



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

Bill Ratliff
281 Waldrop Road
Flora, MS 39071

Re: Tax Parcel No. 052D-18-001/03.00 / 052d-17-001/07.00

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, abandoned or inoperable vehicles and an overgrown lot 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.

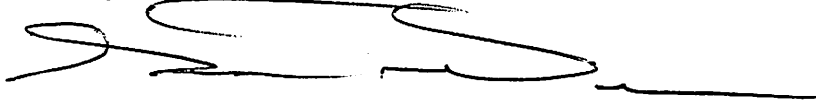
The Madison County Zoning Ordinance, in Article 26, **SECTION 2614 - ORDINANCE ENFORCEMENT**

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,

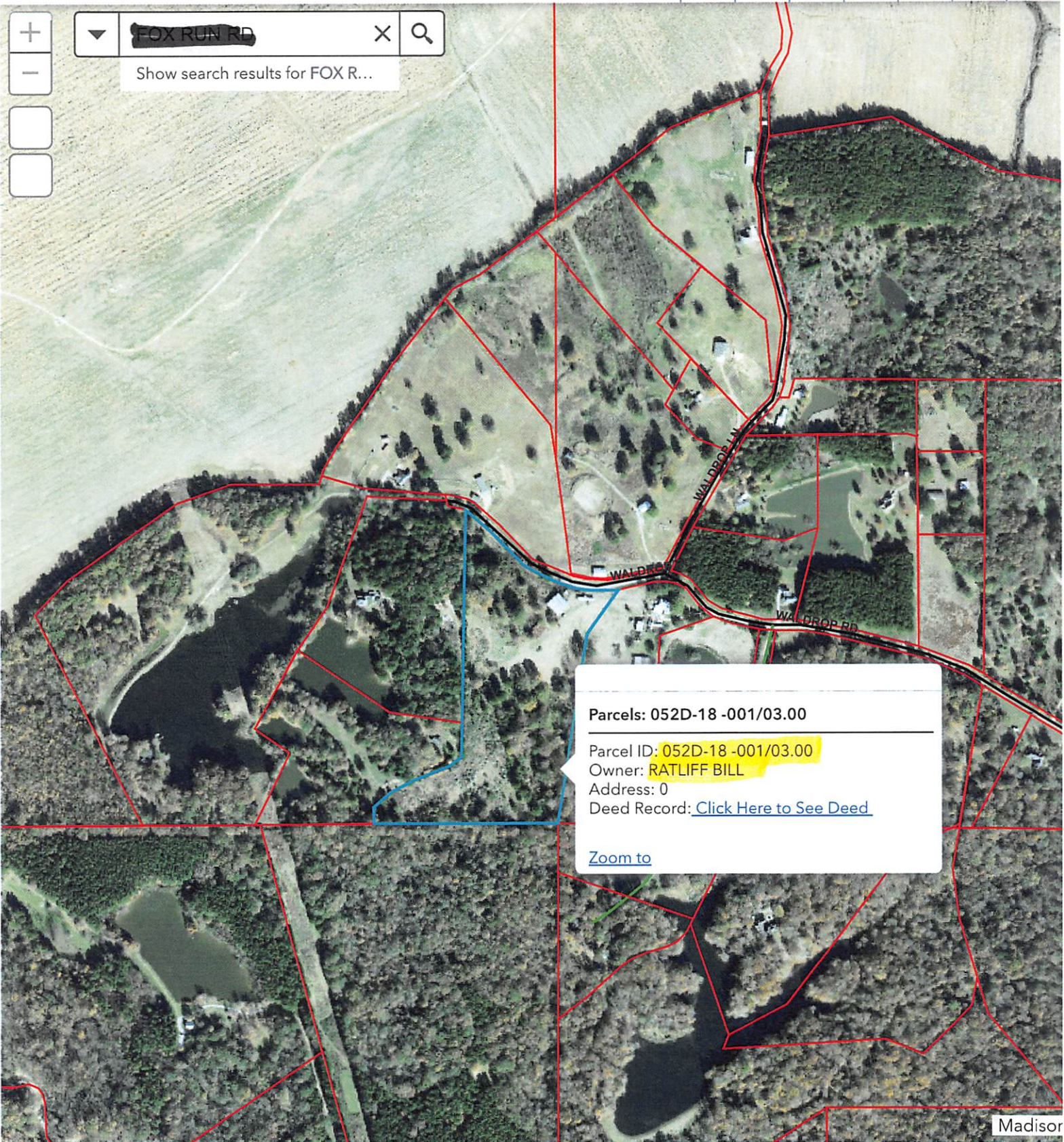
A handwritten signature in black ink, appearing to read 'Scott Weeks', with a long horizontal line extending to the right.

