

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

IN THE MATTER OF REZONING OF
CERTAIN LAND SITUATED IN SECTION 21
TOWNSHIP 09 NORTH, RANGE 02 EAST/WEST
MADISON COUNTY, MISSISSIPPI

PETITIONER:

Boutwell LTD Family Partnership LP

PETITION TO REZONE AND RECLASSIFY REAL PROPERTY

Comes now Boutwell LTD Family Partnership LP, 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 21 Township 09 N, Range 02E Madison County, Mississippi, more particularly described as follows, to-wit:

SEE EXHIBIT A

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

1. The subject property consists of 95.1 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 I-2 zoning, and reclassifying this property from its present A-1 District classification to a I-2 District.

Respectfully submitted, this the 28th day of March, 2024, Boutwell LTD Family Partnership LP
Len J. Barker

Bentley AD Fund Partnership
Petitioner
For J Bentley



Property Owner Search

Parcel Details

| | |
|-----------------------------|------------------------------------|
| Parcel number | 092E-21-006/02.00 |
| PPIN | 26104 |
| Owner's name | BOUTWELL LTD FAMILY PARTNERSHIP LP |
| Physical street number | 333 |
| Physical street name | VIRLILIA RD |
| Mailing address | 333 VIRLILIA RD |
| Mailing city | CANTON |
| Mailing state | MS |
| Mailing zip | 39046 |
| True Values | |
| Land | 18210 |
| Improvement | 30400 |
| Total | 48610 |
| Assessed Values | |
| Total | 7292 |
| Legal description | 95.1 AC IN SE1/4 S OF RD |
| Legal description 2 | |
| Legal description 3 | |
| Township | 09N |
| Range | 02E |
| Section | 21 |
| Taxing District: | 4 C |
| Taxing Exempt: | NO |
| Supervisor District | 4 |
| Municipality | |
| School District | CANTON SEPARAT |
| Special Assessment District | CENTRAL MADISON FIRE |

