



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

May 18, 2023

Hercules and Esther Anderson
103 Sagefield Dr.
Canton, MS 39046

Re: *Tax Parcel No. 082H-27-016/23.00*

To Mr. and Mrs. Anderson,

The property referenced above is zoned R-1A Single Family Residential District. The permitted uses listed in the Madison County Zoning Ordinance are residential use and accessory uses associated with the land for residential purposes. An inspection made on the property referenced above reveals what appears to be commercial use of a wrecker towing service which is not permitted in a residential district. You are hereby notified of this violation and advised to cease all commercial activity. This property is also in violation of section 406.03 and 406.13 of the Madison County Zoning Ordinance.

406.03 Parking and Storage of Derelict Vehicles: Vehicles that are wrecked, dismantled, partially dismantled, inoperable, abandoned or discarded and are not capable of being legally (that is, if the vehicle does not have a current inspection sticker and current license plate affixed to the vehicle) driven upon the roads, streets or highways of the Madison County shall not be parked or stored on any residentially zoned property other than in completely enclosed buildings, nor shall such vehicles be parked on public streets or roads.

406.13 Large Trucks Restricted in Platted Residential Zoned Subdivisions: For the purpose of these regulations the term "large truck" is defined to include all trucks with either a cargo box or bed in excess of twenty (20) feet or any motor vehicle with a payload (carrying capacity) greater than four ton. No such trucks shall be permitted to park on streets in platted residential zoned subdivisions, provided however that such trucks may be parked on street for a period not to exceed time the truck is required in the conduct of work on the premises. This requirement is not meant to apply to arterial streets traversing, or adjacent to, residential areas.

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

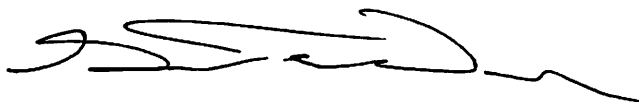
Page Two,
May 18, 2023

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 ten (10) 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 ten 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 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 **June 6, 2023, at 9 A.M.** in the Board Room of the Madison County Chancery and Administrative Building. If you have any questions, please advise.

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



LRMINQ01 TAXINQ
Library MADISON COUNTY TAX 2023
ANDERSON HERCULES JR & ESTHER H
103 SAGEFIELD DR

LANDROLL INQUIRY - BASIC DATA

LRWINQ01/M5

Parcel 082H-27 -016/23.00 PPIN 40700
Alt Parcel 0822
Exempt Code JD 0 Tax District 1 M
Subdivision 07716 ADDENDUM

SAGEFIELD
Neighborhood Map

CANTON MS 39046 St Addr 103 SAGEFIELD DR
Sect/Twn/Rng 27 08N 02E Blk HS#74701-15
Cls C-Acres C-Value U-Acres U-Value T-Acres Improved True Assessed
1 60000 261830 321830 32183
2 60000 261830 321830 32183

Homestead Type 4 1=065 2=DAV 3=DIS 4=Reg Reg 300.00 100 DAV
Mtg Group Eligible C11 Y (Y/N)

New Value Added F-Fire 0-Override Deed Bk 3100 Pg 379 Ext
Drainage Code Benefit Price Total Deed Date 7 1 2014 Type DB
13 SOUTH MADISO 32183.00 F Current 2021 Yr Added 3 20 2003

L 60000 DSKJ
B 261830 Chged 7 10 2015
Levee Benefits X = Use1 Use2 DSEA

F3-NEXT PARCEL F5-LEGAL F6-ADDENDUM F7-DEEDS F8-FLAGS F9-OPTIONS F24-EXIT
F3 next record, Page-Up prev record, F13 Paperlink

PTAX01 - B
Tax Year 2023

County of Madison
TAX RECEIPT INQUIRY
5/18/2023

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 001003	082H-27 -016/23.00	124		102.6800