Scott Weeks, Administrator
Planning and Zoning
scott.weeks@madison-co.com
601-855-5501



▼ FOX RUN RD X Q

Show search results for FOX R...



Parcels: 052D-18 -001/03.00

Parcel ID: 052D-18 -001/03.00

Owner: RATLIFF BILL

Address: 0

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

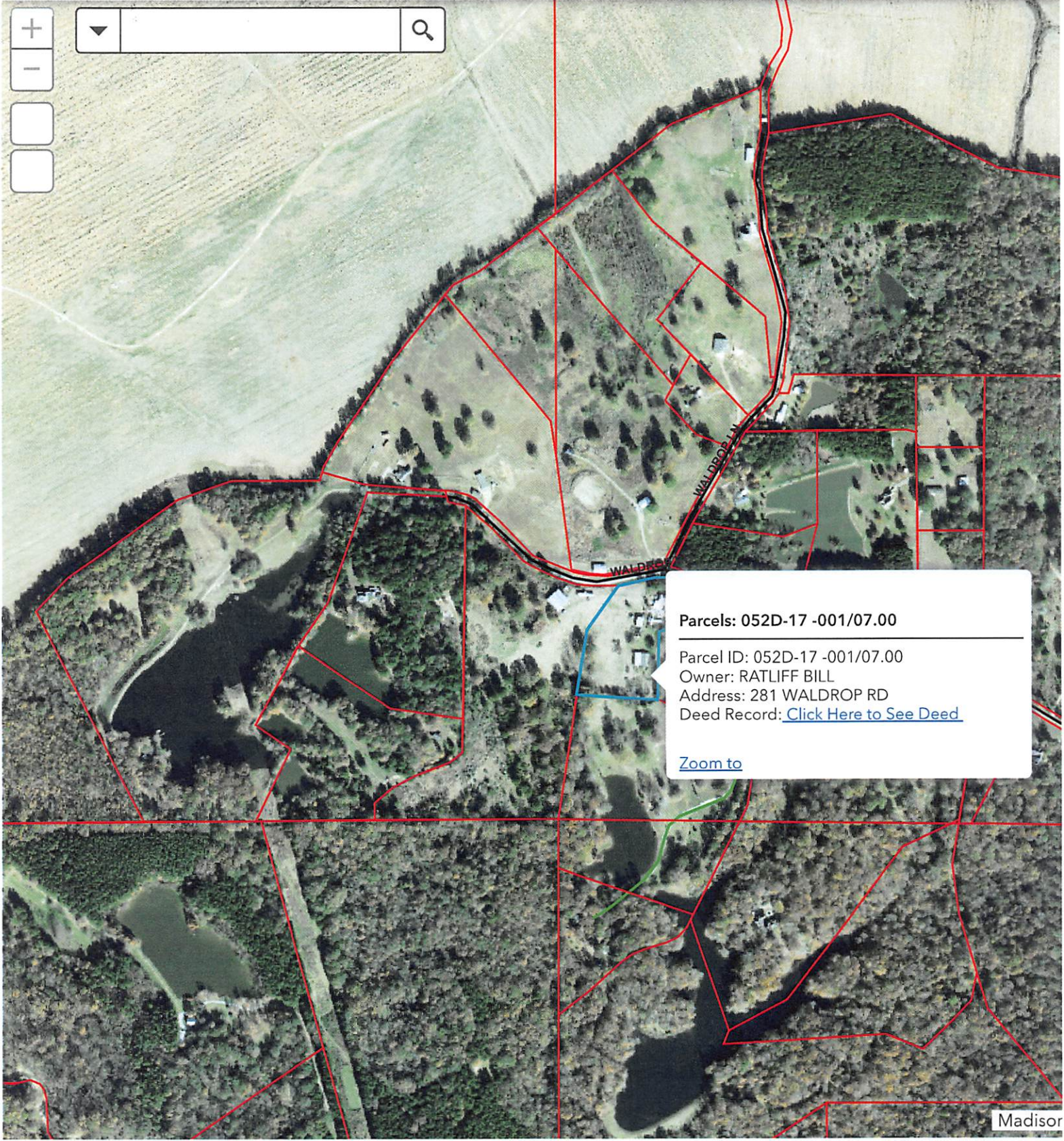
[Zoom to](#)

Madison



-90.426 32.533 Degrees

Map navigation controls including zoom in (+), zoom out (-), a search input field with a magnifying glass icon, and two empty square buttons.