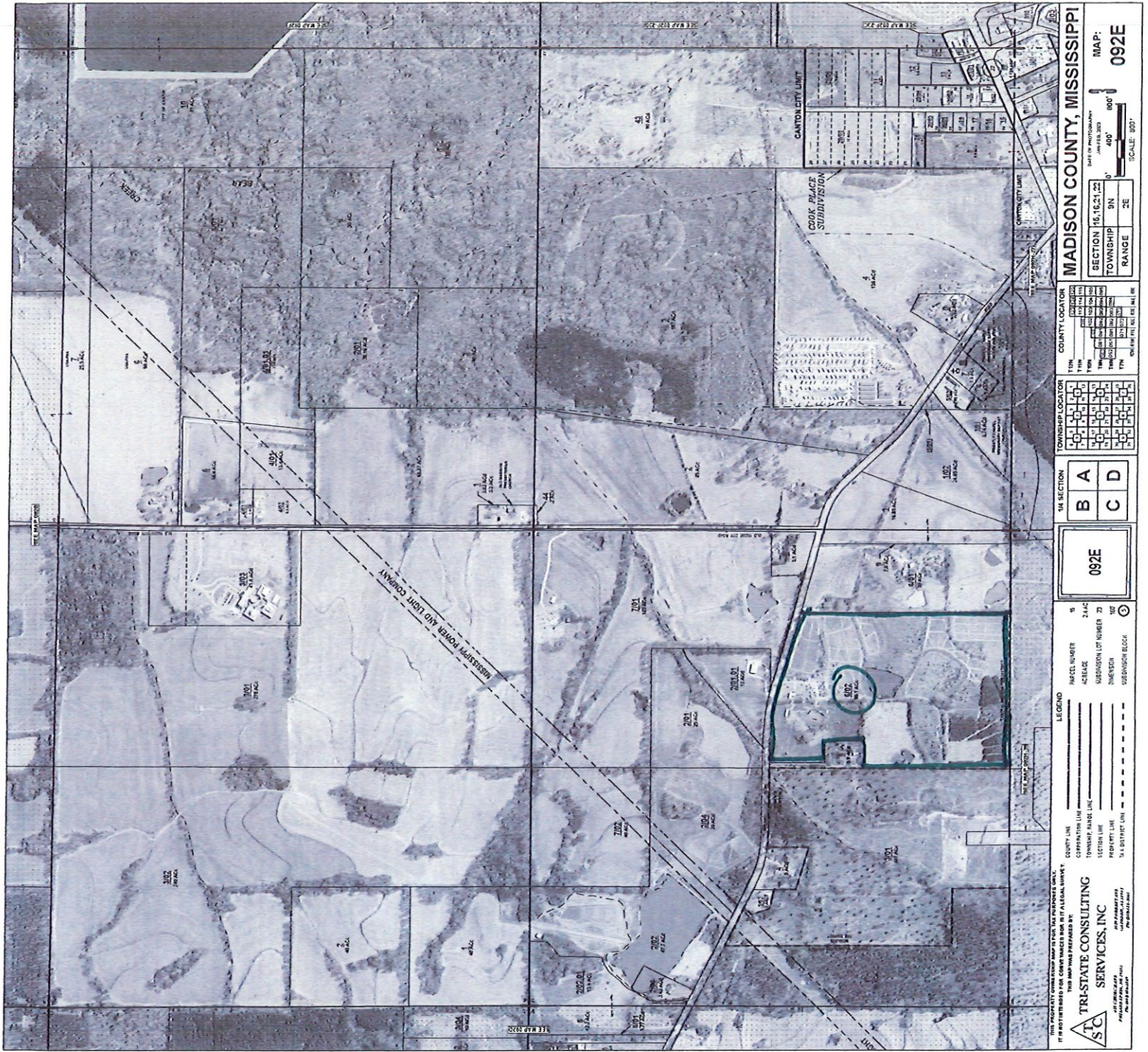
6/02
95.1 AC

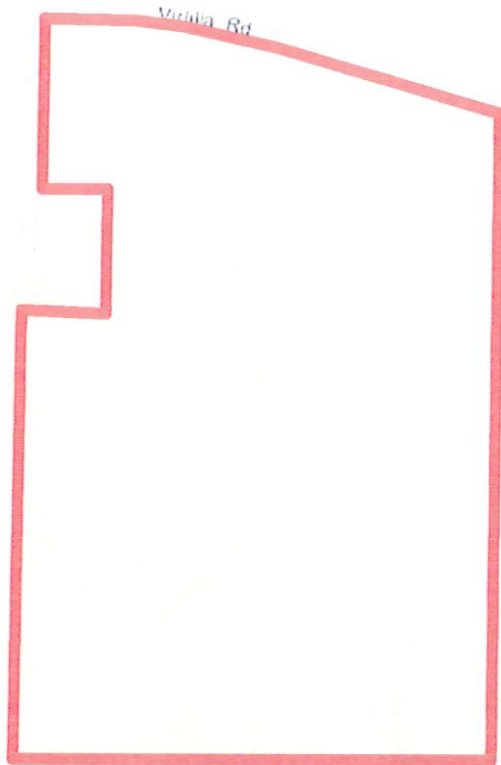
Parcel #

092E-21-000/02.00

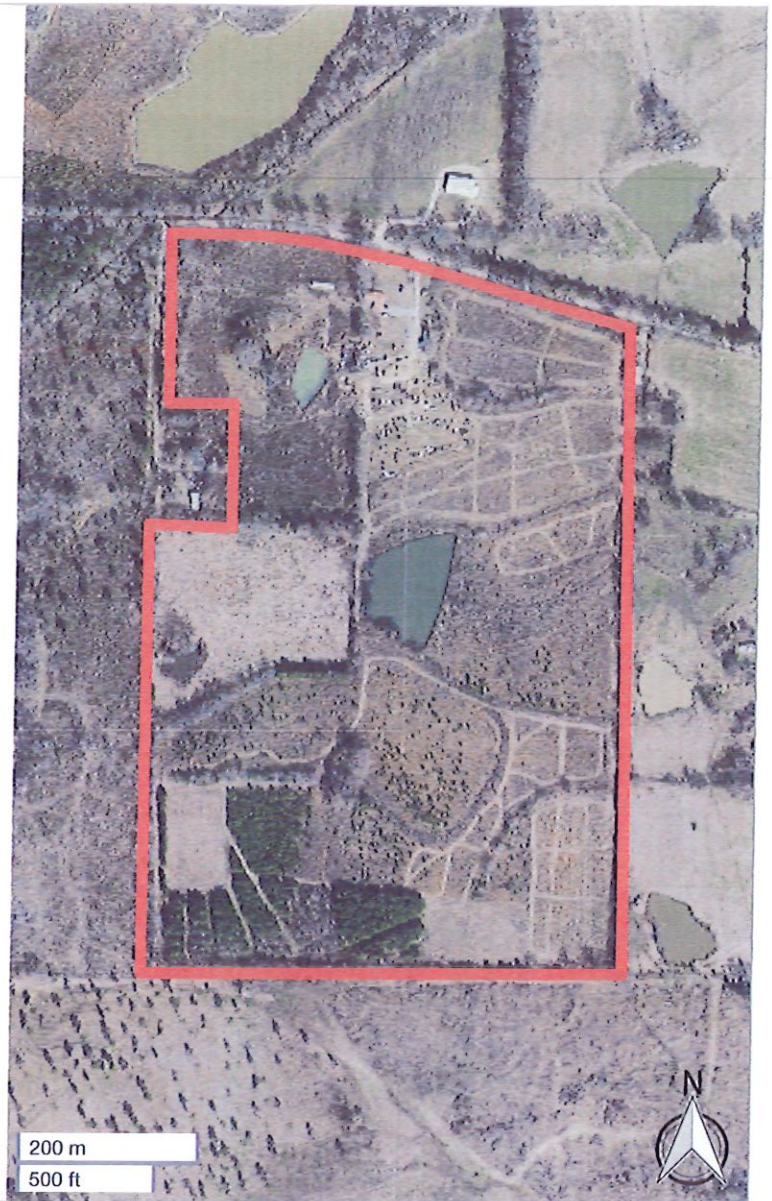
PPIN: 26104

Legal Description:
15.1 AC in SE 1/4 S
of RD





200 m
500 ft



200 m
500 ft

Madison County, MS

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Madison County Tax Assessor/Collector
171 Cobblestone Dr
Madison, MS 39110
(601) 856-1796

