



# 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 23, 2020

Chantelle Williams  
4909 West Madison Street  
Flora, MS 39071



Re: *Tax Parcel No. 0611-32A-003/05.00*

Dear Ms. Williams,

An inspection made on November 17, 2020, revealed a violation occurring on the property referenced above. This parcel is zoned Article XIII: Medium Density Residential District (R-2), and the keeping or raising of livestock and poultry is not a permitted use, nor a conditional use. Our inspection verified livestock are being kept on the property in question.

## 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 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. Madison County is authorized to correct the infraction in case of a non-response by a

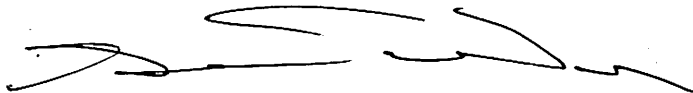
Page Two,  
November 20, 2020

violator, and to assess the violator's property for the cost of correcting the violation. The assessment shall represent a lien against the property of the violator.

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 action to bring this property into compliance with Madison County zoning regulations. This meeting is scheduled for May 18, 2015, at 4:30 P. M., in the Boardroom of the County Office Complex, located at 125 West North Street, Canton, Mississippi. You are advised to attend for an adjudication regarding the violations of the subject property to bring it back into compliance with the zoning ordinances as referenced herein.

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

Sincerely,

A handwritten signature in black ink, appearing to read "Scott Weeks", written over a horizontal line.

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

BENCHMARK TITLE

Recording Fee  
\$25.00  
Archive Fee  
\$1.00  
-----  
Total  
\$26.00

Madison County, MS  
I certify this  
instrument was filed  
on 10/09/2020 12:23:04  
PM  
and eRecorded in the  
W  
Book 3926 Page 557 -  
559  
INSTR#:907385  
Ronny Lott, Chancery  
Clerk  
By:RGK

PREPARED BY:  
Cecil D. McClellan III (MB# 10478)  
Benchmark Title, LLC  
124 One Madison Plaza, Suite 1400  
Madison, MS 39110  
(601)707-7789

RETURN TO:  
Benchmark Title, LLC  
124 One Madison Plaza, Suite 1400  
Madison, MS 39110  
(601)707-7789  
File #: 2020-2755

**WARRANTY DEED**

STATE OF MISSISSIPPI  
COUNTY OF MADISON

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 which is hereby acknowledged, the GRANTOR:

**BSW Properties, LLC**  
A Mississippi Limited Liability Company  
4230 Quail Run Road  
Jackson, MS 39211  
Phone Number: (601)573-0293

does hereby bargain, sell, grant, convey, and warrant unto GRANTEE:

**Chantelle Williams**  
4909 W. MADISON ST.  
FLORA, MS 39071  
Phone Number: (601) 701-8634

the following described land and property located in Madison County, Mississippi, and more particularly described as follows:

Complete Legal Description is attached hereto as Exhibit A.

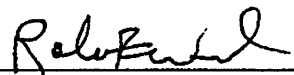
INDEXING INSTRUCTIONS: Lot 4, Flannes Estates, Madison County, Mississippi

Excepted from this deed and warranty hereof are all zoning and building ordinances; easements, covenants and rights of way of record; and prior reservations and conveyances of minerals.

IT IS AGREED and understood that the taxes for the current year will be paid by Grantor.

IN WITNESS THEREOF, the undersigned Grantor has executed this Warranty Deed on the 5th day of October, 2020.

**BSW Properties, LLC**

  
\_\_\_\_\_  
BY: Robert R. Ward  
ITS: Manager

STATE OF MISSISSIPPI  
COUNTY OF MADISON

Personally appeared before me, the undersigned authority in and for the said county and state, on this 5<sup>th</sup> day of October, 2020, within my jurisdiction, the within named Robert R. Ward, who acknowledged to me that he is the Manager of BSW Properties, LLC, and that he executed, signed and delivered the above and foregoing instrument on behalf of BSW Properties, LLC, and as its act and deed, after first being duly authorized by said Mississippi Limited Liability Company to do so.

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

My Commission Expires:  
5/20/2022



**EXHIBIT A**

**COMPLETE LEGAL DESCRIPTION**

Lot 4, Flannes Estates, a subdivision according to a map or plat thereof which is on file and of record in the office of the Chancery Clerk of Madison County at Canton, Mississippi, in Plat Cabinet F at Slide 166A, reference to which is hereby made in aid of and as a part of this description.

Together with non-exclusive and perpetual use of the 50' ingress/egress easement shown on the plat of Flannes Estates which runs along the southern boundary line of the subject property.

