



# 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

August 24, 2020

Teddy Edward and Lottie Faye Lee  
559 Bozeman Road  
Madison, MS 39130

Re: Tax Parcel No. 082I-30-001/13.00

Dear Mr. and Mrs. Lee,

The property referenced above is zoned R-1 Residential District, and commercial use is not permitted. This property is being used to store equipment associated with a paving company along with employees coming and going. You are hereby notified of this violation and advised to cease all commercial activity.

## The Madison County Zoning Ordinance, in Article VIII, **SECTION 814 - 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 on the subject property to bring it back into compliance with the zoning ordinances as referenced herein with the Madison County Board of Supervisors on September 8, 2020 at 9 A.M. in the Board Room of the Madison County Chancery and Administrative Building. If you have any questions, please advise.

Sincerely,

Scott Weeks, Administrator  
Planning and Zoning

PTAX0I - B  
Tax Year 2020

County of Madison  
TAX RECEIPT INQUIRY  
8/24/2020

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 027806	082I-30 -001/13.00	224		100.6800

Name		Value	Tax
LEE TEDDY EDWARD & LOTTIE FAYE	Total Valuation. . .	99524	10,020.08
Description	Exempt Credit. . .	3750	150.00
-----	All Exempt Credit.		
559 BOZEMAN RD	Net Ad Valorem Tax. . . . .		9,870.08
MADISON			

MS 39110  
-----  
11.47 AC IN W1/2 W1/2

Total Tax . . . . .	9,870.08
Total Paid (see below). . . . .	10,166.18
Interest Due. . . . .	.00
Amount Due. . . . .	*PRINTED*

R-1

	INSTALLMENTS			
	Date	Interest	Batch	Taxes
1	4/08/20	296.10	205	9,870.08
2				
3				

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





200ft  
-90.136 32.513 Degrees

BOOK 3527 PAGE 218 . DOC 01 TY W  
INST # 821829 MADISON COUNTY MS.  
This instrument was filed for  
record 9/28/17 at 9:10:34 AM  
RONNY LOTT, C.C. BY: KAA D.C.

This instrument prepared by and should be returned to:  
ROBERT D. HARRISON 117-12  
Post Office Box 16389  
Jackson, Mississippi 39236-6389  
(601) 957-0002

GRANTORS' ADDRESS:  
P.O. Box 383  
Madison, Mississippi 39130  
601-672-6808

GRANTEES' ADDRESS:  
559 Bozeman Road  
Madison, Mississippi 39110  
601-718-7218

**INDEXING INSTRUCTIONS: 11.47 +/- acres, Sec. 30-T8N-R2E**

### 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, **ES&K WARREN PROPERTIES, LLC**, a Mississippi limited liability company, does hereby sell, convey, and warrant unto **TEDDY EDWARD LEE** and **LOTTIE FAYE LEE**, husband and wife, as joint tenants with full rights of survivorship and not as tenants in common, the following described land and property lying and being situated in Madison County, Mississippi, more particularly described as follows, to-wit:

### **SEE ATTACHED EXHIBIT "A"**

Excepted from the warranty of this conveyance are any and all easements, dedications,

rights-of-way, mineral reservations and mineral conveyances, and restrictive covenants of record pertaining to or affecting the herein described property.

Grantor and Grantee acknowledge that the ad valorem taxes for the present year were prorated on an estimated basis. If this proration proves to be inaccurate upon receipt of the actual tax statement for the present year, Grantor and Grantee shall adjust this proration based on the actual tax figures.

WITNESS THE SIGNATURE OF THE GRANTOR, this the 21 day of September, 2017.

