

**FILED**  
MADISON COUNTY

JUN 16 2015

RONNY LOTT, CHANCERY CLERK

BY *Parker* D.C.  
PETITIONER

THE BOARD OF SUPERVISORS IN AND  
FOR MADISON COUNTY, MISSISSIPPI

IN THE MATTER OF THE PETITION  
OF BEDI INVESTMENTS, LLC

**PETITION TO HAVE PROPERTY GRANTED RESORT STATUS**

COMES NOW Petitioner, Bedi Investments, LLC by their attorney, Ross Barnett, Jr., of Barnett Law Firm, Jackson, Mississippi and files this their Petition to have Property Zoned Resort Status, and would show unto the Madison County Board of Supervisors the following to-wit:

1.

Ravinder Bedi and Satvinder Bedi are bothers and are both adult resident citizens of Madison County, Mississippi whose address is 457 Bozeman Road, Madison, Mississippi 39110. Petitioners are the owners through their investment company, Bedi Investments, LLC, of real property located and situated in Madison County, Mississippi, 1054 Suite B, Gluckstadt Road, Madison, MS 39110 more particularly described in Exhibit "A" attached hereto and made a part hereof by reference.

2.

Petitioners would show unto this Honorable Board that the area under consideration is located at 1054 Gluckstadt Road, Suite B, Madison, Madison County, Mississippi, and is shown on the map attached hereto as Exhibit "A". The floor plan of the proposed location of the store wherein alcoholic beverages are to be sold is attached hereto as Exhibit "B". Said property should be classified as a resort area because this part of Madison County is located near the Natchez Trace Parkway and the Ross Barnett Reservoir and, as such, is an area that attracts large numbers of visitors and serves a high degree of tourists and vacationers because of the historical

attraction of the Natchez Trace Parkway, and because of the recreational facilities and activities of the Ross Barnett Reservoir. This area is a fast growing commercial and residential area. The Petitioners have a building already built which houses a service station, convenience store, Pizza Hut, and restaurant known as "Steak Escape". It is well situated for a store to sell alcoholic beverages. Assurance has been give by Randy Tucker, Madison County Sheriff, that the local Alcoholic Beverage Control laws of the State of Mississippi, and Rules and Regulations of the Alcoholic Beverage Control Commission in said area will be enforced as shown in Exhibit "C". There are not any known civic organizations or clubs in this area. Any necessary legal notices will be published in the Madison County Herald.

WHEREFORE, PREMISES CONSIDERED, Petitioners pray that this Petition be filed in the office of the Chancery Clerk of Madison County, Mississippi and that Petitioners be allowed to present this Petition to the Madison County Board of Supervisors at its next regular meeting, and that upon a hearing, the Madison County Board of Supervisors will approve Petitioners' request, cause its approval to be entered in the official minute book of the Madison County Board of Supervisors, and the President of the Board, by his letter, will make application with the Alcoholic Beverage Control Division of the State Tax Commission, State of Mississippi, for its approval to grant resort status to the above described property.

RESPECTFULLY SUBMITTED this 16<sup>th</sup> day of June, 2015.

BEDI INVESTMENTS, LLC

BY:   
ROSS BARNETT, JR.

**CERTIFICATE OF SERVICE**

I, Ross Barnett, Jr., attorney for Bedi Investments, LLC, do hereby certify that I have this day caused a true and correct copy of the above and foregoing document to be served by U.S. Mail, postage pre-paid, to the following:

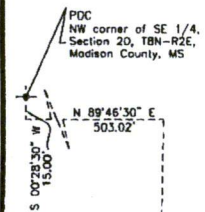
Honorable Mike Espy  
Attorney for the Madison  
County Board of Supervisors  
317 E. Capitol Street, St. 101  
Jackson, MS 39201-3417

DATED this 16 day of June, 2015.

  
ROSS BARNETT, JR.

