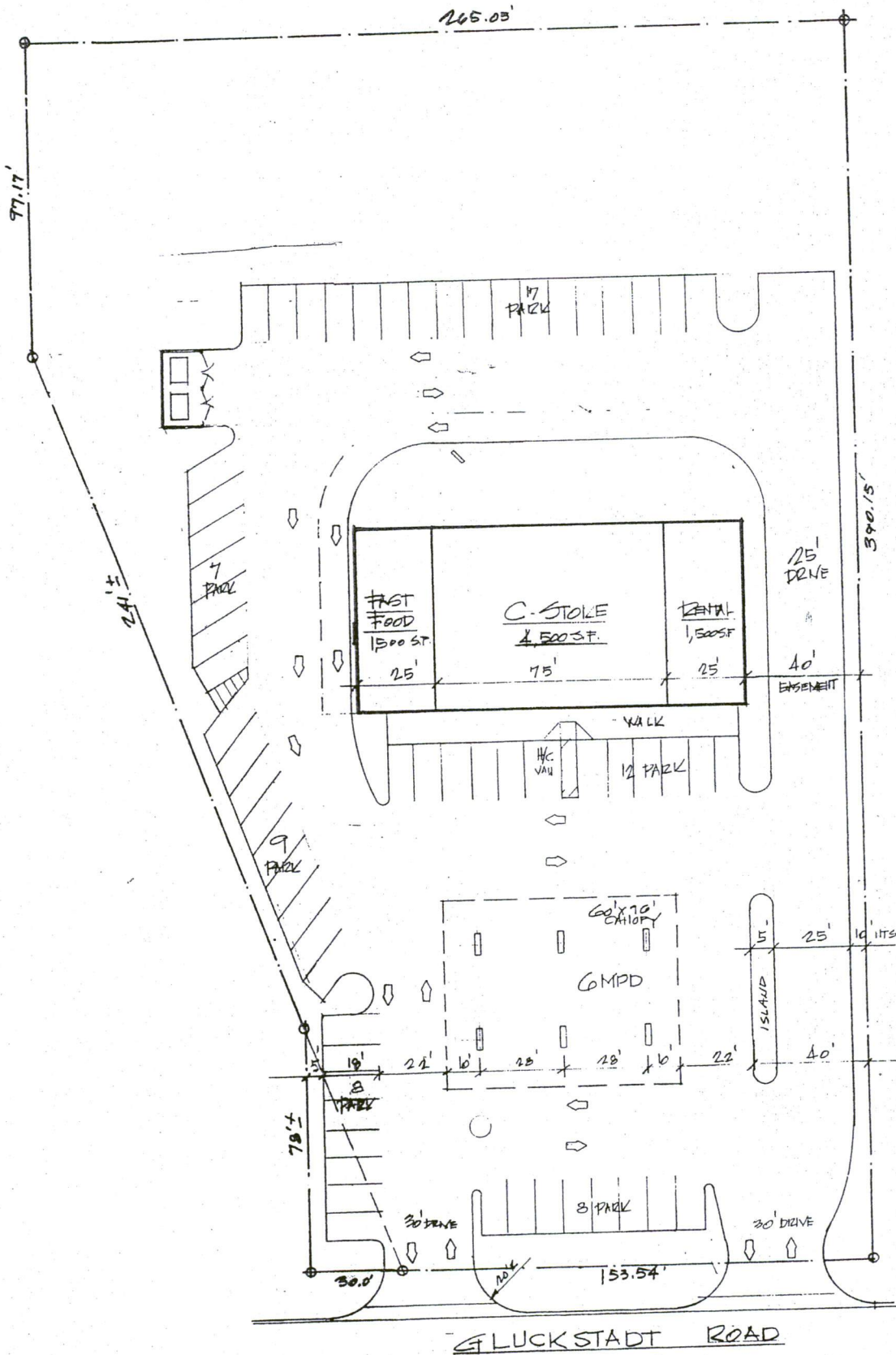
DATE:	10-10-14	DWG. NO.:	B-438B
DRAWN:	SEN/RTS	PROJ. NO.:	B-438B
CHECKED:	MRL	CREW:	LEIST
REVISED:			

## BENCHMARK

### Engineering & Surveying, LLC

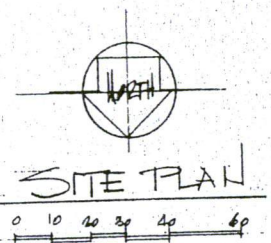
101 Highpointe Court - Suite B, Brandon, Mississippi 39042  
Office 601-591-1077 Fax 601-591-0711 • e-mail: benchmark@benchmarkms.net

