



MADISON COUNTY BOARD OF SUPERVISORS

125 West North Street • Post Office Box 608
Canton, Mississippi 39046
601-855-5500 • Facsimile 601-855-5759
www.madison-co.com

December 20, 2018

Christopher A McFarland
2289 Lakehall Road
Lake Village, AR 71653



Re: *Tax Parcel No. 093A-01-008/00.00*

Dear Mr. McFarland,

The property referenced above is zoned A-1 Agricultural District. The permitted uses listed in the Madison County Zoning Ordinance are agricultural and residential use, and those uses accessory to agricultural and residential use. An inspection made on the property referenced above reveals a dilapidated structure. This property is in violation of section 406 of the Madison County Zoning Ordinance.

The Madison County Zoning Ordinance, in **SECTION 406 – MISCELLANEOUS GENERAL REGULATIONS, SUBSECTION 406.05 Materials and Growth Constituting Public Health and/or Safety Hazards Prohibited:** -

No rubbish, salvage materials, junk or hazardous waste materials, including inoperable vehicles and parts and any combustible matter, shall be openly stored, allowed to accumulate or kept in the open, and no weeds or other growth shall be allowed to go uncut within any district when the same shall be determined by the appropriate County Official (the Zoning Administrator or other authorized County employee) or health official to constitute a menace to the public health and/or safety.

The Madison County Zoning Ordinance, in Article 26, **SECTION 2614 - ORDINANCE ENFORCEMENT-**

In accordance with Section 17-1-27 of the Mississippi Code of 1972, As amended, —Any person--who shall knowingly and willfully violate the terms, conditions or provisions of (this Ordinance), for violation of which no other criminal penalty is prescribed, shall be guilty of a misdemeanor and upon conviction therefore shall be sentenced to pay a fine not to exceed one hundred dollars (\$100.00), and in case of continuing violations without reasonable effort on the part of the defendant to correct same, each day the violation continues thereafter shall be separate offense.

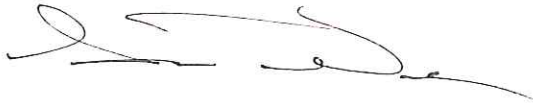
Page Two,
December 20, 2018

Accordingly, you are hereby being placed on notice that a hearing will be held with the Madison County Board of Supervisors on January 7, 2019 at 9 A.M. in the Board Room of the Madison County Chancery and Administrative Building for an adjudication regarding the cleanup of the subject property to bring it back into compliance with the zoning ordinances as referenced herein. Such adjudication would allow the Board of Supervisors to reenter the property for a period of one (1) year after the hearing without any further hearing for cleaning.

Additionally, should the Board of Supervisors adjudicate that the subject property in its condition is a menace to the public health and safety of the community and in need of clean up, you will be subject to the penalties and fees for the cost of the cleanup. Moreover, should the property continue to be in violation by the date of the hearing referenced herein, you will be fined \$100 dollars per day pursuant to law for each such day that the violation continues.

Please contact me if this property has been brought into compliance prior to the hearing date for an inspection.

Sincerely,



Scott Weeks, Director
Planning and Zoning
scott.weeks@madison-co.com
601-826-9021 cell





Library MADISON COUNTY TAX 2019

MCFARLAND CHRISTOPHER A

Parcel 093A-01 -008/00.00 PPIN 28174

2289 LAKEHALL RD

Alt Parcel 0930100080000

Exempt Code JD 0 Tax District 5 C

Subdivision ADDENDUM

Neighborhood

Map

LAKE VILLAGE AR 71653

St Addr

Sect/Twn/Rng 01 09N 03E Blk

Cls	C-Acres	C-Value	U-Acres	U-Value	T-Acres	Improved	True	Assessed
1	1.00	16000			1.00	3360	19360	2904
2								
	1.00	16000			1.00	3360	19360	2904

Homestead Type 1=O65 2=DAV 3=DIS 4=Reg Reg 100 DAV

Mtg Group Eligible Cl1 N (Y/N)

New Value Added F-Fire O-Override Deed Bk 2405 Pg 382 Ext

Drainage Code Benefit Price Total Deed Date 3 17 2009 Type

Current 2012 Yr Added 11 12 2001

L 16000 CNV

B 3360 Chged 12 7 2017

Levee Benefits X = Use1 1110 Use2 AB

-NEXT PARCEL F5-LEGAL F6-ADDENDUM F7-DEEDS F8-FLAGS F9-OPTIONS F24-EXIT

F3 next record, Page-Up prev record, F13 Paperlink

#104
13-E
J. Lane Greenlee

586441

Grantor:

Terry Allen McFarland Estate
By: Christopher A. McFarland, Executor
2302 Hwy. 446
Boyle, MS 38730
Bus. Tel. - None
Res. Tel. - 662-721-1281

Grantee:

Christopher A. McFarland
2303 Hwy. 446.
Boyle, MS 38730
Bus. Tel. - None
Res. Tel. - 662-721-1281

Index As: Madison County
East 1/2 of the NE 1/4 of Section 1, Township 9 North, Range 3 East
Lot, Yandell Tract E, Section 19, Township 9 North, Range 3 East

Leake County
NE of the SW of Section 24, Township 10, Range 6 East
NW of the SE of Section 24, Township 10, Range 6 East

This instrument was prepared by:
J. Lane Greenlee, Attorney at Law, P.O. Box 430, Winona, MS 38967, (662) 283-1354

STATE OF MISSISSIPPI
COUNTIES OF MADISON AND LEAKE

EXECUTOR'S DEED

Pursuant to the authority vested in me by that certain Judgment Closing Estate and Discharging Executor entered in Cause No. 2007-0049 in the matter of the Estate of Terry Allen McFarland before the Chancery Court of Choctaw County, Mississippi, a copy of which is attached here, I, **Christopher A. McFarland, Executor**, do hereby

convey unto **Christopher A. McFarland** the following described property, together with all improvements thereon situated, to-wit:

MADISON COUNTY

TRACT 1:

That certain parcel of land located in Section 19, Township 9 North, Range 3 East which is described on the tax rolls as Lot 90X150 FT N/S E North ST & E of Rucker Lane out of Yandell Tract E North St, and which is more particularly described by that certain deed dated January 1, 1980 which is recorded in Madison County Deed Book 146 at page 346; said description being incorporated herein by reference. Said parcel is also described as Parcel No. 093D-19B-246/00.00.

