



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

Jerry and Vivian Fortenberry
1541 Sharon Road
Canton, MS 39046



Re: *Tax Parcel No. 093A-01-007/01.00*

Dear Sir/Madame,

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 burned 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,

A handwritten signature in black ink, appearing to read 'Scott Weeks', written in a cursive style.

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

PTAX0I - B
Tax Year 2018

County of Madison
TAX RECEIPT INQUIRY
9/28/2018

Copyright 1994
F M Software

<u>Receipt</u>	<u>Parcel Number</u>	<u>Tax Distr Num</u>	<u>Ex Code</u>	<u>Mills</u>
R 015401	093A-01 -007/01.00	500		96.3800

Name	Value	Tax
FORTENBERRY JERRY & VIVIAN LEE	Total Valuation.	1,331.20
Description	Exempt Credit.	
-----	All Exempt Credit.	1,331.20
1541 SHARON RD	Net Ad Valorem Tax.00
CANTON		

MS 39046

30.35 AC IN E1/2 NE1/4 W/S SHARON
RD

Total Tax00
Total Paid (see below).00
Interest Due.00
Amount Due.	*PRINTED*

INSTALLMENTS		
<u>Date</u>	<u>Interest</u>	<u>Batch</u>
1 9/18/18		111
2		
3		

Enter=Next | F1=Search | F3=End | F5=Print Instalmnt | F6=Print Final | F7=End

Library MADISON COUNTY TAX 2019

FORTENBERRY JERRY & VIVIAN LEE

Parcel 093A-01 -007/01.00

PPIN 28172

1541 SHARON RD

Alt Parcel 0930

Exempt Code JD 0 Tax District 5 C

Subdivision ADDENDUM

Neighborhood

Map

CANTON

MS 39046

St Addr 1541 SHARON RD

Sect/Twn/Rng 01 09N 03E Blk

HS#85741-18

Cls	C-Acres	C-Value	U-Acres	U-Value	T-Acres	Improved	True	Assessed
1	2.00	20000			2.00	76470	96470	9647
2	17.00	8270	9.35	1890	26.35	18520	28680	4303
	19.00	28270	9.35	1890	28.35	94990	125150	13950

Homestead Type 2 1=O65 2=DAV 3=DIS 4=Reg Reg 100 DAV 13950

Mtg Group Eligible C11 Y (Y/N)

New Value Added F-Fire O-Override Deed Bk 343 Pg 703 Ext

Drainage Code Benefit Price Total Deed Date 9 20 1994 Type DB

Current 2012 Yr Added 11 12 2001

L 30160 CNV

B 94990 Chged 5 9 2018

Lovee Benefits X = Use1 1110 Use2 1400 DSEA

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

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

151723

0343 PAGE 703
WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00), cash in hand paid, plus other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, we, WYDELL MORGAN, JOE CHARLES PARKER, and HERMAN FORTENBERRY, do hereby sell, convey and warrant unto JERRY FORTENBERRY, the following described real property lying and being situated in Madison County, Mississippi, to-wit:

All that part of the East one-half of Section 1, Township 9 North, Range 3 East, which is bounded on the North by the Canton and Sharon Road, bounded on the South by Pace lands, on the East by the Sharon and Turnetta Road, and on the West by lands formerly owned by Richards, and also being described as follows:

A tract of land in the East one-half of East one-half of Section 1, Township 9 North, Range 3 East, Madison County, Mississippi, and being more particularly described as beginning at the intersection of the Canton and Sharon Road with the Sharon and Turnetta Road which said Sharon and Turnetta Road runs on and along or near the East line of said Section 1, and from said point of beginning run thence South along the approximate center of said Sharon and Turnetta Road for 30.24 chains to the North line of fence of the lands of Mrs. Mai H. Pace tract, this said North line fence is described as being on the North line of 36.0 acres evenly off South end of North one-half of Southeast quarter, Section 1, and running thence West for 14.08 chains, thence running North for 18.54 chains to the approximate center of Canton and Sharon Road, thence running in a Northeasterly direction along the center of said road for 18.38 chains to the point of beginning, and less and except that part of the lands lying in the East half of the right-of-way of the Canton and Sharon Road, and in the West half of the right-of-way of the Sharon and Turnetta Road, and containing in all 32.0 acres, more or less, and all being situated in the Northeast quarter of the Southeast quarter and the Southeast quarter of Northeast quarter, Section 1, Township 9 North, Range 3 East, Madison County, Mississippi.