Parcels: 052D-17 -001/07.00

Parcel ID: 052D-17 -001/07.00
Owner: RATLIFF BILL
Address: 281 WALDROP RD
Deed Record: [Click Here to See Deed](#)

[Zoom to](#)

Madison

600ft
-90.430 32.536 Degrees

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 038926	052D-18 -001/03.00	420		92.6800

Name		Value	Tax
RATLIFF BILL		8249	764.52
Description			

281 WALDROP RD			
FLORA	MS 39071		

20.0 AC IN SE1/4 SEC 18 & SW1/4 SEC			
17 ALL			
ASSESSED IN SEC 18			
	Total Valuation. . .		764.52
	Exempt Credit. . .		
	All Exempt Credit.		
	Net Ad Valorem Tax.		764.52
	Forestry Tax (5.97Ac @ .09) :		.54
	Total Tax		765.06
	Total Paid (see below).		765.06
	Interest Due.00
	Amount Due.		

PRINTED

INSTALLMENTS

	Date	Interest	Batch	Taxes
1	12/26/18		227	765.06
2				
3				

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

INDEXING INSTRUCTIONS:

5.0 acres m/1 in SW¼ Sec.17-T8N-R2W,
& 20.0 acres m/1 in SE¼ Sec.18 &
SW¼ Sec.17-T8N-R2W & 5 acres m/1 in
SW¼ Sec.17-T8N-R2W, Madison County, MS

#108 Stewart Little

900
(E)

81747P 230

432536

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 all of which is hereby acknowledged, the undersigned, JOHN DOUGLAS ESTES, SR., a/k/a John Douglas Estes, KEVIN MILLER and MONICA MILLER, Grantors, do hereby sell, convey, and warrant unto BILL RATLIFF, Grantee, the following described land and property situated in Madison County, Mississippi, more particularly described as follows, to-wit:

ATTACHED HERETO AS EXHIBIT A.

WARRANTY OF THIS CONVEYANCE is subject to the following exceptions:

1. County of Madison taxes for the year 2004, which are liens, but are not yet due or payable and which shall be prorated.
2. Madison County Zoning and Subdivision Regulations Ordinances, 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.
5. Protective Covenants recorded in the office of the Chancery Clerk of Madison County, Mississippi.

WITNESS THESE SIGNATURES, on this the 26th day of February, 2004.


JOHN DOUGLAS ESTES, SR.

KEVIN MILLER

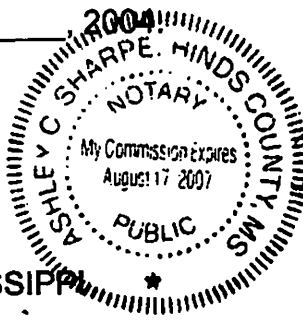
BY:  
JOHN DOUGLAS ESTES, SR.

STATE OF MISSISSIPPI
COUNTY OF Hinds

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction above stated, the within named JOHN DOUGLAS ESTES, SR., who, stated and acknowledged to me that he did sign and deliver the above and foregoing instrument on the date and for the purposes therein stated.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, this the 26th day of

February



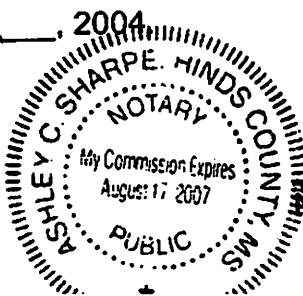
Ashley C. Sharpe
NOTARY PUBLIC

STATE OF MISSISSIPPI
COUNTY OF Hinds

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction above stated, the within named JOHN DOUGLAS ESTES, SR., who, stated and acknowledged to me that he is Attorney-in-Fact for KEVIN MILLER , and that in said capacity and for and on behalf of KEVIN MILLER, he did sign and deliver the above and foregoing instrument on the date and for the purposes therein stated, being duly authorized so to do.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, this the 26th day of