PTAX0I - B  
Tax Year 2021

County of Madison  
TAX RECEIPT INQUIRY  
11/16/2020

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 005999	061I-32A-003/05.00	425		98.6800

<u>Name</u>	<u>Value</u>	<u>Tax</u>
BSW PROPERTIES LLC	Total Valuation. . . . . 923	91.08
<u>Description</u>	Exempt Credit. . . . .	
-----	All Exempt Credit.	
4320 QUAIL RUN RD	Net Ad Valorem Tax. . . . .	91.08
JACKSON MS 39211	Forestry Tax (20.48Ac @ .09):	1.84
-----		
21.47 AC IN W1/2 NE1/4	Total Tax . . . . .	92.92
	Total Paid (see below): . . . .	.00
	Interest Due. . . . .	.00
	Amount Due. . . . .	92.92

INSTALLMENTS

	<u>Date</u>	<u>Interest</u>	<u>Batch</u>	<u>Taxes</u>
1				
2				
3				

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

Library MADISON COUNTY TAX 2021

BSW PROPERTIES LLC  
4230 QUAIL RUN RD

Parcel 061I-32A-003/05.00 PPIN 2485  
Alt Parcel 0613  
Exempt Code JD 0 Tax District 4 M  
Subdivision 02021 ADDENDUM

FLANNES ESTATES

Neighborhood

Map

JACKSON MS 39211 St Addr  
Sect/Twn/Rng 32 09N 01W Blk

Cls	C-Acres	C-Value	U-Acres	U-Value	T-Acres	Improved	True	Assessed
1								
2	.99	770	20.48	5380	21.47		6150	923
	.99	770	20.48	5380	21.47		6150	923

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 3305 Pg 707 Ext

Drainage Code Benefit Price Total Deed Date 2 17 2016 Type D  
35 KEARNEY PARK 923.00 F Current 2021 Yr Added 11 12 2001

L 6150 CNV

B Chged 11 3 2020

Lovee Benefits X = Use1 8160 Use2 8160 SMEADOR

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

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

**CORRECTION QUITCLAIM DEED**

**Instrument prepared by and Return To:**

R. Patrick McCraney, Esq. (MS 100028)  
McCraney, Coco & Lee, PLLC  
800 Woodlands Parkway, Suite 107  
Ridgeland, Mississippi 39157  
601.899.0065 (voice)  
866.733.2008 (facsimile)

207-1542

**Indexing Instructions:**

E ½, NE ¼, Section 32 Township 9 North, Range 1 West  
Madison County, MS &

NW ¼, Section 32, Township 9 North, Range 1 West  
Madison County, MS

**Grantor:**

The Woodlands of Flora, LLC  
4320 Quail Run Rd.  
Jackson, MS 39211  
(601) 594-2093

**Grantee:**

BSW Properties, LLC  
4320 Quail Run Rd.  
Jackson, MS 39211  
(601) 594-2093

For an 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 which are hereby acknowledged, **THE WOODLANDS OF FLORA, LLC**, a Mississippi limited liability company (the "Grantor"), does hereby sell, convey and quitclaim unto **BSW PROPERTIES, LLC** a Mississippi limited liability company (the "Grantee"), the following described land situated in Madison County, Flora, Mississippi, to wit:

All lands owned by Grantor in in Madison County, Mississippi, but excluding (and only excluding) any lands owned by Grantor within that portion of that subdivision known as the Woodlands of Flora, Part One (including any platted private roads and common areas), located in Section 32, Township 9 North, Range 1 West, Madison County, MS pursuant to a map or plat thereof as same appears of record in Plat Book D, Page 145 of the land records of the Chancery Clerk of Madison at Canton, Mississippi referenced to which is made in aid of this description.



This conveyance, being quitclaim in nature, is made without warranty and pursuant to all easements, covenants and other matters of record.

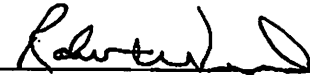
This instrument was prepared at the request of the Grantor and Grantee without the benefit of a title search.

This correction deed is executed and re-recorded to correct the name of the excluded subdivision referenced in the legal description and to correct a missing date in the notary block from that Quitclaim Deed that appears of record in Book 3300, at Page 611.

*[remainder of page intentionally left blank; signature page follows]*

WITNESS THE DULY AUTHORIZED SIGNATURE of the undersigned effective as of December 31, 2015, but executed and delivered on the date set forth in the Notary Acknowledgment set forth below.

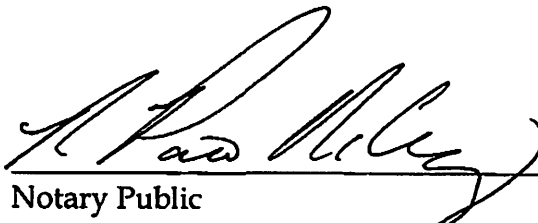
The Woodlands of Flora, LLC

BY:   
Name: Robert R. Ward, Manager

STATE OF MISSISSIPPI  
COUNTY OF MADISON

PERSONALLY APPEARED before me, the undersigned authority in and for the aforesaid county and state, on this the 12th day of February, 2016 within my jurisdiction, the within named Robert R. Ward, who acknowledged to me that he is a Manager of **The Woodlands of Flora, LLC**, a Mississippi limited liability company and that for and on behalf of said limited liability company, and as its act and deed, he executed the above and foregoing instrument after first having been duly authorized by said limited liability company so to do.

Given under my hand and official seal:

  
Notary Public

My Commission Expires: 11-28-17