LESS AND EXCEPT:

A tract of land situated in the East one-half of Section 1, Township 9 North, Range 3 East, Madison County, Mississippi (said tract situated on the West side of Sharon Road approximately 1020 feet South of State Highway 43) and more particularly described as

follows:

Commencing from the U.S. Coast and Geodetic survey Horizontal Control Monument known as "Sharon 1959", said monument being Southward approximately 65 feet from the Sharon, Mississippi Fire Lookout Tower; thence South 31 degrees 59 minutes 44 seconds West for 2202.65 feet to a point on the West side of Sharon Road and also the "Point of Beginning" of the tract herein described; thence North 89 degrees 33 minutes 50 seconds West for 206.65 feet to a point; thence North 0 degrees 26 minutes 10 seconds East for 158.40 feet to a point; thence South 89 degrees 33 minutes 50 seconds East for 206.65 feet to a point on the West side of Sharon Road; thence South 0 degrees 26 minutes 10 seconds West along the West side of said Sharon Road for 158.40 feet to the said "Point of Beginning" containing 0.75 acres of land.

AND FURTHER LESS AND EXCEPT:

A tract conveyed to the State Highway Department by instrument recorded in Book 183 at Page 01, and described as follows:

Begin at the point of intersection of the West line of grantors property with the present Southeasterly right-of-way line of Mississippi Highway No. 43, said point of intersection is 2147.9 feet South of and 927.8 feet West of the Northeast corner of Section 1, Township 9 North, Range 3 East; from said point of beginning run thence North 49 degrees 58 minutes East along said present Southeasterly right-of-way line, a distance of 501.8 feet; run thence North 48 degrees 53 minutes East along said present Southeasterly right-of-way line, a distance of 400.0 feet to the proposed Southeasterly right-of-way line of a proposed highway project as surveyed and staked by the Mississippi State Highway Department (said proposed highway project being known and designated as Federal Aid Project No. 82-1623-00-002-10, being a segment of Mississippi Highway No. 43); run thence Southwesterly along said proposed Southeasterly right-of-way line as follows; run thence South 29 degrees 36 minutes West, a distance of 75.7 feet; run thence South 48 degrees 53 minutes West, a distance of 328.8 feet; run thence South 56 degrees 57 minutes West, a distance of 123.3 feet; run thence South 49 degrees 58 minutes West, a distance of 380.5 feet; run thence South 50 degrees 44 minutes West, a distance of 7.4 feet to the West line of grantors property; run thence North along said West property line, a distance of 12.9 feet to the point of beginning containing 0.35 acres, more or less, and all being situated in and a part of the Southeast quarter of the Northeast quarter of Section 1, Township 9 North, Range 3 East, Madison County, Mississippi.

The warranty contained herein is made subject to the following exceptions, to-wit:

1. Ad valorem tax for the year 1995 which will be paid by

the Grantee.

2. Zoning and subdivision regulation ordinances of Madison County, Mississippi.

3. Prior reservation and/or conveyance of oil, gas and other minerals lying in, on or under the above described property.

WITNESS OUR SIGNATURE on this 20th day of SEPTEMBER, 1994.