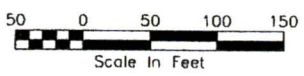
ROSS BARNETT, JR.-MSB#2047  
BARNETT LAW FIRM  
501 South State Street  
Jackson, MS 39201  
(601) 948-6640  
Attorney for Bedi Investments, LLC





Class "B" Survey  
 Bearings Based on Survey  
 Grade GPS Observations  
 Taken February 1, 2013  
 (Geodetic North)

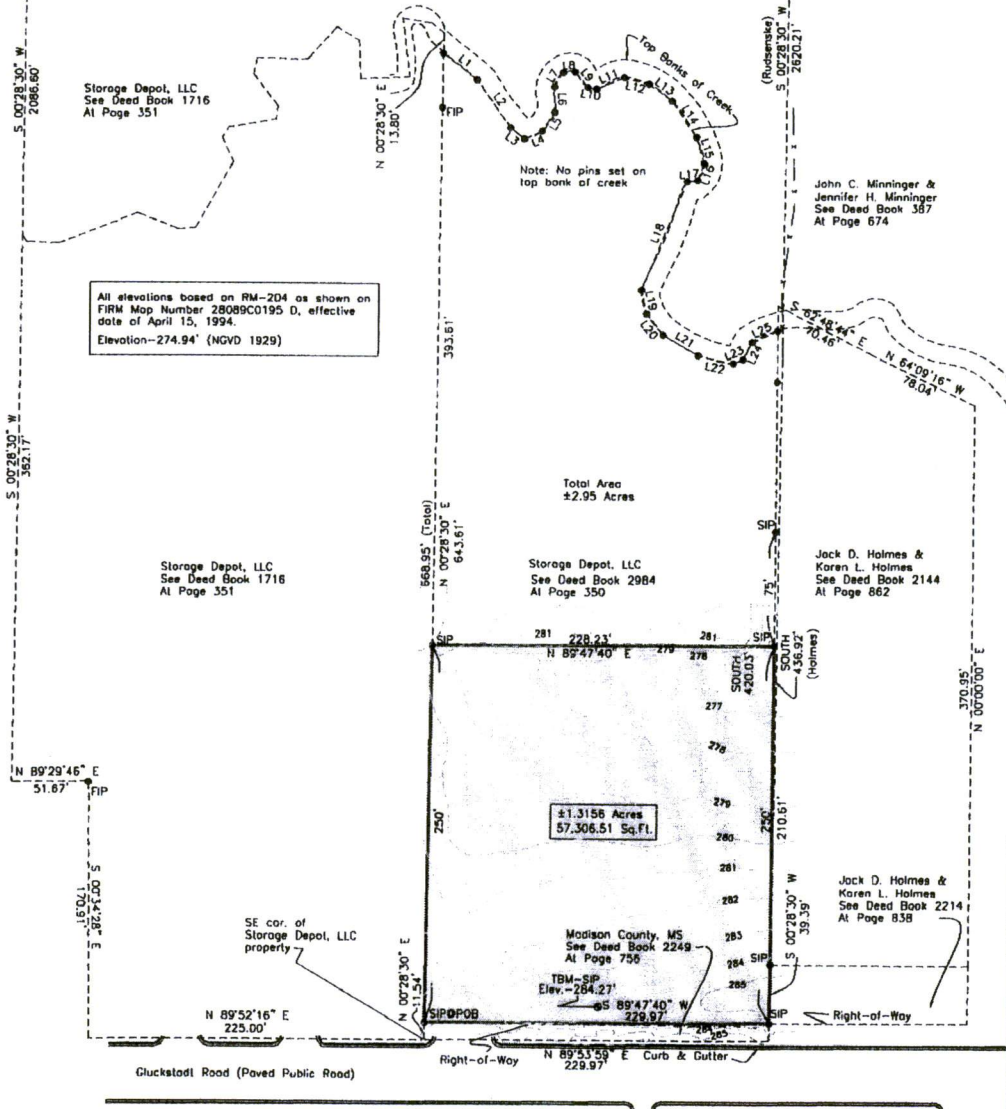
POB - Point of Beginning  
 POC - Point of Commencement  
 SIP - Set Iron Pin (1/2" x 18" Iron Rebar)  
 FIP - Found Iron Pin  
 CPS - Set Cotton Picker Spindle