RECEIVED  
DEC 18 2014



**PARKING**  
Madison County

C-Store 4500 s.f. / 400 s.f.	=	12
Plus employees	=	4
Fast-food 1500 s.f. / 50 s.f.	=	30
Plus employees	=	4
Rental 1500 s.f. / 220 s.f.	=	7
<b>Required Parking</b>		<b>57</b>
<b>Provided Park</b>		<b>61</b>



*[Handwritten signature]*



J

Prepared by:  
Dewey B. Miller, Attorney MB# 3279  
Tammy N. Miller, Attorney MB# 99775  
12 Woodgate Drive, Suite C  
Brandon, Mississippi 39042  
(601-825-5220)

Record and Return to:  
M-TEC, Inc.  
12 Woodgate Dr., Suite C  
Brandon, Mississippi 39042  
(601-825-5220)  
File: MT14204

12<sup>00</sup> @  
#615

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars (\$10.00), cash in hand, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the undersigned Grantor

Horecky Property Investments, LLC  
a Mississippi limited liability company  
1085 Gluckstadt Rd  
Madison MS 39110  
Tel: 601-898-3328

does hereby grant, bargain, sell, convey and warrant, except as hereinafter set forth, all of the fee simple title unto the Grantees

Paramjit S. Khinda, Prabhdeep S. Momi, and Gurpreet Singh  
as tenants in common

122 Rockbridge Crossing  
Clinton, MS 39056  
Tel: 601-665-9090

117 Rockbridge Crossing  
Clinton, MS 39056  
Tel: 601-665-9090

102 Stonewalk Court  
Clinton, MS 39056  
Tel: 601-519-4335

the following described property, situated and being in the County of MADISON, State of Mississippi, and more particularly described as follows, to-wit:

A tract or parcel of land containing 0.03 acres, more or less, lying and being situated in the Northeast ¼ of the Northeast ¼ of Section 29, Township 8 North, Range 2 East, Madison County, Mississippi and being more particularly described by metes and bounds as follows:

Commencing at the Northwest corner of the Southeast ¼ of Section 20, Township 8 North, Range 2 East; run thence

South 28 degrees 20 minutes 53 seconds East for a distance of 3,052.73 feet to a set ½ inch iron pin marking the intersection of the South right of way of Gluckstadt Road with the West line of the Horecky Property Investments, LLC property as recorded in Deed Book 1941, Pages 438-439 in the Office of the Chancery Clerk of Madison County and the Point of Beginning of the herein described property; thence

North 89 degrees 47 minutes 40 seconds East along said South right of way of Gluckstadt Road for a distance of 30.00 feet to a set ½ inch iron pin; thence

South 00 degrees 01 minutes 35 seconds East for a distance of 79.18 feet to a set ½ inch iron pin on the East line of the Crotwell property as recorded in Deed Book 237, Pages 528-529 in the Office of the Chancery Clerk of Madison County, Mississippi; thence

North 20 degrees 48 minutes 01 seconds West along said East line of the Crotwell property for a distance of 84.58 feet to the Point of Beginning.

INDEXING INSTRUCTIONS: Northeast ¼ of the Northeast ¼ of Section 29, Township 8 North, Range 2 East, Madison County, Mississippi.

2

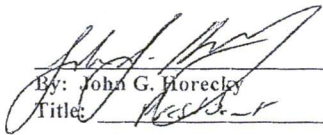
The County and State ad valorem taxes for the year 2014 shall be pro-rated between Grantor and the Grantees.

**THIS CONVEYANCE IS SUBJECT TO** any and all applicable Covenants and Restrictions of public record, as well as any and all applicable easements, rights of way, building restrictions, and mineral reservations and conveyances of oil, gas, and minerals, of every kind and character, whether currently recorded of record or not, insofar as they affect the hereinabove described property.

Subject property constitutes no part of the homestead of the Grantor, nor is it contiguous thereto.

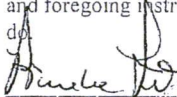
WITNESS THE SIGNATURE of the Grantor(s) on this the 16th day of October 2014.

Horecky Property Investments, LLC  
a Mississippi limited liability company

  
By: John G. Horecky  
Title: President

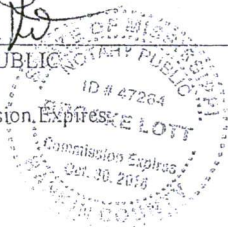
STATE OF MISSISSIPPI  
COUNTY OF RANKIN

Personally appeared before me, the undersigned authority in and for the said State and County, on this the 16th day of October 2014, within my jurisdiction, the within named John G. Horecky, President / Manager of Horecky Property Investments, LLC, who acknowledged that he signed, executed and delivered the above and foregoing instrument, as the act and deed of said limited liability company, after being duly authorized so to do.