Norman Fortenberry
HERMAN FORTENBERRY

Joe Charles Parker
JOE CHARLES PARKER

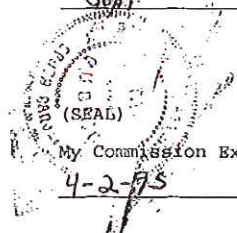
Wydehl Morgan
WYDEHL MORGAN

STATE OF SOUTH CAROLINA
COUNTY OF Pickens

THIS DAY PERSONALLY APPEARED BEFORE ME, the undersigned Notary Public in and for the aforesaid county and state, the within named HERMAN FORTENBERRY, who acknowledged that he signed and delivered the above and foregoing WARRANTY DEED on the day and year therein written.

GIVEN UNDER MY HAND AND OFFICIAL SEAL on this 7th day of Sept, 1994.

Donna G. Pace
NOTARY PUBLIC



MISSISSIPPI
STATE OF ~~LOUISIANA~~
COUNTY
~~PARISH~~ OF MADISON

THIS DAY PERSONALLY APPEARED BEFORE ME, the undersigned Notary Public in and for the aforesaid county and state, the within named JOE CHARLES PARKER, who acknowledged that he signed and delivered the above and foregoing WARRANTY DEED on the day and year therein written.

GIVEN UNDER MY HAND AND OFFICIAL SEAL on this 20th day of September, 1994.

Donna M. Henry
NOTARY PUBLIC



Commission Expires:
Notary Public, State of Mississippi At Large
My Commission Expires: April 13, 1998
DONNA M. HENRY, INC.

STATE OF MISSISSIPPI
COUNTY OF MADISON

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THIS DAY PERSONALLY APPEARED BEFORE ME, the undersigned Notary Public in and for the aforesaid county and state, the within named WYDELL MORGAN, who acknowledged that she signed and delivered the above and foregoing WARRANTY DEED on the day and year therein written.



GIVEN UNDER MY HAND AND OFFICIAL SEAL on this 20th day of September, 1994.

Dana M. Henry
NOTARY PUBLIC

My Commission Expires:
Notary Public State of Mississippi At Large
My Commission Expires: April 13, 1998
SUCCEDED THROUGH HEIDEN-MARCHETTI, INC.

GRANTORS:

Herman Fortenberry
403 Hillandale Road
Liberty, South Carolina 29657
(803) 843-1174

Joe Charles Parker
2632 Olive Street
Bossier City, Louisiana 71112
(318) 742-2554

Wydell Morgan
2941 Highway 43
Canton, Mississippi 39046
(601) 859-1483

GRANTEE:

Jerry Fortenberry
1541 Sharon Road
Canton, Mississippi 39046
(601) 859-6401

PREPARED BY:

JOHN W. CHRISTOPHER
ATTORNEY AT LAW
M.S.B. NO. 6100
6700 OLD CANTON ROAD, SUITE C
POST OFFICE BOX 982
RIDGELAND, MISSISSIPPI 39158
(601) 957-7661

INDEXING INSTRUCTIONS:

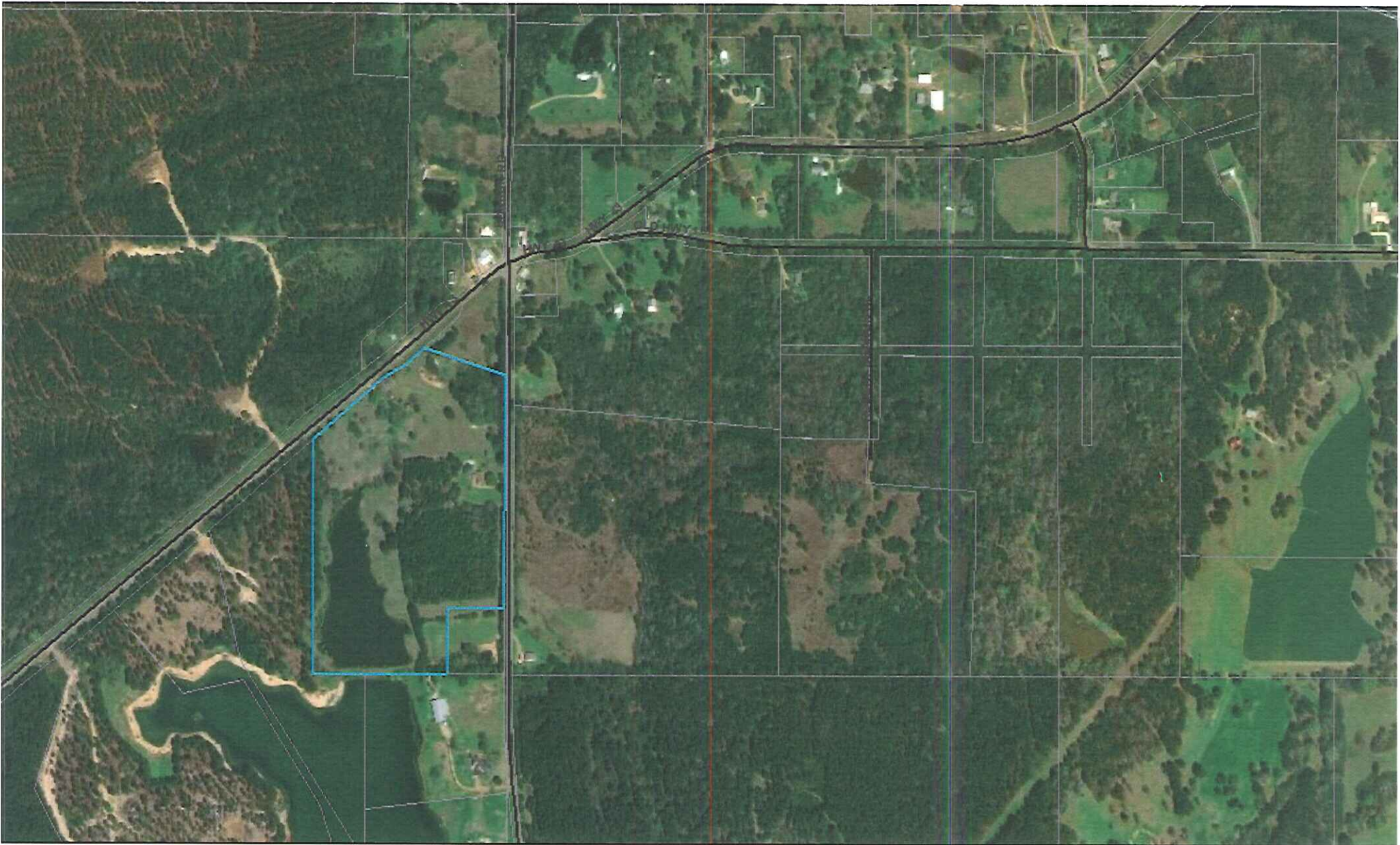
The Property described in this instrument is located in:

Section 1 Township 9L Range 3E

SW 1/4	SE 1/4	NW 1/4	NE 1/4
SW 1/4	SE 1/4	NW 1/4	NE 1/4
SE 1/4	SE 1/4	SE 1/4	SE 1/4 X
NW 1/4	NW 1/4	NW 1/4	NW 1/4
NE 1/4	NE 1/4 X	NE 1/4	NE 1/4
LoI(s) #	LoI(s) #	LoI(s) #	LoI(s) #



STATE OF MISSISSIPPI, COUNTY OF MADISON:
I certify that the within instrument was filed for record in my office this 20 day of Sept, 1994, at 1100 o'clock a M., and was duly recorded on the SEP 24 1994, Book No. 343, Page 703.
STEVE DUNCAN, CHANCERY CLERK BY: S Cole D.C.



Madison County Web Map

Jerry & Vivian Lee Fartenberry
Sharon Rd.

093 A-01-007 /01.00

- Parcels
- Roads
- Public