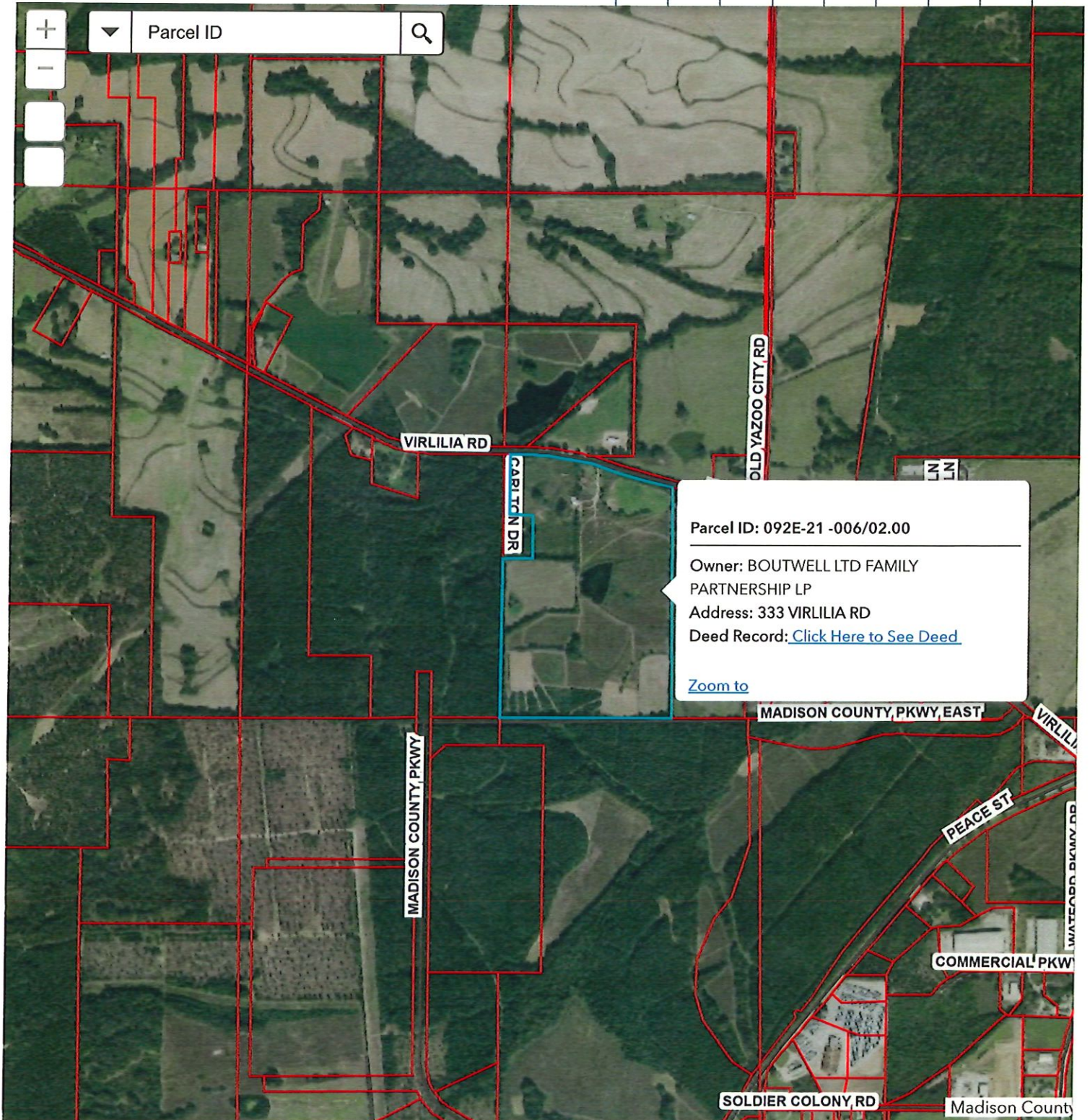
Date Printed: 3/24/2025

26184
092E-21 -006/02.00
BOUTWELL LTD FAMILY PARTNERSHIP LP
333 VIRILIA RD

CANTON
MS
39046
21
09N
02E
95.1 AC IN SE1/4 S OF RD

4 C
0
84.68
0
10.42
95.1
0
16380
0
1839
18210
0
38480
48610
0

3456



BOOK 3456 PAGE 26 DQC Q1 TY W
INST # 808420 MADISON COUNTY MS.
This instrument was filed for
record 3/16/17 at 4:18:35 PM
RONNY LOTT, C.C. BY: ILB D.C.

PREPARED BY:

Don A. McGraw, Jr. - MSB# 2621
Montgomery McGraw, PLLC
P. O. Box 1039
Canton, MS 39046
601-859-3616

RETURN TO:

Don A. McGraw, Jr.
Montgomery McGraw, PLLC
P. O. Box 1039
Canton, MS 39046
601-859-3616

100-12²

INDEXING: SE1/4 of Section 21, Township 9 North, Range 2 East, Madison County, Mississippi.