February



Ashley C. Sharpe
NOTARY PUBLIC

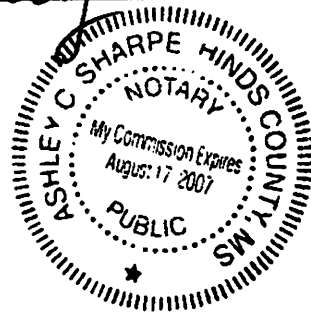
STATE OF MISSISSIPPI

COUNTY OF Hinds

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction above stated, the within named JOHN DOUGLAS ESTES, SR., who, stated and acknowledged to me that he is Attorney-in-Fact for MONICA MILLER , and that in said capacity and for and on behalf of MONICA MILLER, he did sign and deliver the above and foregoing instrument on the date and for the purposes therein stated, being duly authorized so to do.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, this the 26th day of

February, 2004.



Ashley C. Sharpe
NOTARY PUBLIC

Grantor(s):

JOHN DOUGLAS ESTES

Route 1, Box 233

Greenville, MS 38703

(662) 332-2439

Grantee(s):

BILL RATLIFF

281 Waldrop Road

Flora, MS 39071-9424

(601) 856-7083

THIS INSTRUMENT PREPARED BY:
Danny L. Crotwell, Esq.
5760 I-55 North, Suite 200
Jackson, MS 39211
(601) 977-9776

EXHIBIT "A"

B 1747P 233

A tract or parcel of land containing 5.0 acres more or less, lying and being situated in the Southwest $\frac{1}{4}$ of Section 17, T8N, R2W, Madison County, Mississippi and being more particularly described as follows:

Commencing at the Southwest Corner of said Section 17; run thence

North for a distance of 582.09 feet; thence

East for a distance of 497.46 feet to the POINT OF BEGINNING of the herein described property; thence

South 64 degrees 30 minutes 16 seconds East along a fence, more or less, for a distance of 470.85 feet; thence

North 7 degrees 28 minutes 29 seconds East along a fence, more or less, for a distance of 540.36 feet; thence

North 7 degrees 28 minutes 29 seconds East for a distance of 32.61 feet, to the southerly ROW of Waldrup Road; thence

North 84 degrees 41 minutes 52 seconds West along said ROW for a distance of 43.40 feet; thence

North 73 degrees 55 minutes 48 seconds West along said ROW for a distance of 178.32 feet; thence

South 67 degrees 20 minutes 10 seconds West for a distance of 273.62 feet; thence

South 05 degrees 55 minutes 01 seconds West for a distance of 315.04 feet, to the POINT OF BEGINNING.

TOGETHER WITH:

A tract or parcel of land containing 20.0 acres, more or less, lying and being situated in the Southeast $\frac{1}{4}$ of Section 18 and the Southwest $\frac{1}{4}$ of Section 17, T8N, R2W, Madison County, Mississippi and being more particularly described as follows:

Beginning at the Southeast Corner of said Section 17; run thence

West for a distance of 897.30 feet; thence

North for a distance of 78.13 feet; thence

North 57 degrees 05 minutes 18 seconds East for a distance of 241.73 feet; thence

South 72 degrees 31 minutes 51 seconds East for a distance of 44.94 feet;
thence

South 44 degrees 39 minutes 39 seconds East for a distance of 374.33 feet;
thence

South 67 degrees 26 minutes East for a distance of 247.47 feet; thence

South 85 degrees 35 minutes 04 seconds East for a distance of 164.02 feet;
thence

North 53 degrees 15 minutes 48 seconds East for a distance of 10.59; thence

North 75 degrees 34 minutes 54 seconds East for a distance of 130.82 feet;
thence

North 88 degrees 38 minutes 15 seconds East for a distance of 83.30 feet;
thence

South 1 degree 21 minutes 45 seconds East for a distance of 25.0 feet; thence

South 88 degrees 38 minutes 15 seconds West for a distance of 80.44 feet;
thence

South 75 degrees 34 minutes 54 seconds West for a distance of 41.87 feet;
thence

South 33 degrees 36 minutes 04 seconds West for a distance of 357.80 feet;
thence

South 11 degrees 42 minutes 57 seconds West for a distance of 286.74 feet;
thence

South 11 degrees 28 minutes 24 seconds West for a distance of 593.96 feet, to
the POINT OF BEGINNING.

