



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

Stephanie Walden
213 Waldrop Road
Flora, MS 39071

Re: Tax Parcel No. 052D-18-002/01.00

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 use, residential use and those uses accessory to residential use. An inspection made on the property referenced above reveals junk and salvage debris on the property 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.

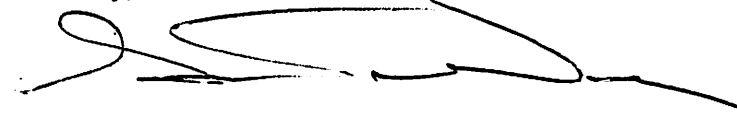
The Madison County Zoning Ordinance, in Article 26, **SECTION 2614 - ORDINANCE ENFORCEMENT**

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

PTAX0I - B
Tax Year 2019

County of Madison
TAX RECEIPT INQUIRY

Copyright 1994
F M Software

9/23/2019

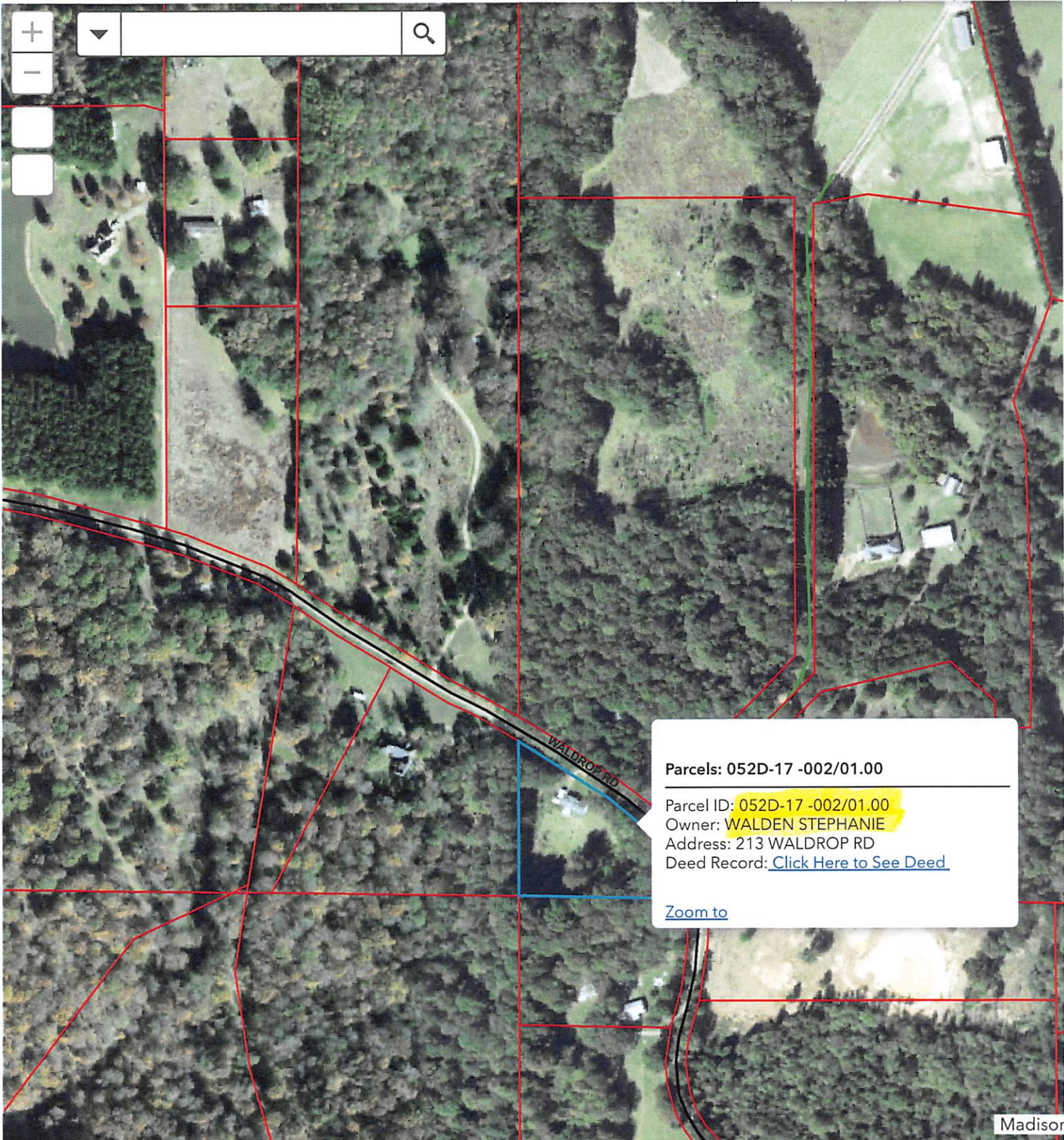
<u>Receipt</u>	<u>Parcel Number</u>	<u>Tax Distr Num</u>	<u>Ex Code</u>	<u>Mills</u>
R 049468	052D-17 -002/01.00	420		92.6800