TRACT 2:

That certain 1 acre tract of land located in Section 1, Township 9 North, Range 3 East which is described on the tax rolls as 0.5A Front on N/S HWY 43 in East 1/2 NE 1/4 Less ROW U/D 12/83, and which is more particularly described by that certain deed dated April 27, 1995 which is recorded in Madison County Deed Book 355 at page 91; said description being incorporated herein by reference. Said property is also described as Parcel No. 093A-01-008/00.00.

LEAKE COUNTY

TRACT 3:

That certain 5.8 acre tract of land located in Section 24, Township 10, Range 6 East which is described on the tax rolls as Part of the NE/SW and Part of the NW/SE, and which is more particularly described by that certain deed dated June 16, 1995 which is recorded in Leake County Deed Book 217 at page 17; said description being incorporated herein by reference. Said property is also describe as Parcel No. 105240031.

Intending to describe and convey all of the property of Terry Allen McFarland,

located in Madison and Leake Counties, whether correctly described or not.

Witness my signature, this the 13th day of March, 2009.

Christopher A. McFarland
Christopher A. McFarland, Executor

STATE OF MISSISSIPPI

COUNTY OF Bolivar

Personally appeared before me the undersigned authority of law in and for the said state and county, this the 13th day of March, 2009, within my jurisdiction, the within named, Christoper A. McFarland, Executor of the Estate of Terry Allen McFarland, who acknowledged that he executed the above and foregoing document.

Susan Therrell
Notary Public

My commission expires: 10/30/2012



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IN THE CHANCERY COURT OF CHOCTAW COUNTY, MISSISSIPPI

IN THE MATTER OF THE LAST WILL
AND TESTAMENT OF TERRY ALLEN MCFARLAND
BY: CHRISTOPHER A. MCFARLAND, EXECUTOR

CAUSE NO. 2007-0049

JUDGMENT CLOSING ESTATE AND DISCHARGING EXECUTOR

This day this cause came on to be heard on the Petition to Close Estate filed in this cause by Christopher A. McFarland, Executor of the Last Will and Testament of Terry Allen McFarland, deceased, and the court, after reviewing the file and hearing sworn testimony, finds as follows, to-wit:

1. The Petitioner is the duly qualified and acting Executor of this estate by order of May 4, 2007 and Letters Testamentary were issued to him on May 17, 2007.

2. The Testator, Terry Allen McFarland, died testate on March 26, 2007 and his last fixed place of residence was Choctaw County, Mississippi.

3. The only interested, necessary, and proper parties to the Petition are the Petitioner, Christopher A. McFarland, who is the son and sole devisee of the Testator, and Nancy Griffin McFarland, who is the widow of the Testator.

4. In accordance with the law, an Affidavit was filed with this court on June 15, 2007, which had been signed by Christopher A. McFarland, Executor, acknowledging that he had made reasonably diligent efforts to identify all persons having claims against the estate, and had found and identified no such persons or entities. Also, pursuant to law, notice to creditors was published in *The Choctaw Plaindealer* on July 4, July 11, and

July 18, 2007. The Proof of Publication is filed with this court in the court file. The time within which claims may be probated against the estate has now expired, and no claims have been filed.

5. On or about June 18, 2007, Nancy Griffin McFarland, the widow of the Testator, filed a Renunciation of Last Will and Testament in this cause. A settlement has been reached between the Petitioner and the widow, and the Renunciation has been withdrawn, and all claims of the widow, Nancy Griffin McFarland, against the estate have been released. A copy of the Withdrawal and Release is attached to the Petition as Exhibit "A".

6. The estate has been fully administered and should be closed.

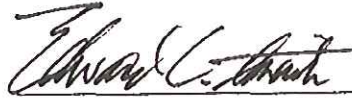
7. The amount of this estate is below the minimum allowed for state and federal estate taxes and no such taxes are due.

8. The Executor fees are waived and the attorney fees will be paid outside the estate. The estate should be finally closed and the Executor discharged after he conveys the real and personal property of the estate to himself as sole beneficiary under the will.

9. This court has jurisdiction over the subject matter and over all necessary parties.

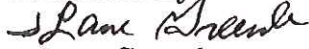
IT IS THEREFORE ORDERED, ADJUDGED, AND DECREED that the Petition is hereby ratified and approved and the estate shall be finally closed and the Executor discharged after he conveys the real and personal property of the estate to himself as sole beneficiary under the will.

SO ORDERED this the 3rd day of March, 2009.



Chancellor Edward C. Fenwick

Presented By:



J. Lane Greenlee

Attorney for Executor

P.O. Box 430

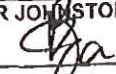
Winona, MS 38967

MSB No. 5000

Adm0705

MADISON COUNTY MS This instrument was
filed for record March 17, 2009, at 8:00 A.M.

Book 2405 Page 382
ARTHUR JOHNSTON, C. C.

BY:  D.C.





Madison County Web Map

- Parcels
- Roads
- Public

Madison
County
GIS

1:2,257

0 0.0125 0.025 0.05 mi

Madison County