STATE OF MISSISSIPPI
COUNTY OF MADISON

CORRECTION
WARRANTY DEED

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

GRANTORS:

MARY JANE SOWELL BOUTWELL AND HUSBAND, WALTER LEON BOUTWELL
367 Virililia Road
Canton, MS 39046
Phone: 601-953-9756

do hereby sell, convey and forever warrant unto:

GRANTEE:

BOUTWELL LIMITED FAMILY PARTNERSHIP, LP, a Mississippi Limited Partnership
333 Virililia Road
Canton, MS 39046
Phone: 662-647-4253

the following described real property lying and being situated in Madison County, Mississippi, to wit:

SEE EXHIBIT "A" ATTACHED HERETO

WARRANTY OF THIS CONVEYANCE is subject to the following exceptions, to wit:

1. County of Madison, Mississippi, ad valorem taxes for the year 2017, which are liens, but are

5

not yet due or payable.


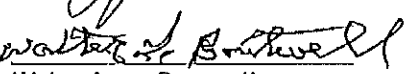
BOOK 3456 PAGE 27

2. County of Madison, Mississippi, Zoning and Subdivision Regulations Ordinance, as amended.
3. Reservations, conveyances and/or leases of record in regard to the oil, gas and other minerals lying in, on and under the subject property.
4. Rights-of-way and easements for roads, power lines and other utilities and restrictive covenants of record.
5. Grantors also convey to Grantee, all groundwater rights.

This deed is executed to correct that certain Warranty Deed dated October 13, 2014, recorded in Book 3137 at Page 157 in the records in the office of the Chancery Clerk of Madison County, Mississippi.

Grantors reserve a Life Estate for the remainder of each of their lives in and to the 3.9044 acres described in Exhibit "A" attached hereto.

WITNESS OUR SIGNATURES this the 16th day of MARCH, 2017.


Mary Jane Sowell Boutwell

Walter Leon Boutwell

STATE OF MISSISSIPPI
COUNTY OF MADISON

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the said county and state, on this 16th day of MARCH, 2017, within my jurisdiction, the within named **Mary Jane Sowell Boutwell and Walter Leon Boutwell** who acknowledged that they executed the above and foregoing instrument.

MY COMMISSION EXPIRES 1-18-2019
(SEAL)




NOTARY PUBLIC

EXHIBIT "A"

BOOK 3456 PAGE 28

Tract I: A parcel of land lying south of what is known as the Canton and Virilia Road containing approximately ten (10) acres, more or less, situated in the SE 1/4 of Section 21, Township 9 North, Range 2 East, more particularly described as: BEGINNING at the intersection of the south line of the aforesaid Canton and Virilia Road and the west line of the SE 1/4 of said Section 21, and from said point of the beginning run easterly along the south line of the aforesaid road for a distance of 420 feet; thence southerly parallel to the west line of said SE 1/4 a distance of 1040 feet; thence westerly parallel to the south line of the aforesaid road a distance of 420 feet to the west line of said SE 1/4; thence northerly along the west line of said SE 1/4 a distance of 1040 feet to the POINT OF BEGINNING.

Tract II: A parcel of land lying south of what is known as the Canton and Virilia Road situated in the SE 1/4 of Section 21, Township 9 North, Range 2 East, more particularly described as: Beginning at the intersection of the south line of the aforesaid Canton and Virilia Road and the west line of the SE 1/4 of said Section 21, and from said point of beginning run easterly along the south line of the aforesaid road a distance of 734 feet; thence southerly parallel to the west line of said SE 1/4 a distance of 1980 feet; thence westerly parallel to the south line of the aforesaid road a distance of 734 feet to the west line of said SE 1/4; thence northerly along the west line of said SE 1/4 a distance of 1980 feet to the POINT OF BEGINNING; LESS AND EXCEPT THEREFROM that part thereof heretofore conveyed by Mary Belle Sowell Harrell to Mary Jane Sowell Boutwell and Walter Leon Boutwell as shown by deed dated December 11, 1969, recorded in Land Record Book 117, at Page 430 thereof in the Chancery Clerk's office for said county, reference to said record being here made in aid of and as a part of this description.

