



# 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

September 23, 2019

Betty L. Rouse Estate  
1888 Cox Ferry Road  
Flora, MS 39071

Re: Tax Parcel No. 052D-20-013/00.00

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 use, residential use and those uses accessory to residential use. An inspection made on the property referenced above reveals an abandoned mobile home, and junk and debris which is a menace to public health and safety. This is in violation of Section 406 of the Madison County Zoning Ordinance.

**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.

Accordingly, you are hereby being placed on notice that a hearing will be held with the Madison County Board of Supervisors on October 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. If the property is brought into compliance prior to the scheduled hearing, please notify the Madison County Planning and Zoning office for an inspection.

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.

Sincerely,

A handwritten signature in black ink, appearing to read 'Scott Weeks', with a long horizontal line extending to the right.

Scott Weeks, Administrator  
Planning and Zoning  
[scott.weeks@madison-co.com](mailto:scott.weeks@madison-co.com)  
601-855-5501

PTAX0I - B  
Tax Year 2019.

County of Madison  
TAX RECEIPT INQUIRY

Copyright 1994  
F M Software

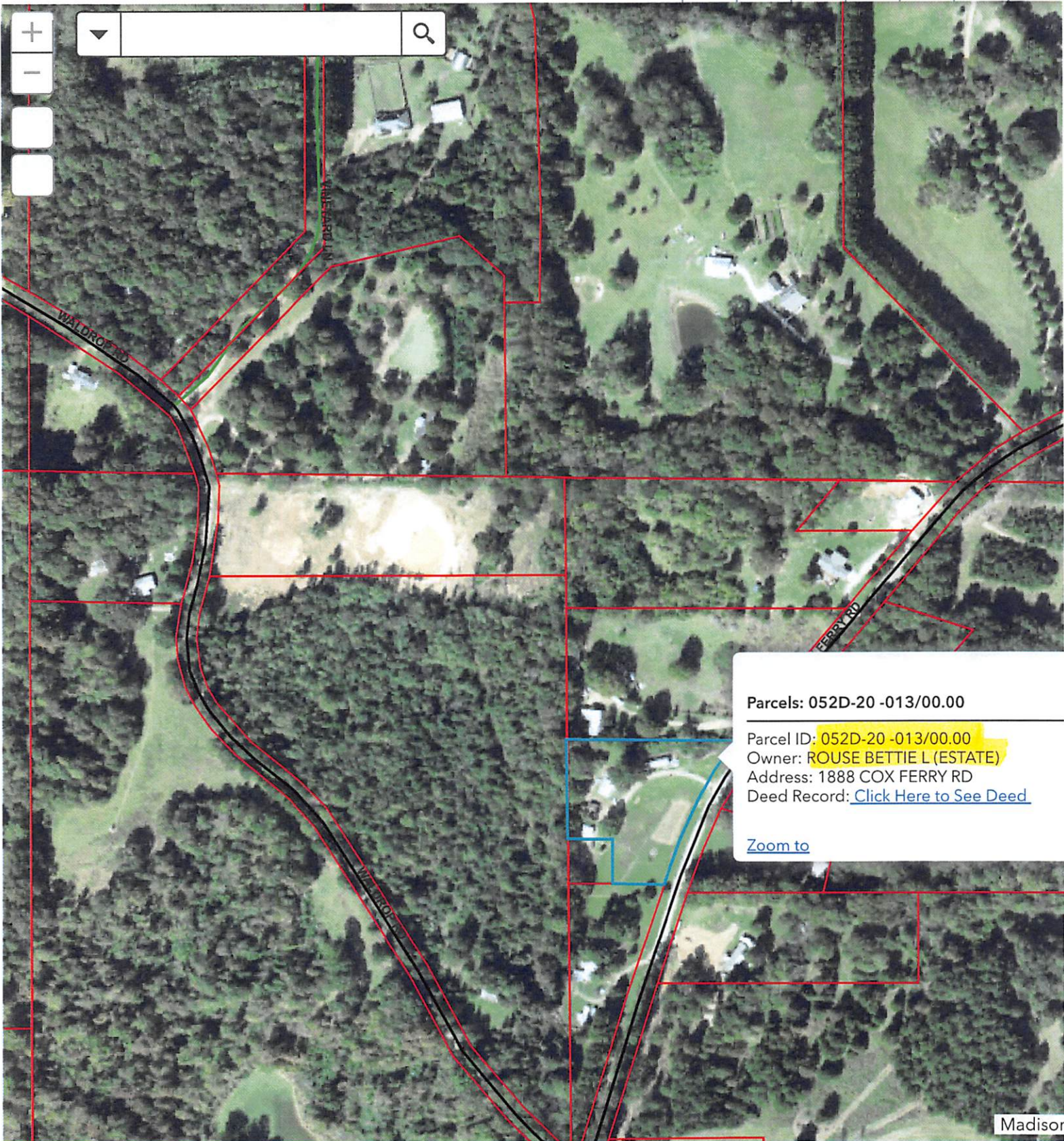
9/23/2019

<u>Receipt</u>	<u>Parcel Number</u>	<u>Tax Distr Num</u>	<u>Ex Code</u>	<u>Mills</u>
R 041031	052D-20 -013/00.00	420		92.6800