  
NOTARY PUBLIC

(SEAL)

My Commission Expires



Prepared by:  
Dewey B. Miller, Attorney MB# 3279  
Tammy N. Miller, Attorney MB# 99775  
12 Woodgate Drive, Suite C  
Brandon, Mississippi 39042  
(601-825-5220)

Record and Return to:  
M-TEC, Inc.  
12 Woodgate Dr., Suite C  
Brandon, Mississippi 39042  
(601-825-5220)  
File: MT14200

BR 000 ②  
#614

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars (\$10.00), cash in hand, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the undersigned Grantors

Dalton D. Crotwell and Patricia Patterson Crotwell

1075 Gluckstadt Rd  
Madison MS 39110  
Tel: 601-856-0840

do hereby grant, bargain, sell, convey and warrant, except as hereinafter set forth, all of the fee simple title unto the Grantees

Paramjit S. Khinda and Prabhdeep S. Momi and Gurpreet Singh  
as tenants in common

122 Rockbridge Crossing Clinton, MS 39056 Tel: 601-665-9090	117 Rockbridge Crossing Clinton, MS 39056 Tel: 601-665-9090	102 Stonewalk Court Clinton, MS 39056 Tel: 601-519-4535
---	---	---

the following described property, situated and being in the County of Madison, State of Mississippi, and more particularly described as follows, to-wit:

A tract or parcel of land containing 2.00 acres, more or less, lying and being situated in the Northeast ¼ of the Northeast ¼ of Section 29, Township 8 North, Range 2 East, Madison County, Mississippi and being more particularly described by metes and bounds as follows:

Commencing at the Northwest corner of the Southeast ¼ of Section 20, Township 8 North, Range 2 East; run thence South 28 degrees 20 minutes 53 seconds East for a distance of 3,052.73 feet to a set ½ inch iron pin marking the intersection of the South right of way of Gluckstadt Road with the West line of the Horecky Property Investments, LLC property as recorded in Deed Book 1941, Pages 438-439 in the Office of the Chancery Clerk of Madison County and the Point of Beginning of the herein described property; thence South 20 degrees 48 minutes 01 seconds East along said West line of the Horecky Property Investments, LLC property and the Covington Land Development property as recorded in Deed Book 2345, Pages 217-220 in the Office of the Chancery Clerk of Madison County for a distance of 314.00 feet to a found ½ inch iron pin at a fence corner marking the Northwest corner of the Taylor property as recorded in Deed Book 2499, Pages 329-331 in the Office of the Chancery Clerk of Madison County; thence South 00 degrees 06 minutes 30 seconds East along the West line of said Taylor property for a distance of 97.17 feet to a set ½ inch iron pin; thence West for a distance of 265.05 feet to a set ½ inch iron pin marking the East line of the Gluckstadt Office Park property as recorded in Plat Cabinet E, Slot 103A in the Office of the Chancery Clerk of Madison County; thence North 00 degrees 01 minutes 35 seconds West along said East line of the Gluckstadt Office Park property for a distance of 390.15 feet to a set ½ inch iron pin marking the intersection of said East line of the Gluckstadt Office Park property with said South right of way of Gluckstadt Road; thence North 89 degrees 47 minutes 40 seconds East along said South right of way of Gluckstadt Road for a distance of 153.54 feet to the Point of Beginning.



Subject to a fifteen (15') foot utility easement to Bear Creek Water Association, Inc. recorded in Deed Book 2243, Pages 821-823 in the Office of the Chancery Clerk of Madison County, Mississippi.  
TOGETHER WITH a 40' & Variable Width Ingress / Egress Easement, described as:

A tract or parcel of land containing 0.37 acres, more or less, lying and being situated in the Northeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of Section 29, Township 8 North, Range 2 East, Madison County, Mississippi and being more particularly described by metes and bounds as follows:

Commencing at the Northwest corner of the Southeast  $\frac{1}{4}$  of Section 20, Township 8 North, Range 2 East; run thence South 28 degrees 20 minutes 53 seconds East for a distance of 3,052.73 feet to a set  $\frac{1}{2}$  inch iron pin marking the intersection of the South right of way of Gluckstadt Road with the West line of the Horecky Property Investments, LLC property as recorded in Deed Book 1941, Pages 438-439 in the Office of the Chancery Clerk of Madison County; thence South 89 degrees 47 minutes 40 seconds West along said South right of way of Gluckstadt Road for a distance of 103.54 feet to a set  $\frac{1}{2}$  inch iron pin marking the Point of Beginning of the herein described Easement; thence South 00 degrees 01 minutes 35 seconds East for a distance of 25.00 feet to a set  $\frac{1}{2}$  inch iron pin; thence South 15 degrees 55 minutes 07 seconds West for a distance of 36.40 feet to a set  $\frac{1}{2}$  inch iron pin; thence South 00 degrees 01 minutes 35 seconds East for a distance of 330.32 feet to a set  $\frac{1}{2}$  inch iron pin; thence West for a distance of 40.00 feet to a set  $\frac{1}{2}$  inch iron pin marking the East line of the Gluckstadt Office Park property as recorded in Plat Cabinet E, Slot 103A in the Office of the Chancery Clerk of Madison County; thence North 00 degrees 01 minutes 35 seconds West along said East line of the Gluckstadt Office Park property for a distance of 390.15 feet to a set  $\frac{1}{2}$  inch iron pin marking the intersection of said East line of the Gluckstadt Office Park property with said South right of way of Gluckstadt Road; thence North 89 degrees 47 minutes 40 seconds East along said South right of way of Gluckstadt Road for a distance of 50.00 feet to the Point of Beginning.