ES&K WARREN PROPERTIES, LLC

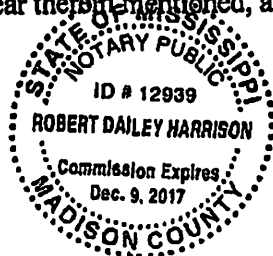
BY: Mary Katherine Warren  
Mary Katherine Warren, Member/Manager

BY: [Signature]  
Stuart Warren, Member

BY: Eddie Warren Sr.  
Eddie Warren, Sr., Member

STATE OF MISSISSIPPI  
COUNTY OF MADISON

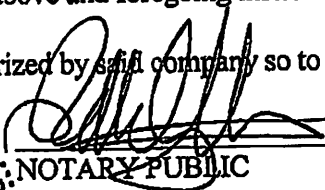
THIS DAY personally appeared before me, the undersigned authority in and for said County and State, within my jurisdiction, on this the 21 day of September, 2017, the within named MARY KATHERINE WARREN, who acknowledged that she is a/the Member/Manager of ES&K WARREN PROPERTIES, LLC, a Mississippi limited liability company, and that for and on behalf of said company, and as its act and deed, she executed the above and foregoing instrument on the day and year therein mentioned, after being first duly authorized by said company so to do.

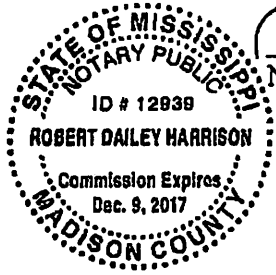


[Signature]  
NOTARY PUBLIC

~~My Commission Expires:~~  
STATE OF MISSISSIPPI  
COUNTY OF MADISON

THIS DAY personally appeared before me, the undersigned authority in and for said County and State, within my jurisdiction, on this the 21 day of September, 2017, the within named STUART WARREN, who acknowledged that he is a/the Member of ES&K WARREN PROPERTIES, LLC, a Mississippi limited liability company, and that for and on behalf of said company, and as its act and deed, he executed the above and foregoing instrument on the day and year therein mentioned, after being first duly authorized by said company so to do.

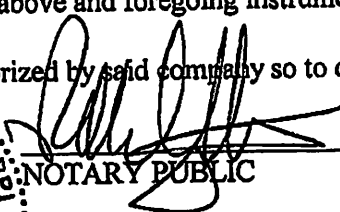
  
\_\_\_\_\_  
NOTARY PUBLIC

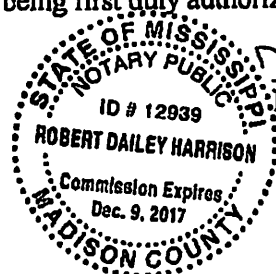


My Commission Expires:

STATE OF MISSISSIPPI  
COUNTY OF MADISON

THIS DAY personally appeared before me, the undersigned authority in and for said County and State, within my jurisdiction, on this the 21 day of September, 2017, the within named EDDIE WARREN, SR., who acknowledged that he is a/the Member of ES&K WARREN PROPERTIES, LLC, a Mississippi limited liability company, and that for and on behalf of said company, and as its act and deed, he executed the above and foregoing instrument on the day and year therein mentioned, after being first duly authorized by said company so to do.

  
\_\_\_\_\_  
NOTARY PUBLIC



My Commission Expires:

EXHIBIT "A"

A tract of land containing 11.47 acres, more or less, being situated in the West 1/2 of the West 1/2 of Section 30, Township 8 North, Range 2 East, Madison County, Mississippi and said tract being more particularly described as follows:

Beginning at a point on the northwesterly Right-of-Way line of Bozeman Road, State Aid Project No. SAP-45(44), that is 2,543.43 feet North of, and 1,089.63 feet East of, a found iron bar at the southwest corner of said Section 30, said POINT OF BEGINNING also being described as being 996.77 feet North 37 degrees 46 minutes 25 seconds East of, measured along the aforesaid northwesterly Right-of-way line, the easterly most corner of Lot 17 of Cherry Hill Plantation-Phase 1 as recorded in the Chancery Clerk's office in Canton, Mississippi, and from said POINT OF BEGINNING; run thence

North 37 degrees 46 minutes 25 seconds East a distance of 350.00 feet along the aforesaid Right-of-way line to its intersection with the westerly Right-of-way line of the Old Bozeman Road; thence

North 00 degrees 39 minutes 50 seconds East along said westerly Right-of-way line a distance of 484.45 feet; thence

South 84 degrees 25 minutes 24 seconds West a distance of 856.80 feet; thence

South 00 degrees 24 minutes 44 seconds West a distance of 418.05 feet; thence

South 67 degrees 46 minutes 30 seconds East a distance of 686.78 feet back to the POINT OF BEGINNING of the above described tract of land.

SW  
EW  
MKW