<u>Name</u>	<u>Value</u>	<u>Tax</u>
ROUSE BETTIE L (ESTATE)	5391	499.64
<u>Description</u>	Total Valuation. . .	
-----	Exempt Credit. . .	
1888 COX FERRY RD	All Exempt Credit.	
FLORA MS 39071	Net Ad Valorem Tax. . . . .	499.64
-----	Forestry Tax (.32Ac @ .09). . .	.03
2.6A IN N1/W NE1/4 W OF RD	Total Tax . . . . .	499.67
	Total Paid (see below). . . . .	537.65
	Interest Due. . . . .	.00
	Amount Due. . . . .	*PRINTED*

INSTALLMENTS			
	<u>Date</u>	<u>Interest</u>	<u>Batch</u>
1	8/26/19	34.98	SAL
2			
3			
			<u>Taxes</u>
			499.67

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



**Parcels:** 052D-20 -013/00.00

---

Parcel ID: 052D-20 -013/00.00  
 Owner: ROUSE BETTIE L (ESTATE)  
 Address: 1888 COX FERRY RD  
 Deed Record: [Click Here to See Deed](#)

[Zoom to](#)

Madison

300ft

-90.420 32.532 Degrees

# MINERAL RIGHT AND ROYALTY TRANSFER

(To Undivided Interest)

STATE OF MISSISSIPPI

COUNTY OF Madison

KNOW ALL MEN BY THESE PRESENTS:

That Willie Wilson and wife Hattie Pierce

of Pickens, Twp R#2, Box 4, Madison County, S  
Mississippi, hereinafter called grantor (whether one or more and referred to in the singular  
and masculine gender), for and in consideration of the sum of Four Hundred

707.00 Dollars, paid by Hooper (\$400)

hereinafter called  
the receipt of which is hereby acknowledged, has granted, sold and conveyed and by these present  
grant, sell and convey unto said grantee an undivided one eighth (1/8)  
in and to all of the oil, gas and other minerals of every kind and character in, on or under that  
tract or parcel of land situated in the County of Madison,  
Mississippi, and described as follows:

West half of southeast quarter of  
Section Three, Township 11 North Range

STATE OF MISSISSIPPI,  
COUNTY OF Madison

This day personally appeared before me, the undersigned authority in and for the State of Mississippi, in named Willie Wilson and Hattie

who acknowledged that they signed and delivered the above and foregoing instrument named as their free and voluntary act and deed.

Given under my hand and official seal, this the 2 day of Nov 1911  
Netay Public N



STATE OF MISSISSIPPI,  
COUNTY OF \_\_\_\_\_

This day personally appeared before me, the undersigned authority in and for the State of Mississippi, \_\_\_\_\_, one of the subscribing witnesses to the foregoing instrument duly sworn, upon his oath deposed and saith that he saw the within named \_\_\_\_\_

whose name \_\_\_\_\_ subscribed thereto, sign and deliver the same to \_\_\_\_\_

that he, this affiant, subscribed his name thereto as a witness in the presence of the said \_\_\_\_\_ and \_\_\_\_\_, the other subscribing witness; that he saw the other subscribing witness, subscribe his name as witness thereto in the presence of the \_\_\_\_\_

and that the subscribing witnesses subscribed their names to said instrument in the presence year therein named.

Sworn to and subscribed before me, this the \_\_\_\_\_ day of \_\_\_\_\_

**EQUAL RIGHT  
PROPERTY TRANSFER**

To

ord this 4

11 A. D., 19 11

O'clock P. M.

Lawrence

ancery Court

81 112  
WARRANTY DEED

NO. 2721

In consideration of the sum of \$10.00 (cash in hand paid, receipt of which is hereby acknowledged, and other valuable consideration, P. F. Waldrop hereby sells, conveys and warrants unto Thomas O. McDonald and wife Mrs. Irene McDonald, the following described parcel of land, to-wit:

$N\frac{1}{2}$  of  $NE\frac{1}{4}$  of  $NE\frac{1}{4}$ , containing 20 acres, and  $N\frac{1}{2}$  of  $S\frac{1}{4}$  of  $NE\frac{1}{4}$  of  $NE\frac{1}{4}$  containing 10 acres, all in Section 20, Township 8 North, Range 2 West, situated in Madison County, Mississippi, less a parcel of land consisting of 15 acres more or less, sold to T. E. Abernathy, on the 7th, day of May 1959, described in Warranty Deed as of said date, recorded in Book 74, page 9, on file in the office of the Chancery Clerk of Madison County, Mississippi. Reference to said deed being here made in aid of and as a part of this description.



It is understood that no mineral rights are conveyed in this deed. All of the mineral rights being reserved by A.L. Garrard and wife in a previous deed.

Witness my signature this the 6th. day of May 1961.

State of Mississippi  
Madison County

*P. F. Waldrop*  
-----  
*P. F. Waldrop*

Personally appeared before me the undersigned authority in and for said County and State, P. F. Waldrop and Wife, Bettie Waldrop, who acknowledged that they signed and delivered the foregoing instrument of the day and year therein named.

Given under my hand and official seal this the 6th, day of  
May 1961.

*W. A. Sims*  
-----  
NOTARY PUBLIC

STATE OF MISSISSIPPI, County of Madison:

I, W. A. Sims, Clerk of the Chancery Court of said County, certify that the within instrument was filed for record in my office this 15 day of May, 1961, at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and was duly recorded on the 17 day of May, 1961, Book No. 81 on Page 112 in my office.

Witness my hand and seal of office, this the 17 of May, 1961.

By *W. A. Sims*  
-----  
W. A. SIMS, Clerk  
D. C.

