



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

Sanjay Kumar
1351 North Old Canton Road
Canton, MS 39046

Re: Tax Parcel No. 082F-24-016/02.00



Dear Sir/Madame,

The property referenced above is zoned R-1 Residential District. The permitted uses listed in the Madison County Zoning Ordinance are residential use and those uses accessory to residential use. An inspection made on the property referenced above reveals obscene graffiti on the structure, junk and salvage debris 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.

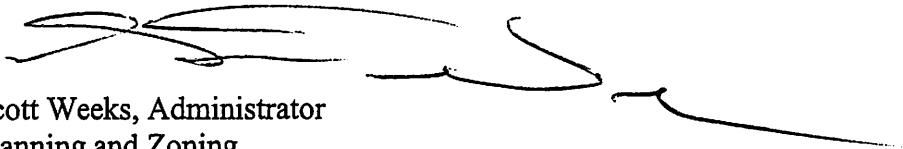
The Madison County Zoning Ordinance, in Article 26, **SECTION 2614 - ORDINANCE ENFORCEMENT**

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,



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



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Sanjay Kumar
468 Fairfield Drive
Madison, MS 39110

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Sincerely,



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

PTAX0I - B
Tax Year 2019.

County of Madison
TAX RECEIPT INQUIRY
9/23/2019

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 026621	082F-24 -016/02.00	524		100.6800
PTAX0I-24 PARCEL HAS UNREDEEMED TAX SALE - SEE CHANCERY CLERK				*SEVERE*
				DELINQUENT TAX DUE - CHANCERY CLERK

<u>Name</u>	<u>Total Valuation.</u>	<u>Value</u>	<u>Tax</u>
KUMAR SANJAY		9260	932.30
<u>Description</u>	<u>Exempt Credit.</u>		
-----	All Exempt Credit.		
468 FAIRFIELD DR	Net Ad Valorem Tax.		932.30
MADISON MS 39110			

0.46 AC IN SE COR SE1/4 SE1/4	Total Tax	932.30
	Total Paid (see below).	1,000.56
	Interest Due.00
	Amount Due.	*PRINTED*

INSTALLMENTS				
	<u>Date</u>	<u>Interest</u>	<u>Batch</u>	<u>Taxes</u>
1	8/26/19	65.26	SAL	932.30
2				
3				

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



Parcels: 082F-24 -016/02.00

Parcel ID: 082F-24 -016/02.00

Owner: KUMAR SANJAY

Address: 1351 OLD CANTON RD N

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

[Zoom to](#)



-90.036 32.520 Degrees

PREPARED BY AND RETURN TO:

Samuel S. Goza (MSB No. 9962)
The Goza Law Firm, PLLC
328 E. Center Street
Canton, MS 39046
Telephone: (601) 832-9536
Facsimile: (601) 855-0884

12#622

Grantor:

Deerfield Mini Mart, Inc.
160 Nutmeg Lane
Canton, MS 39046
(601) 720-6239

Grantee:

Sanjay Kumar
468 Fairfield Drive
Madison, MS 39110
(601) 218-8881

Indexing Instructions: SE ¼ of the SE ¼ of Section 24, Township 8 North, Range 2 East, Madison County, Mississippi

WARRANTY DEED

For and in consideration of the sum of Ten Dollars (\$10.00), and other good and valuable consideration, **DEERFIELD MINIMART, INC.**, a Mississippi Corporation, Grantor, does hereby grant, bargain, sell, convey and warrant unto **SANJAY KUMAR**, Grantee, the following described real property lying and being situated in Madison County, Mississippi and being more particularly described as follows:

A tract of land located in the SE ¼ of the SE ¼ of Section 24, Township 8 North, Range 2 East, Madison County, Mississippi, and being more particularly described as follows, to-wit:

Commencing at a concrete right-of-way monument on the west right-of-way line of Old Canton Road, being station 144 + 00 and located in the SE ¼ of the SE ¼ of Section 24, Township 8 North, Range 2 East, Madison County, Mississippi, thence run South 00 degrees 06 minutes West along said right-of-way line for 553.1 feet to the

POINT OF BEGINNING; thence run South 00 degrees 06 minutes west along said right-of-way line for 129.34 feet to a point at the intersection of the North right-of-way line of Yandell Road with the said West right-of-way of Old Canton Road; thence run North 87 degrees 34 minutes West along the North right-of-way line of Yandell Road for 169.4 feet; thence run North 03 degrees 35 minutes East for 114.0 feet; thence run North 87 degrees 01 minutes East for 161.8 feet to the POINT OF BEGINNING containing .46 acres more or less.

WARRANTY OF THIS CONVEYANCE is subject to the following exceptions, to-wit:

1. City of Canton and Madison County, Mississippi ad valorem taxes for the 2015, 2016 and all subsequent years which shall be paid by the Grantee.
2. City of Canton and Madison County, Mississippi, Zoning and Subdivision Regulation Ordinances, as amended and any and all other applicable building restrictions, protective and restrictive covenants, rights of way, easements, and previous reservations, conveyances and/or leases of oil, gas and mineral rights and interests applicable to the above described property.

WITNESS MY SIGNATURE this 11th day of August, 2016.

DEERFIELD MINI MART, INC.

By: *Ricky Norton*
Ricky Norton, President

STATE OF MISSISSIPPI
COUNTY OF MADISON

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for said county and state, on the 11th day of August, 2016, within my jurisdiction, the within named Ricky Norton, who acknowledged that he is President of Deerfield Mini Mart, Inc., a Mississippi corporation, and that for and on behalf of the said corporation, and as its act and deed, he executed the above and foregoing instrument, after first having been duly authorized by said corporation so to do.

Jenny Mitchell
NOTARY PUBLIC

MY COMMISSION EXPIRES:

