



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 19, 2020

Navjash LLC
106 Whisper Lake Blvd
Madison, MS 39110



Re: *Tax Parcel No. 0611-29D-089/01.00*

Dear Mr. Banks,

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 19, 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

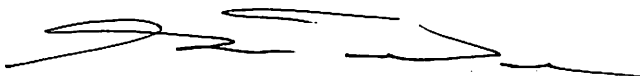
the infraction within seven days, the Board of Supervisors may extend the time for such correction prior to imposition of a fine. If the warning time is extended by the Board of Supervisors, the violator shall be notified in writing by the Zoning Administrator (or his duly authorized representative) 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
601-826-9021 cell

Library MADISON COUNTY TAX 2020

NAVJASH LLC

Parcel 061I-29D-089/01.00 PPIN 2417

126 WHISPER LAKE BLVD

Alt Parcel 0612940890100

Exempt Code JD 0 Tax District 4 M

Subdivision 03860 ADDENDUM

KEARNEY PARK PT 1 BL 10

Neighborhood Map

MADISON MS 39110 St Addr 490 LIVINGSTON VERNON RD

Sect/Twn/Rng 29 09N 01W Blk

Cls C-Acres C-Value U-Acres U-Value T-Acres Improved True Assessed

Cls	C-Acres	C-Value	U-Acres	U-Value	T-Acres	Improved	True	Assessed
1								
2	2.26	22600			2.26	300810	323410	48512
	2.26	22600			2.26	300810	323410	48512

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 3415 Pg 607 Ext

Drainage Code Benefit Price Total Deed Date 11 18 2016 Type

36 PERS BC & KE 48512.00 F Current 2012 Yr Added 11 12 2001

L 22600 CNV

B 300810 Chged 1 9 2017

Free Benefits X = Use1 Use2 5480 ASIMPSON

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 034626	061I-29D-089/01.00	426		99.1036

Name	Total Valuation. .	Value	Tax
NAVJASH LLC		49926	4,947.85
Description	Exempt Credit. . .		
-----	All Exempt Credit.		
106 WHISPER LAKE BLVD	Net Ad Valorem Tax.		4,947.85
MADISON MS 39110			

LOTS 1-7 & 11-14 & PT LOTS 9 & 10	Total Tax	4,947.85
KEARNEY PARK PT 1 BLK 10 BEING 2.26	Total Paid (see below).	4,947.85
AC	Interest Due.00
	Amount Due.	*PRINTED*

	INSTALLMENTS		
	Date	Interest	Batch
1	1/27/20		225
2			
3			
			Taxes
			4,947.85

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

Prepared by:
G. Michael Massey, Esq. (MSB No. 9404)
Massey, Higginbotham, Vise & Phillips, P.A.
3003 Lakeland Cove, Suite E
Flowood, Mississippi 39232
Telephone: 601-420-2200

Return to after recording:
G. Michael Massey (MSB No. 9404)
Massey, Higginbotham, Vise & Phillips, P.A.
3003 Lakeland Cove, Suite E
Flowood, Mississippi 39232
Telephone: 601-420-2200

INDEXING INSTRUCTIONS:

②
14⁰⁰
623
REMPROE

Tract 1: Part of Lots 8, 9, 10, & 11, Block 10, Part One, Kearney Park Subdivision, Cabinet Slide A-82, Madison County, Mississippi

Tract 2: All of Lots 1-7, 12-14, and part of Lots 8, 9, 10 & 11, Block 10, Part One, Kearney Park Subdivision, Cabinet Slide A-82, Madison County, Mississippi

WARRANTY DEED

NOW THEREFORE, for an in consideration of the sum of Ten and No/100 Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, the undersigned GRANTOR,

Kearney Park Grocery, Inc., a Mississippi corporation
133 Bradshaw Road
Flora, Mississippi 39071
Telephone: (601) 879-8954

do hereby grant, bargain, sell, convey and warrant unto GRANTEE,

Navjash, LLC, a Mississippi limited liability company
106 Whisper Lake Boulevard
Madison, Mississippi 39110
Telephone: (601) 497-6276

that certain property and land located and being situated in Madison County, Mississippi, and being more particularly described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF (Page 3 of 3)

This conveyance is made subject to any and all applicable building restrictions, restrictive covenants, release of damages, rights-of-way, easements and mineral reservations of record.

IT IS AGREED AND UNDERSTOOD that the ad valorem taxes for the current year are hereby assumed by the GRANTEE herein.

WITNESS THE SIGNATURE of the undersigned GRANTOR this the 17th day of November, 2016.

KEARNEY PARK GROCERY, INC., a Mississippi corporation

Jackie D. Clark
Jackie D. Clark, President

STATE OF Mississippi
COUNTY OF RANKIN

Personally appeared before me, the undersigned authority in and for the said county and state, on this 17th day of November, 2016, within my jurisdiction, the within named Jackie D. Clark, who acknowledged that she is the President of Kearney Park Grocery, Inc., a Mississippi corporation, and that in said representative capacity, she executed the above and foregoing instrument, after first having been duly authorized so to do.

Subscribed and sworn before me on this 17th day of November, 2016.

Amy N. Dickinson
NOTARY PUBLIC

My Commission Expires:
[AFFIX NOTARIAL SEAL]
AMY N. DICKINSON
Commission Expires
Nov. 4, 2018
HINDS COUNTY

EXHIBIT "A"
Property Description

Tract 1: A parcel of land fronting 166.7 feet on the North side of Moore Avenue, containing 0.86 acres, more or less, being a part of Lots 8, 9, 10, and 11, Block 10, Part One, Kearney Park Subdivision as recorded in Cabinet Slide A-82 in the records of the Chancery Clerk of Madison County, Mississippi, and more particularly described as follows:

Beginning at the Southeast corner of said Lot 9, Block 10, Kearney Park Subdivision, Part One, and run North 89 degrees 50 minutes West along the North line of Moore Avenue for 166.7 feet to a point; thence North 00 degrees 25 minutes East, parallel to Berkley Drive for 225.5 feet to a point; thence South 89 degrees 50 minutes East, parallel to Moore Avenue for 166.7 feet to a point on the West line of Berkley Drive; thence South 00 degrees 25 minutes West along the West line of Berkley Drive for 225.5 feet to the point of beginning.

Tract 1 legal description being one and the same as the description contained in Deed Book 238 at Page 102.

Tract 2: A parcel of land fronting 175.1 feet on the north side of Moore Avenue containing 1.4 acres, more or less, being all of lots 1-7, 12-14, and a part of Lots 8, 9, 10 & 11, Block 10, Part 1 Kearney Park Subdivision as recorded in Cabinet Slide A-82 in the records of the Chancery Clerk of Madison County, Mississippi, and more particularly described as follows:

Beginning at the SW corner of Block 10 of said Kearney Park Subdivision, Part 1 and run N 00°25'E along the west line of said Block 10 for 324.2 feet to the NW corner of said Block 10; thence S 89°50'E along the north line of said Block 10 for 237.8 feet to a point; thence S 00°25'W for 98.7 feet to a point; thence N 89°50'W for 62.7 feet to a point; thence S 00°25'W for 225.5 feet to a point on the south line of said Block 10; thence N 89°50'W along the south line of said Block 10 for 175.1 feet to the point of beginning.

Tract 2 legal description being one and the same as the description contained in Deed Book 239, Page 293.







Parcels: 0611-29D-089/01.00

Parcel ID: 0611-29D-089/01.00
Owner: NAVJASH LLC
Address: 490 LIVINGSTON VERNON RD
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 32.590 Degrees