



# 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

November 20, 2020

Alan T. Ramsay and Victoria G. Ramsay  
P.O. Box 1064  
Yazoo, MS 39194

Re: *Tax Parcel No. 061I-29D-101/00.00*



Dear Sir/Madame,

The property referenced above is zoned I-2 Industrial District. The permitted uses listed in the Madison County Zoning Ordinance are industrial use and any use permitted in General Commercial (C-1), Highway Commercial (C-2), and Technical Industrial Park (TIP) districts, subject to the regulations of those districts. An inspection made on the property referenced above reveals salvage/construction debris and an overgrown lot. This property is in violation of section 406 of the Madison County Zoning Ordinance.

The Madison County Zoning Ordinance, in **SECTION 406 – MISCELLANEOUS GENERAL REGULATIONS, SUBSECTION 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 **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.” The Zoning Administrator (or his duly authorized representative) shall notify in writing any person who violates any provision of this Ordinance that he/ she is in violation of the applicable section or sections of the Ordinance and issue a

Page Two,  
November 20, 2020

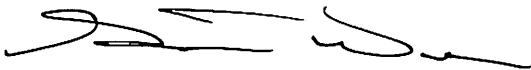
warning to correct the violation within seven (7) days or be subject to a fine as prescribed by Section 17-1-27 cited above. However, if circumstances exist which would prevent the violator from correcting the infraction within seven days, the Board of Supervisors may extend the time for such correction prior to imposition of a fine. If the warning time is extended by the Board of Supervisors, the violator shall be notified in writing by the Zoning Administrator (or his duly authorized representative) of such time extension. If the violator does not correct the infraction within the extended time, he shall be fined for each such day that the violation continues after the ending date of the warning time. The Sheriff's Department of Madison County is hereby empowered to act on behalf of the Zoning Administrator if necessary and to issue a citation to violators who fail to respond within the warning time provided.

Accordingly, you are hereby being placed on notice that a hearing will be held with the Madison County Board of Supervisors on **December 7, 2020** 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.

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.

Please contact me if this property has been brought into compliance prior to the hearing date for an inspection.

Sincerely,



Scott Weeks, Director  
Planning and Zoning  
[scott.weeks@madison-co.com](mailto:scott.weeks@madison-co.com)  
601-826-9021 cell

Library MADISON COUNTY TAX 2020

RAMSAY ALAN T & G VICTORIA

Parcel 061I-29D-101/00.00 PPIN 2425

P.O. BOX 1064

Alt Parcel 0612

Exempt Code JD 0 Tax District 4 M

Subdivision 03830 ADDENDUM

KEARNEY PARK PT 1 BL 7

Neighborhood Map

YAZOO MS 39194 St Addr 109 CAMPBELL DR

Sect/Twn/Rng 29 09N 01W Blk

Cls	C-Acres	C-Value	U-Acres	U-Value	T-Acres	Improved	True	Assessed
1		10880					10880	1632
2						52590	52590	7889
		10880				52590	63470	9521

Homestead Type 1=O65 2=DAV 3=DIS 4=Reg Reg 100 DAV

Mtg Group Eligible C11 N (Y/N)

New Value Added F-Fire O-Override Deed Bk 2876 Pg 848 Ext

Drainage Code Benefit Price Total Deed Date 12 7 2012 Type

36 PERS BC & KE 9521.00 F Current 2012 Yr Added 11 12 2001

L 10880 CNV

B 52590 Chged 5 9 2017

Use Benefits X = Use1 6370 Use2 6370 SJACKSON

F5-NEXT PARCEL F5-LEGAL F6-ADDENDUM F7-DEEDS F8-FLAGS F9-OPTIONS F24-EXIT

F3 next record, Page-Up prev record, F13 Paperlink

PTAX0I - B  
Tax Year 2020

County of Madison  
TAX RECEIPT INQUIRY  
4/28/2020

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 039153	061I-29D-101/00.00	426		99.1036

<u>Name</u>	<u>Value</u>	<u>Tax</u>
RAMSAY ALAN T & G VICTORIA	10682	1,058.62
<u>Description</u>	Total Valuation. . . . .	
-----	Exempt Credit. . . . .	
P.O. BOX 1064	All Exempt Credit.	
YAZOO	Net Ad Valorem Tax. . . . .	1,058.62
MS 39194		
-----		

LOT 4 KEARNEY PARK PT 1 BLK 7	Total Tax . . . . .	1,058.62
	Total Paid (see below). . . . .	1,058.62
	Interest Due. . . . .	.00
	Amount Due. . . . .	*PRINTED*

	INSTALLMENTS		
	<u>Date</u>	<u>Interest</u>	<u>Batch</u>
1	1/31/20		118
2			
3			
			<u>Taxes</u>
			1,058.62

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

BOOK 2860 PAGE 737 DOC 01 TY W  
INST # 688638 MADISON COUNTY MS.  
This instrument was filed for  
record 11/01/12 at 4:01:17 PM  
ARTHUR JOHNSTON, C.C. BY: DAD D.C.