AND ALSO TOGETHER WITH

A tract or parcel of land containing 5 acres, more or less, lying and being situated
in the Southwest 1/4 of Section 17, T8N, R2W, Madison County, Mississippi, and
being more particularly described as follows:

Commencing at the Southwest corner of said Section 17; run thence

North for a distance of 1160.87 feet; thence

East for a distance of 374.38 feet to the Point of Beginning of the herein
described property; thence

North 05 degrees 55 minutes 01 seconds East, for a distance of 315.04 feet;
thence

North 67 degrees 20 minutes 10 seconds East for a distance of 273.62 feet; to
the Southerly ROW of Waldrup Road; thence

North 73 degrees 55 minutes 48 seconds West along said ROW for a distance
of 24.49 feet; thence

North 47 degrees 09 minutes 52 seconds West along said ROW for a distance
of 92.87 feet; thence

North 42 degrees 46 minutes 48 seconds West along said ROW for a distance
of 81.64 feet; thence

North 62 degrees 15 minutes 31 seconds West along said ROW for a distance
of 94.15 feet; thence

South 88 degrees 38 minutes 15 seconds West along said ROW for a distance
of 137.12 feet; thence

South 75 degrees 34 minutes 54 seconds West along said ROW for a distance
of 41.87 feet, to the Point of Beginning.

LF240-04
R240-04

LIMITED POWER OF ATTORNEY (With Durable Provision)

NOTICE: THIS IS AN IMPORTANT DOCUMENT. BEFORE SIGNING THIS DOCUMENT, YOU SHOULD KNOW THESE IMPORTANT FACTS. THE PURPOSE OF THIS POWER OF ATTORNEY IS TO GIVE THE PERSON WHOM YOU DESIGNATE (YOUR "AGENT") BROAD POWERS TO HANDLE YOUR PROPERTY, WHICH MAY INCLUDE POWERS TO PLEDGE, SELL OR OTHERWISE DISPOSE OF ANY REAL OR PERSONAL PROPERTY WITHOUT ADVANCE NOTICE TO YOU OR APPROVAL BY YOU. YOU MAY SPECIFY THAT THESE POWERS WILL EXIST EVEN AFTER YOU BECOME DISABLED, INCAPACITATED OR INCOMPETENT. THIS DOCUMENT DOES NOT AUTHORIZE ANYONE TO MAKE MEDICAL OR OTHER HEALTH CARE DECISIONS FOR YOU. IF THERE IS ANYTHING ABOUT THIS FORM THAT YOU DO NOT UNDERSTAND, YOU SHOULD ASK A LAWYER TO EXPLAIN IT TO YOU. YOU MAY REVOKE THIS POWER OF ATTORNEY IF YOU LATER WISH TO DO SO.

TO ALL PERSONS, be it known, that I, Monica and Kevin Miller, of 6405 Saye Cut Road, Columbia, SC 29209, as Grantor, do hereby make and grant a limited and specific power of attorney to John Douglas Estes, Sr, of 969 County Line Road, Greenville, MS 38703 and appoint and constitute said individual as my attorney-in-fact.

My named attorney-in-fact shall have full power and authority to undertake, commit and perform only the following acts on my behalf to the same extent as if I had done so personally; all with full power of substitution and revocation in the presence: (Describe specific authority) To do all things necessary to close on the sale of the property at 281 Waldrop Road in Flora, MS, with full power and authority for us and in our names to execute any and all documents necessary to effect the sale, conveyance and settlement on said property to any person or persons of his choosing, including but no limited to, deeds, checks, receipts, releases, warranties, affidavits, contract, addenda, settlement statements, load commitments and disclosure statements, truth-in-lending statements, all forms of commercial papers, endorsements to checks, or the like, and any such other instrument or instruments in writing of whatever kind, character and nature as may be necessary to complete the sale, financing arrangements, and the settlement process. FURTHER GRANTING full power and authority to collect and receive any funds or proceeds of said sale in any manner which, in his sole discretion, he sees fit.

The authority granted shall include such incidental acts as are reasonably required or necessary to carry out and perform the specific authorities and duties stated or contemplated herein.

My attorney-in-fact agrees to accept this appointment subject to its terms, and agrees to act and perform in said fiduciary capacity consistent with my best interests as my attorney-in-fact deems advisable, and I thereupon ratify all acts so carried out.

I agree to reimburse my attorney-in-fact all reasonable costs and expenses incurred in the fulfillment of the duties and responsibilities enumerated herein.