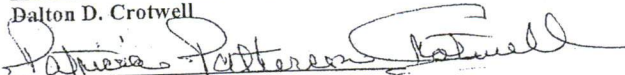
INDEXING INSTRUCTIONS: Northeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of Section 29, Township 8 North, Range 2 East, Madison County, Mississippi.

The County and State ad valorem taxes for the year 2014 shall be pro-rated between Grantors and the Grantees.

THIS CONVEYANCE IS SUBJECT TO any and all applicable Covenants and Restrictions of public record, as well as any and all applicable easements, rights of way, building restrictions, and mineral reservations and conveyances of oil, gas, and minerals, of every kind and character, whether currently recorded of record or not, insofar as they affect the hereinabove described property.

WITNESS THE SIGNATURE of the Grantor(s) on this the 17<sup>th</sup> day of October 2014.

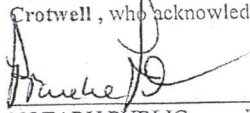
  
Dalton D. Croftwell

  
Patricia Patterson Croftwell



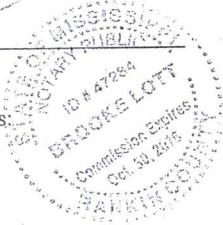
STATE OF MISSISSIPPI  
COUNTY OF RANKIN

Personally appeared before me, the undersigned authority in and for the said State and County, on this the 17<sup>th</sup> day of **October 2014**, within my jurisdiction, the within named **Dalton D. Crotwell and Patricia Patterson Crotwell**, who acknowledged that they executed the above and foregoing instrument.



NOTARY PUBLIC  
(SEAL)

My Commission Expires



A tract or parcel of land containing 0.03 acres, more or less, lying and being situated in the Northeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of Section 29, Township 8 North, Range 2 East, Madison County, Mississippi and being more particularly described by metes and bounds as follows:

Commencing at the Northeast corner of the Southeast  $\frac{1}{4}$  of Section 20, Township 8 North, Range 2 East; run thence

South 28 degrees 20 minutes 53 seconds East for a distance of 3,052.73 feet to a set  $\frac{1}{2}$  inch iron pin marking the intersection of the South of way of Gluckstadt Road with the West line of the Horecky Property Investments, LLC property as recorded in Deed Book 1941, Pages 438-439 in the Office of the Chancery Clerk of Madison County and the Point of Beginning of the herein described property; thence

North 89 degree 47 minutes 40 seconds East along said South right of way of Gluckstadt Road for a distance of 30.00 feet to a set  $\frac{1}{2}$  inch iron pin; thence

South 00 degrees 01 minutes 35 seconds East for a distance of 79.18 feet to a set  $\frac{1}{2}$  inch iron pin on the East line of the Crotwell property as recorded in Deed book 237, Pages 528-529 in the Office of the Chancery Clerk of Madison County, Mississippi; thence

North 20 degree 48 minutes 01 seconds West along said East line of the Crotwell Property for a distance of 84.58 feet to the Point of Beginning.

INDEX INSTRUCTIONS: Northeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of Section 29, Township 8 North, Range 2 East, Madison County, Mississippi.



P. O. Box 107  
Canton, MS 39046

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

December 17, 2014

Madison County Board of Supervisors  
Madison County Planning and Zoning Administrator

RE: Property on Gluckstadt Road  
Section 29, T8N, R2E  
Madison County, Mississippi

To Whom it May Concern:

Please be advised that the property described in Warranty Deed Book 3139 at Page 746, being on the south side of Gluckstadt Road, does lie within Bear Creek Water Association's water and sewer certificated area. This is the property owned by Paramjit S. Khinda, Prabhdeep S. Momi, and Gurpreet Singh. The association will provide the property such services in accordance with its standard water and sewer extension policies and procedures.

Please contact me if you need any additional information.

Sincerely,

A handwritten signature in black ink, appearing to read "Nolan P. Williamson", with a long horizontal flourish extending to the right.

Nolan P. Williamson, P.E.  
Engineering Manager



