



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

May 3, 2019

Michael B. Wilder
2674 Forest Grove Road
Carthage, MS 39051

Re: *Tax Parcel No. 105F-24-009/01.01*

Dear Mr. Wilder,

The property referenced above is zoned C-2 Commercial District. The permitted uses listed in the Madison County Zoning Ordinance are commercial use. An inspection made on the property referenced above reveals 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 406.03 PARKING AND STORAGE OF DERELICT VEHICLES** -

Vehicles that are wrecked, dismantled, partially dismantled, inoperable, abandoned or discarded and are not capable of being legally (that is, if the vehicle does not have a current license plate affixed to the vehicle) driven upon the roads, streets or highways of the Madison County shall not be parked or stored on any commercially zoned property other than in completely enclosed buildings, nor shall such vehicles be parked on public streets or roads.

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.



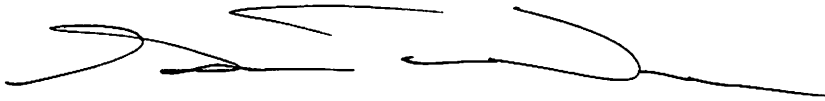
Page Two,
May 3, 2019

Accordingly, you are hereby being placed on notice that a hearing will be held with the Madison County Board of Supervisors on May 20, 2019 at 5 P.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', with a long horizontal line extending to the right.

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

PTAX0I - B
Tax Year 2019

County of Madison
TAX RECEIPT INQUIRY
5/03/2019

Copyright 1994
F M Software

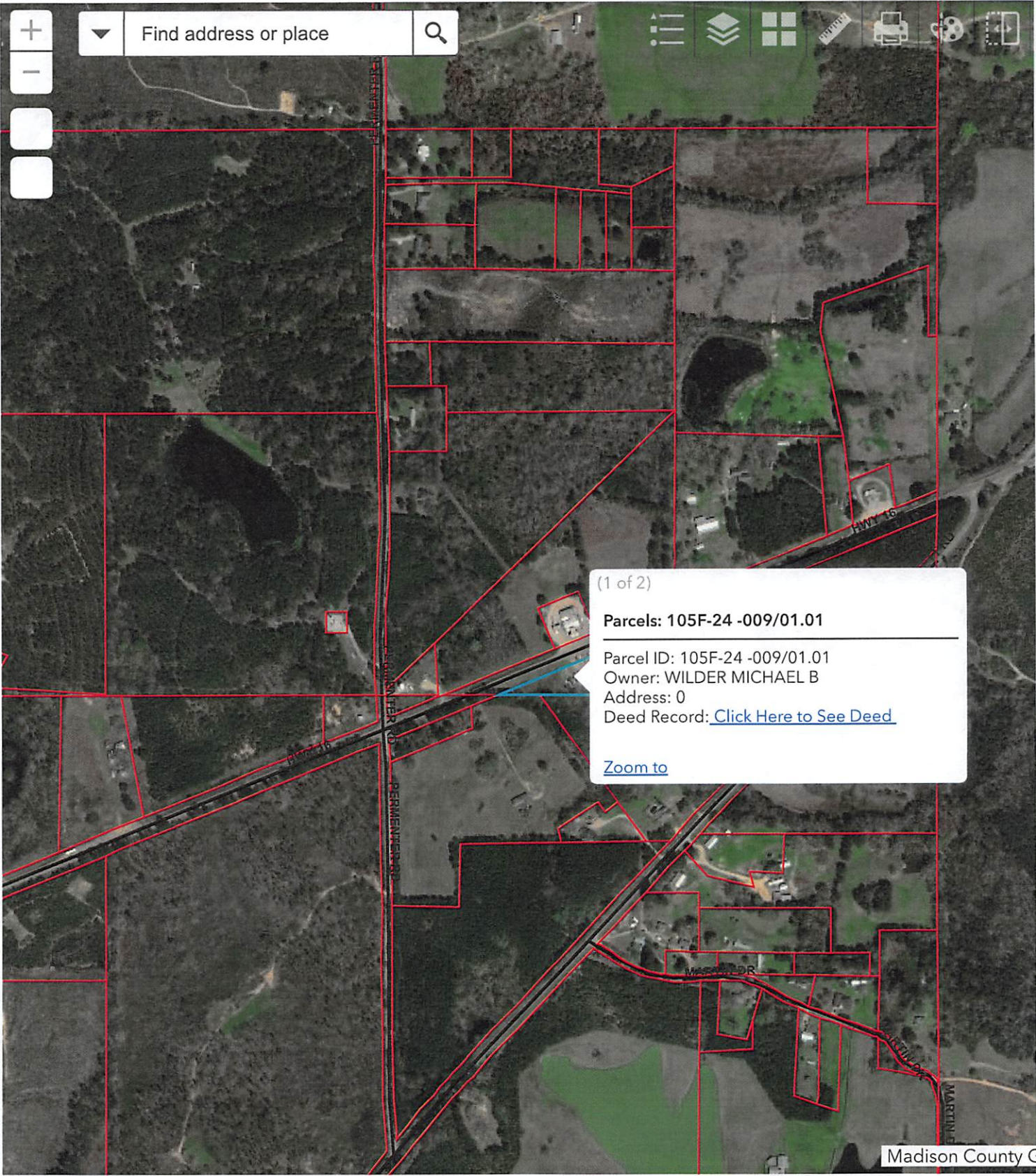
<u>Receipt</u>	<u>Parcel Number</u>	<u>Tax Distr Num</u>	<u>Ex Code</u>	<u>Mills</u>
R 051602	105F-24 -009/01.01	522		102.6800

Name	Value	Tax
WILDER MICHAEL B	840	86.25
Description	Total Valuation.	Exempt Credit.
-----	All Exempt Credit.	Net Ad Valorem Tax.
2674 FOREST GROVE ROAD		86.25
CARTHAGE MS 39051		

-----	Total Tax	86.25
2.8 AC S/S HWY 16E S1/2 SE1/4	Total Paid (see below):	86.25
	Interest Due.00
	Amount Due.	*PRINTED*

INSTALLMENTS			
	<u>Date</u>	<u>Interest</u>	<u>Batch</u>
1	1/29/19		227
2			
3			
			<u>Taxes</u>
			86.25

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



(1 of 2)

Parcels: 105F-24 -009/01.01

Parcel ID: 105F-24 -009/01.01

Owner: WILDER MICHAEL B

Address: 0

Deed Record: [Click Here to See Deed](#)

[Zoom to](#)

600ft

-89.730 32.700 Degrees

WARRANTY DEED

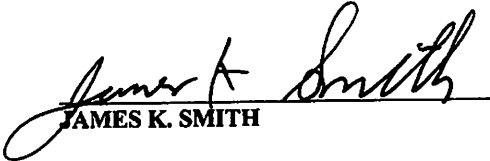
FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged. I, **JAMES K. SMITH**, do hereby sell, convey and warrant unto **MICHAEL B. WILDER**, the following described property lying and being situated in the County of Madison, State of Mississippi, to-wit:

Beginning at an iron pin found at the west end of Tract No. 1 of the Survey performed by James Kernop, RLS, dated January 15, 1995 and being recorded in Book 350 at Page 251 of the records of the Chancery Clerk of Madison County, Mississippi; said pin being situated 463.57' East and 185.95' north from an iron pin found at the intersection of the east right of way of Permenter Road and the South right of way of Mississippi State Highway No. 16; said pin being further situated 841.34' west and 16.72' north from the NW corner of the NE ¼ of the NE ¼ of Section 25, Township 10 North, Range 5 East, as per description in Book 441 at Page 583 of said records, run thence N68°04'58"E 827.36' along the south right of way of state Highway No. 16 to an iron pin; departing said right of way, run thence S 01°30'59"W 321.09' to an iron pin; thence N89°05'00"W 759.16' to an iron pin and the POINT OF BEGINNING and close; said described tract containing 2.80 acres more or less, lying and being situated in the SW ¼ of the SE ¼ of Section 24, Township 10 North, Range 5 East, Madison County, Mississippi.
Said property constitutes no part of the Grantor's homestead.

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

1. Ad valorem taxes for the year 2002 constitute a lien, but are not due and payable until January 2003.
2. Subject to any prior reservation and/or conveyance of oil, gas and other minerals which may lie in, on and under the above-described property by a former owner.
3. Subject to rights-of-way and easements for public roads, power lines and utilities.

WITNESS MY SIGNATURE, this the 31 day of October 2002.


JAMES K. SMITH

STATE OF MISSISSIPPI
COUNTY OF MADISON

PERSONALLY came and appeared before me, the undersigned authority in and for the said county and state, on this the 31st day of October 2002, within my jurisdiction, the within named JAMES K. SMITH who acknowledged that he executed the above and foregoing instrument.



Alesha G. Goe
NOTARY PUBLIC
My Commission Expires: March 23, 2005
Notary Public State of Mississippi At Large
My Commission Expires: March 23, 2005
Bonded thru Heider, Brooks & Gantner, Inc.

GRANTOR'S ADDRESS

619 Lottville Road
Canton, MS 39046

Telephone: 601-~~859~~ - 4390

GRANTEE'S ADDRESS

2674 Forest Grove Road
Carthage, MS 39051

Telephone: 601-~~217~~ - 5945

INDEXING INSTRUCTIONS:

A Parcel of land containing 2.80 acres more or less in SW ¼ of the SE ¼ of Section 24, Township 10 North, Range 5 East, Madison County, Mississippi.

INSTRUMENT PREPARED BY:

DANIEL STARR SPIVEY
MSB # 8609
141 East Center Street
Post Office Box 8
Canton, MS 39046
(601) 859-5251

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MADISON COUNTY MS This instrument was
filed for record 2002, Nov at 8:04 A.M.
Book 521, Page 818
MIKE CROOK, CHANCERY CLERK
BY: [Signature] D.C.