NUMBER	LINE BEARING	DISTANCE
L1	S 52°00'00" E	29.00'
L2	S 35°48'00" E	39.00'
L3	S 51°32'00" E	12.00'
L4	N 66°26'00" E	13.00'
L5	N 33°02'00" E	15.00'
L6	N 01°05'00" W	17.00'
L7	N 31°56'00" E	11.00'
L8	N 85°30'00" E	8.00'
L9	S 40°07'00" E	13.00'
L10	S 79°28'00" E	6.00'
L11	N 67°38'00" E	20.00'
L12	S 75°34'00" E	17.00'
L13	S 54°18'00" E	19.00'
L14	S 34°28'00" E	29.00'
L15	S 16°34'00" E	18.00'
L16	S 19°13'00" W	12.00'
L17	S 83°00'00" W	7.00'
L18	S 22°17'00" W	78.00'
L19	S 12°08'00" E	16.00'
L20	S 38°10'00" E	18.00'
L21	S 59°54'00" E	27.00'
L22	S 77°20'00" E	24.00'
L23	N 66°49'00" E	7.00'
L24	N 27°22'00" E	13.00'
L25	N 65°54'00" E	18.55'

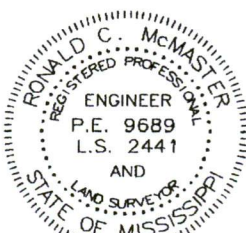
MISSISSIPPI VALLEY TITLE INSURANCE COMPANY  
 Commitment Number: V285260  
 Effective Date: April 17, 2013  
 SCHEDULE B-SECTION II-EXCEPTIONS

NO.	DEED BOOK & PAGE	INSTRUMENT	COMMENTS
11	DB 341 at Page 523	MP&L Right-of-Way	Does Not Affect Subject Property



All elevations based on RM-204 as shown on  
 FIRM Map Number 28089C0195 D, effective  
 date of April 15, 1994.  
 Elevation--274.94' (NGVD 1929)

I CERTIFY THAT THE INFORMATION SHOWN  
 ON THIS PLAT IS THOROUGH AND ACCURATE  
 TO THE BEST OF MY KNOWLEDGE.



PLAT OF SURVEY OF CERTAIN PROPERTY  
 IN THE SE 1/4 OF SECTION 20, T8N-R2E,  
 MADISON COUNTY, MISSISSIPPI

**McMASTER & ASSOCIATES, INC.**

CIVIL ENGINEERS AND LAND SURVEYORS  
 5041 Fletchers Chapel Road  
 Yazoo City, MS 39194  
 Phone: 662-746-1090  
 Fax: 601-605-1091  
 212 Waterford Square, Suite 300  
 Madison, MS 39110  
 Phone: 601-605-1090  
 Fax: 601-605-1091  
 Email - ronnie@mcmastereng.com

DATE: 5-9-2013

SCALE: 1" = 100'

JOB NO.: M-2105

← exhibit "A" page 1

### DESCRIPTION

A parcel or tract of land, containing **1.3156 acres (57,306.51 square feet)**, more or less, lying and being situated in the SE ¼ of Section 20, T8N-R2E, Madison County, Mississippi, being a part of the Storage Depot, LLC property as described in Deed Book 2984 at Page 350 of the Records of the Office of the Chancery Clerk of said Madison County, at Canton, Mississippi, and being more particularly described as follows:

**COMMENCING** at the NW corner of the SE ¼ of Section 20, T8N-R2E, Madison County, Mississippi; run thence

South 00 degrees 28 minutes 30 seconds West for a distance of 15.00 feet; thence  
North 89 degrees 46 minutes 30 seconds East for a distance of 503.02 feet; thence  
South 00 degrees 28 minutes 30 seconds West for a distance of 2,086.60 feet; thence  
South 00 degrees 28 minutes 30 seconds West for a distance of 362.17 feet; thence  
North 89 degrees 29 minutes 46 seconds East for a distance of 51.67 feet; thence  
South 00 degrees 34 minutes 28 seconds East for a distance of 170.91 feet; thence