TRACT III: A strip of land 734 feet in width evenly off the west side of that part of SE 1/4 of Section 21, Township 9 North, Range 2 East, that lies south of what is known as the Canton and Virilia Road, LESS AND EXCEPT THEREFROM so much of the above described property as heretofore been conveyed by Mary Belle Sowell Harrell to Mary Jane Sowell Boutwell and Walter Leon Boutwell as shown by deed dated December 11, 1969, recorded in Land Record Book 117 at Page 430 thereof in the Chancery Clerk's Office for said county and as shown by deed dated October 10, 1975, recorded in Land Record Book 142 at Page 532 thereof in the Chancery Clerk's Office for said county, and reference to said records is here made in aid of and as apart of this description.

TRACT IV: A parcel of land fronting 1011.3 feet on the south side of Virililia Road, containing 35 acres, more or less, lying and being situated in the SE 1/4 of Section 21, Township 9 North, Range 2 East, Madison County, Mississippi, and more particularly described as follows:

BOOK 3456 PAGE 29

Beginning at the SE corner of the 100 acres evenly off the west side of that part of the SE 1/4 of Section 21, Township 9 North, Range 2 East, lying south of the Canton-Virililia Road conveyed by deed recorded in Deed Book 116 at Page 775 in the records of the Chancery Clerk of said county; thence North along the extension and existing fence for 2331.6 feet to a point on the south right of way line of said Virililia Road; thence northwesterly along the south right of way line of said road for 1011.3 feet to a point at a fence corner; thence S 00 degrees 10 minutes East along the existing fence and its extension for 2604 feet to a point on the south fence line of said Section 21; thence N 89 degrees 54 minutes East along the existing fence for 967.3 feet to the POINT OF BEGINNING.

Grantors reserve a Life Estate in and to the following 3.9044 acres, which is a portion of the above described property.

A parcel of land situated in the Southeast 1/4 of Section 21, Township 9 North, Range 2 East, Madison County, Mississippi and being more particularly described by metes and bounds as follows, to wit:

Commence at a 1/2" iron pin found which marks the southeast corner of the said Section 21 and run thence North 57° 11' 55" West for a distance of 2,946.74 feet to a metal fence post at a fence line which marks the **POINT OF BEGINNING** for the parcel herein described; thence North 00° 00' 16" West for a distance of 1,063.56 feet along a fence line and the extension thereof to a 5/8" iron pin set at the southern right of way line of Virililia Road; thence South 89° 26' 52" East for a distance of 60.00 feet along the said southern right of way line to a 5/8" iron pin set; thence leave said southern right of way line of Virililia Road and run South 00° 00' 16" East for a distance of 623.05 feet to a 5/8" iron pin set; thence South 89° 13' 46" East for a distance of 239.88 feet to a metal fence post; thence South 00° 03' 28" East for a distance of 443.74 feet to a metal fence post; thence North 88° 39' 26" West for a distance of 300.35 feet to the **POINT OF BEGINNING**, containing 3.9044 acres, more or less.

Boutwell LTD Family Partnership LP

1. Joe & Minnie Hardy
117 Old Yazoo City Road
Canton, MS 39046
2. Jeffrey Vandever
1578 Stokes Road
Canton, MS 39046
3. LLB Farms LLC
116 Ashbrooke Trail
Madison, MS 39110
4. Jenpal LLC
PO Box 628
Ridgeland, MS 39158
5. Turkey Lake LLC
PO Box 5989
Brandon, MS 39047
6. Bottom Land Properties LLC
425 Virililia Road
Canton, MS 39046
7. Madison County Economic
Development Authority
135 MS Parkway
Canton, MS 39046
8. Lillian McNally
1908 Patton Dr.
Starkville, MS 39759
9. Mary Jane & Walter Boutwell
367 Virililia Road
Canton, MS 39046
10. Clark Beverage Group, Attn. Heath Williams
300 Oakland Flatrock Rd
Oakland, KY 42159
11. James & Leslie Sowell
154 Virililia Road
Canton, MS 39046