Name	Value	Tax
WALDEN STEPHANIE	Total Valuation. 2690	249.31
Description	Exempt Credit. 2690	108.00
-----	All Exempt Credit.	
213 WALDROP RD	Net Ad Valorem Tax.	141.31
FLORA MS 39071	Forestry Tax (.30Ac @ .09).03

2.3 AC IN SW COR SW1/4 SW1/4	Total Tax	141.34
	Total Paid (see below).	141.34
	Interest Due.00
	Amount Due.	*PRINTED*

INSTALLMENTS			
	<u>Date</u>	<u>Interest</u>	<u>Batch</u>
1	12/10/18		006
2			
3			
			<u>Taxes</u>
			141.34

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



Parcels: 052D-17 -002/01.00

Parcel ID: 052D-17 -002/01.00
Owner: WALDEN STEPHANIE
Address: 213 WALDROP RD
Deed Record: [Click Here to See Deed](#)

[Zoom to](#)

300ft

-90.423 32.535 Degrees

614189

#110
12-

Indexing Instructions:
Sec 17, T8N, R2W
Madison County, Mississippi

Prepared by: Sharon G. Plunkett, P.A.
PO Box 155 4844 Main Street
Flora, MS 39071
(601)879-9913

WARRANTY DEED

For and in consideration of the sum of Ten Dollars (\$10.00) cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which is hereby acknowledged, the undersigned, *Wilva Yvonne Tucker and Cynthia G. Thornton, Grantors* does hereby sell, convey and warrant unto *Stephanie Walden, a married person*, the following described property lying and being situated in Madison County, State of Mississippi, to-wit:

Begin at the Southwest corner of the Southeast 114, Section 17, Township 8 North, Range 2 West, thence run North 01 degrees 37 minutes East 394.56 feet along fence to the West right-of-way of Waldrop Road, thence run the following calls along said right-of-way; South 58 degrees 16 minutes East 341.60 feet, South 39 degrees 43 minutes East 70.05 feet, South 25 degrees 56 minutes East 84 76 feet; South 12 degrees 27 minutes East 64.39 feet to a fence line, thence run South 86 degrees 52 minutes West 397.97 feet along said fence to the Point of Beginning, said tract containing 2.30 acres, and located in the Southwest 1/4 of Southeast 1/4, Section 17, Township 8 North, Range 2 West, Madison County, Mississippi, and also being described as all that part of Southwest said 1/4 of Southeast 1/4 lying West of Waldrop Road

GRANTORS' ADDRESS & PHONE NO.:
213 Waldrop Rd.
Flora, MS 39071
601-201-7850

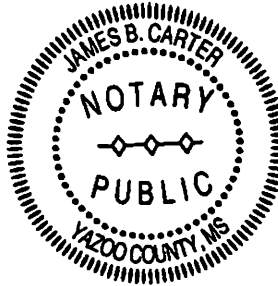
GRANTEE'S ADDRESS & PHONE NO.
138 Deer-Ridge Rd.
Flora, MS 39071
601-879-8723

THIS CONVEYANCE AND THE WARRANTY HEREIN CONTAINED is made subject to all applicable building restrictions, restrictive covenants, easements and prior reservations and severances of oil, gas and minerals on, in and under said land.

WITNESS THE SIGNATURES OF THE UNDERSIGNED, this the 24th day of February, 2010.

Wilva Yvonne Tucker
Wilva Yvonne Tucker

Cynthia G. Thornton
Cynthia G. Thornton



NOTARY PUBLIC STATE OF MISSISSIPPI AT LARGE
MY COMMISSION EXPIRES: June 24, 2011
BONDED THROUGH NOTARY PUBLIC UNDERWRITERS

STATE OF MISSISSIPPI
COUNTY OF Madison

PERSONALLY APPEARED BEFORE ME,, the undersigned authority in and for the said county and state, on this the 24th day of February, 2010, within my jurisdiction, the within named **Wilva Yvonne Tucker and Cynthia G. Thornton**, who acknowledged to me that they executed and delivered the above and foregoing instrument.

James B Carter
Notary Public

My Commission Expires:
June 24, 2011

MADISON COUNTY MS This instrument was filed for record March 3, 2010, at 8:00 A.M.

Book 2514 Page 252
ARTHUR JOHNSTON, C. C.

BY: [Signature] D.C.