North 89 degrees 52 minutes 16 seconds East for a distance of 225.00 feet to the SE corner of the Storage Depot, LLC property as described in Deed Book 1716 at Page 351 of the above referenced Records of said Madison County, Mississippi; thence

North 00 degrees 28 minutes 30 seconds East along the Easterly boundary of said Storage Depot, LLC property for a distance of 11.54 feet to an iron pin lying on the Northerly Right-Of-Way of Gluckstadt Road, as it existed in April, 2013 and **POINT OF BEGINNING** of the herein described property; thence

Leaving the Northerly Right-Of-Way of said Gluckstadt Road, continue North 00 degrees 28 minutes 30 seconds East along the Easterly boundary of said Storage Depot, LLC property for a distance of 250.00 feet to an iron pin; thence

Leaving the Easterly boundary of said Storage Depot, LLC property, run North 89 degrees 47 minutes 40 seconds East for a distance of 228.23 feet to an iron pin, said point lying on the Westerly boundary of the Jack D. Holmes and Karen L. Holmes property as described in Deed Book 2144 at Page 862 of the above referenced Records of said Madison County, Mississippi; thence

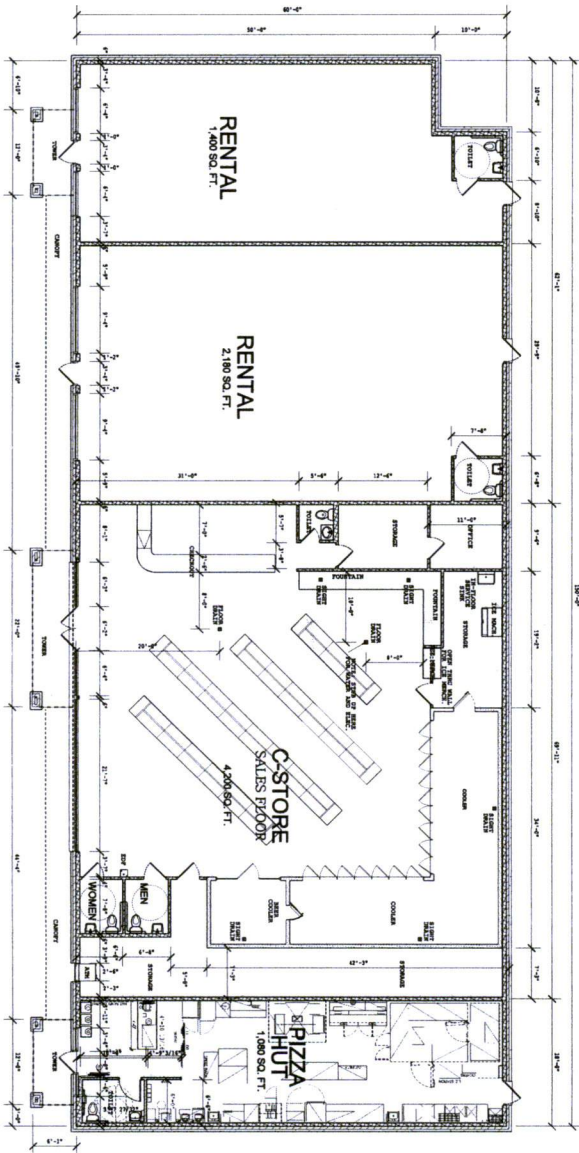
South along the Westerly boundary of said Jack D. Holmes and Karen L. Holmes property as described in Deed Book 2144 at Page 862 of the above referenced Records of said Madison County, Mississippi for a distance of 210.61 feet to an iron pin lying at the SW corner, thereof, said point also lying on the Easterly boundary of the above referenced Storage Depot, LLC property at Deed Book 2984 at Page 350; thence

South 00 degrees 28 minutes 30 seconds West along the Easterly boundary of said Storage Depot, LLC property for a distance of 39.39 feet to an iron pin lying on the above referenced Northerly Right-Of-Way of Gluckstadt Road; thence

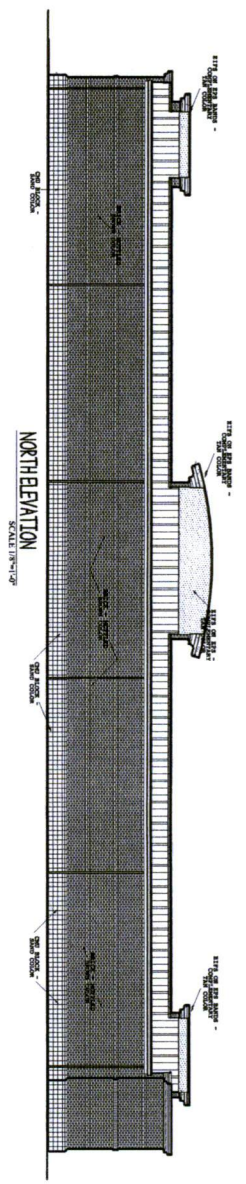
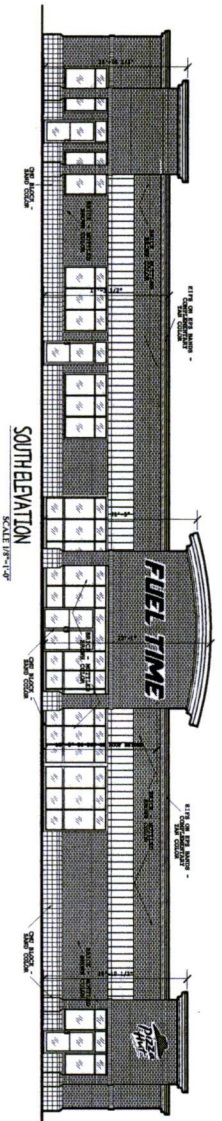
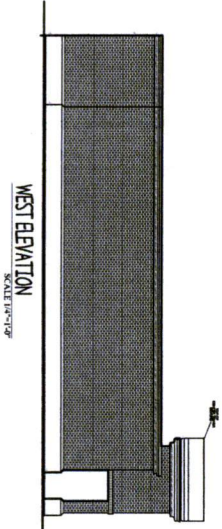
South 89 degrees 47 minutes 40 seconds West along the Northerly Right-Of-Way of said Gluckstadt Road, for a distance of 229.97 feet to the **POINT OF BEGINNING** of the above described parcel or tract of land.

*Exhibit "A" page 2*





FLOOR PLAN  
SCALE 1/8" = 1'-0"



**FLOOR PLAN AND ELEVATIONS**

**FUEL TIME #10**

**Clingen and associates**  
architect

2339 I-55 NORTH, STE. 1108  
MEDFORD, MISSISSIPPI 39064  
PHONE AND FAX: 601-713-0999  
E-MAIL: cdingen@clingenandassociates.com

PROJECT NO. 02-213  
DATE: 05/07/14  
SCALE: 1/8" = 1'-0"

PROJECT NO. 02-213  
DATE: 05/07/14  
SCALE: 1/8" = 1'-0"

Exhibit "B"

Exhibit "B"



# Office of the Sheriff

Madison County, Mississippi

2941 Highway 51 • Canton, MS 39046 • Phone: 601-859-2345

**Randall Tucker, Sheriff**

October 24, 2013

Alcohol Beverage Control  
Permit Department  
Post Office Box 540  
Madison, MS 39130-0540

Dear Sir or Madam:

I, Randall Tucker, Sheriff of Madison County, Mississippi do affirm that my office will enforce Local Option Alcoholic Beverage Control Laws of the State of Mississippi, and the rules and regulations of the Alcoholic Beverage Control Division in Madison County in the event resort area status is granted to that property located on Gluckstadt Road, Madison County, Mississippi.

If you have any question or concerns regarding this matter, please do not hesitate to contact my office.

Sincerely,

Randall Tucker  
Sheriff of Madison County

RT/lr

Cc: Ross Barnett, Jr., ESQ.  
Madison County Board of Supervisors

*Exhibit 10 C 11*