BOOK 2876 PAGE 848 DOC 01 TY W  
INST # 691198 MADISON COUNTY MS.  
This instrument was filed for  
record 12/07/12 at 4:18:34 PM  
ARTHUR JOHNSTON, C.C. BY: KAA D.C.

Prepared by and after recording return to:  
Taggart, Rimes & Usry, PLLC  
Attention: Sharon G. Plunkett, MB#10457  
1022 Highland Colony Parkway, Suite 101  
Ridgeland, MS 39157  
Telephone: 601.898.8400

File #371-099 BS

**Indexing Instructions: Lot 4, Block 7, Kearney Park Subdivision, Madison County, MS**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars (\$10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, the undersigned,

KEARNEY PARK PROPERTIES, INC. ("Grantor")  
P.O. BOX 630  
FLORA, MS 39071  
Phone: 601-850-7768

does hereby sell, convey and warrant unto

ALAN T. RAMSAY AND  
G. VICTORIA RAMSAY ("Grantees")  
165 CHAPEL HILL ROAD  
FLORA, MS 39071  
Phone: 662-746-7470

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, State of Mississippi, to-wit:

**Lot 4, Block 7, Kearney Park Subdivision, and being more particularly described in Exhibit "A" attached hereto and hereby herein incorporated by reference.**

together with all oil, gas and mineral leases, rights or reservations belonging to Grantors, and improvements situated thereon and all appurtenance hereunto belonging.

4

Book 2876 Page 849

This conveyance and the warranty hereof are subject to all mineral reservations of record and not belonging to Grantor, easements, rights-of-way, building and zoning restrictions, and restrictive covenants recorded in the office of the Chancery Clerk of Madison County, Mississippi, and which affect the above-described property.

The ad valorem taxes for the property herein conveyed have been prorated among the Grantor and the Grantees as of the date hereof.

IN WITNESS WHEREOF, the Grantors has executed this Warranty Deed on this, the 20th day of October, 2012.

Kearney Park Properties, Inc. a MS,  
Corporation

Joseph R. Allard, Pres  
By Joseph Ray Allard, President

STATE OF MISSISSIPPI  
COUNTY OF MADISON

Personally appeared before me, the undersigned authority in and for the said county and state, on this 20th day of October, 2012, within my jurisdiction, the within named **Joseph Ray Allard**, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed in the above and foregoing instrument and acknowledged that he/she/they executed the same in his/her/their representative capacity(ies), and by his/her/their signature(s) on the instrument, and as the act and deed of the person(s) or entity(ies) upon behalf of which he/she/they acted, executed the above and foregoing instrument, after first having been duly authorized so to do.

Brittany N. Steele  
Notary Public

My Commission Expires:

1/25/16



TRACT# 1, 1.327 ACRES

A tract of land containing 1.327 acres, more-or-less, being all of Lot 4, Block 7 Kearney Park Subdivision, and parts of adjoining roads and railroad right-of-way and also being part of that certain 3.524 acre tract described by Deed Book 777, page 412 of the Records of the Chancery Clerk of Madison County, Mississippi and said tract being more particularly described as follows:

Beginning at an iron pin at the intersection of the centerline of a 51.5 ft. wide railroad right-of-way and the East line of Hunt Avenue; said point being S 0 degrees 00 minutes 49 seconds West, a distance of 25.75 ft. from the SW corner of Lot 4, Block 7 of Kearney Park Subdivision;

Run thence N 0 degrees 08 minutes 49 seconds E. 155.45 ft. to an iron pin at the intersection of the East R.O.W. line of Hunt Avenue and the North R.O.W line of Campbell Drive;

Thence run S 89 degrees 51 minutes 11 seconds E. 371.8 ft. along said North R.O.W. line of Campbell Drive to an iron pipe at the centerline of Berkley Drive;

Thence S 0 degrees 08 minutes 49 seconds W. 155.45 ft. along the centerline of Berkley Drive to an iron pipe in the centerline of aforesaid Railroad R.O.W.;

Thence along said centerline of Railroad R.O.W. N 89 degrees 51 minutes 11 seconds W. 371.8 ft. to the point of beginning.

To the Chancery Clerk of Madison County,  
Mississippi:

The real property described herein is located in the SE $\frac{1}{4}$  of SE $\frac{1}{4}$  of Section 29, T-9-N, R-1-W, Madison County, Mississippi.

*William E. Creel*

William E. Creel, Land Surveyor RLS# 1797  
109 Creel Lane, Bentonia, MISS. 39040

Phone No. 1-601-673-9242

November 14, 1995

OCT. 17, 2012 UPDATED

BOOK 2876 PAGE 851  
###

# PLAT OF SURVEYS OF

ALL BEARINGS SHOWN WERE  
TAKEN FROM THE SUBDIVISION  
PLAT.

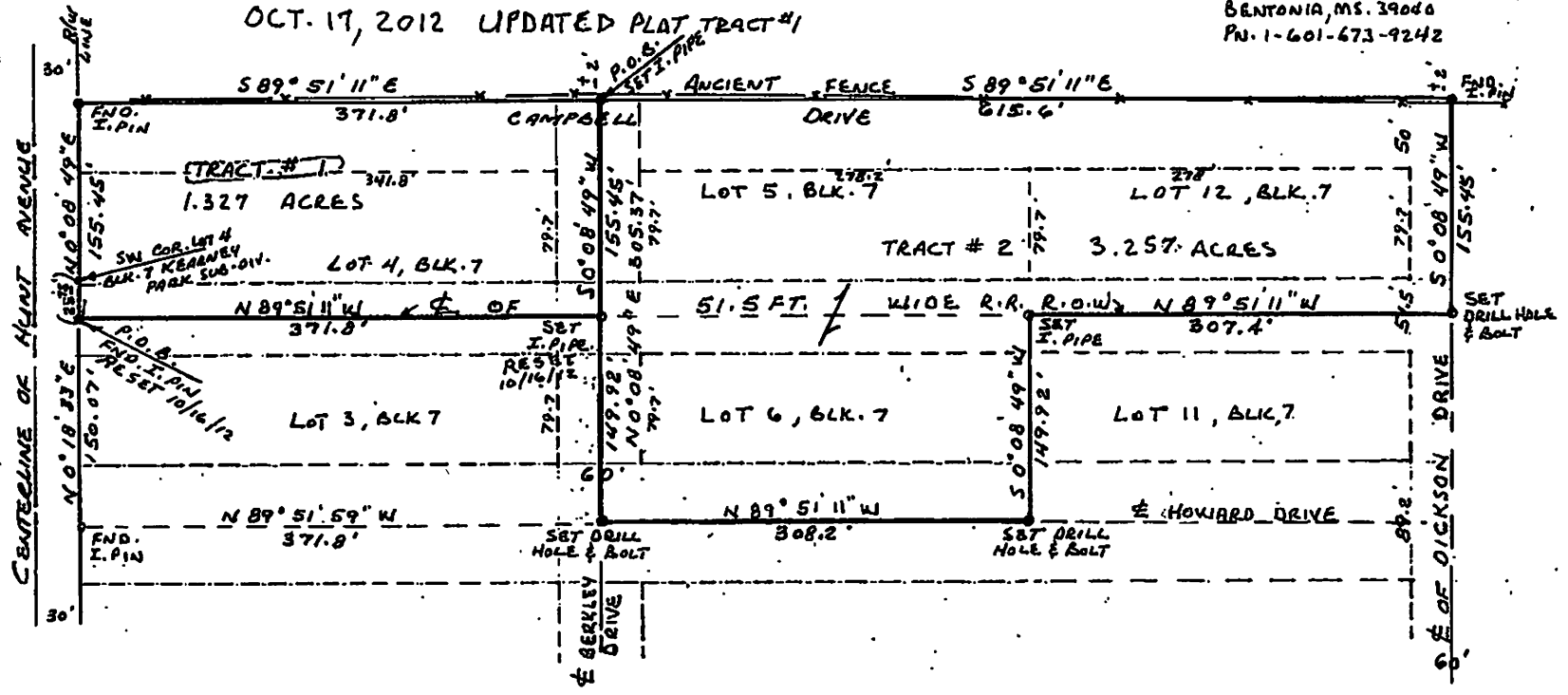
2 PARCELS OF LAND ENCOMPASSING LOTS 4, 5,  
6, & 12, BLOCK 7, OF KEARNEY PARK SUBDIVISION, PART  
1, AND PARTS OF ADJOINING ROAD & RAILROAD RIGHTS-  
OF-WAY NEAR FLORA, MADISON COUNTY, MISSISSIPPI



*William E. Creel*

NOV. 16, 1995 SCALE: 1" = 100' CLASS "B" SURVEY  
OCT. 17, 2012 UPDATED PLAT TRACT #1

109 CREEL LANE  
BENTONIA, MS. 39040  
PH. 1-601-673-9242



- REFERENCE MATERIAL:
1. DEED BOOK 777, PAGE 412
  2. PLAT OF KEARNEY PARK SUBDIVISION, PART #1 (PLAT FILE A, SHEET 82)



Find address or place

Parcels: 0611-29D-101/00.00

Parcel ID: 0611-29D-101/00.00  
Owner: RAMSAY ALAN T & G VICTORIA  
Address: 109 CAMPBELL DR  
Deed Record: [Click Here to See Deed](#)

[Zoom to](#)

Madison County GIS Department Kay Little 125 W Center St Canton, MS 3904

300ft  
-90.315 32.591 Degrees