<u>Name</u>	<u>Value</u>	<u>Tax</u>
ANDERSON HERCULES JR & ESTHER H	Total Valuation. 32183	3,304.55
Name, Address, Description	Exempt Credit. 7500	300.00
-----	All Exempt Credit.	
103 SAGEFIELD DR	Net Ad Valorem Tax.	3,004.55
CANTON MS 39046		

LOT 32 SAGEFIELD	Total Tax	3,004.55
	Total Paid (see below).	3,004.55
	Interest Due.00
	Amount Due.	*PRINTED*

INSTALLMENTS				
	<u>Date</u>	<u>Interest</u>	<u>Batch</u>	<u>Taxes</u>
1	12/20/22		001	3,004.55
2				
3				

Enter=Next|F1=Srch|F3=End|F5=Prt Inst/F6=Prt Final|F7=End|F13=Hold|F14=Reprint

BOOK 3100 PAGE 379 DOC 01 TY W
INST # 734900 MADISON COUNTY MS.
This instrument was filed for
record 7/01/14 at 3:01:28 PM
CYNTHIA PARKER, C.C. BY: HRM D.C.

Prepared by:
Paige L. Purvis, Esq.
2630 Ridgewood Road, Suite E
Jackson, MS 39216
(601) 988-6000
File No. 14-354

Return to:
Paige L. Purvis, P.A.
2630 Ridgewood Road, Suite E
Jackson, MS 39216
(601) 988-6000
File No. 14-354

12⁰⁰ ②
#620

INDEXING INSTRUCTIONS: Lot 32, Sagefield.
PROPERTY ADDRESS: 103 Sagefield Drive, Canton, MS 39046.
PARCEL NUMBER: 082H-27-016/23.00
STATE OF MISSISSIPPI
COUNTY OF MADISON
FIRST JUDICIAL DISTRICT

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 which are hereby
acknowledged, We (I)

**SHARON R. CHESLER n/k/a SHARON REYES and
DENNIS N. CHESLER**
3870 Peachtree Industrial Blvd, Ste. 340, Box 283
Deluth, GA 30096
(601) 519-5309

Grantors, do hereby sell, convey, bargain and warrant to

**HERCULES ANDERSON, JR. and wife,
ESTHER H. ANDERSON**
103 Sagefield Drive
Canton, MS 39046
(601) 918-0408

Grantees, as joint tenants with full rights of survivorship and not as tenants in common, the
following described land and real property situated and located in the First Judicial District of
Madison County, Mississippi, more particularly and certainly described as follows:

**Lot 32, Sagefield, 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 D at Slides 107 & 108, reference to
which is hereby made in aid of and as a part of this description.**

THIS CONVEYANCE is made subject to all applicable building restrictions, restrictive covenants, easements, and mineral reservations of record.

IT IS AGREED and understood that the taxes for the current year have been prorated as of this date on an estimated basis. When said taxes are actually determined, if the proration as of this date is incorrect, the Grantor(s) agree to pay to the Grantee(s) or his/her/their assigns, any amount which is a deficit on an actual proration. Likewise, Grantee(s) agree to pay to the Grantor(s) any amount overpaid by Grantor(s).

I (we) hereby certify that the 2014 property taxes ~~does~~ does not qualify for the homestead exemption benefit. Further, I (we) have ~~or have not~~ surrendered possession and/or occupancy of the premises prior to December 31, 2013.

[Signature] (initial)

WITNESS THE UNDERSIGNED SIGNATURE, on this the 20th day of JUNE, 2014.

[Signature]
SHARON R. CHESLER N/K/A
SHARON REYES

[Signature]
DENNIS N. CHESLER

STATE OF MISSISSIPPI
COUNTY OF HINDS

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction above stated, the within named SHARON R. CHESLER n/k/a. SHARON REYES and DENNIS N. CHESLER, who(m) stated and acknowledged to me that he/she/they did sign and deliver the above and foregoing instrument on the date and for the purposes therein stated.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, this the 20th day of JUNE, 2014.



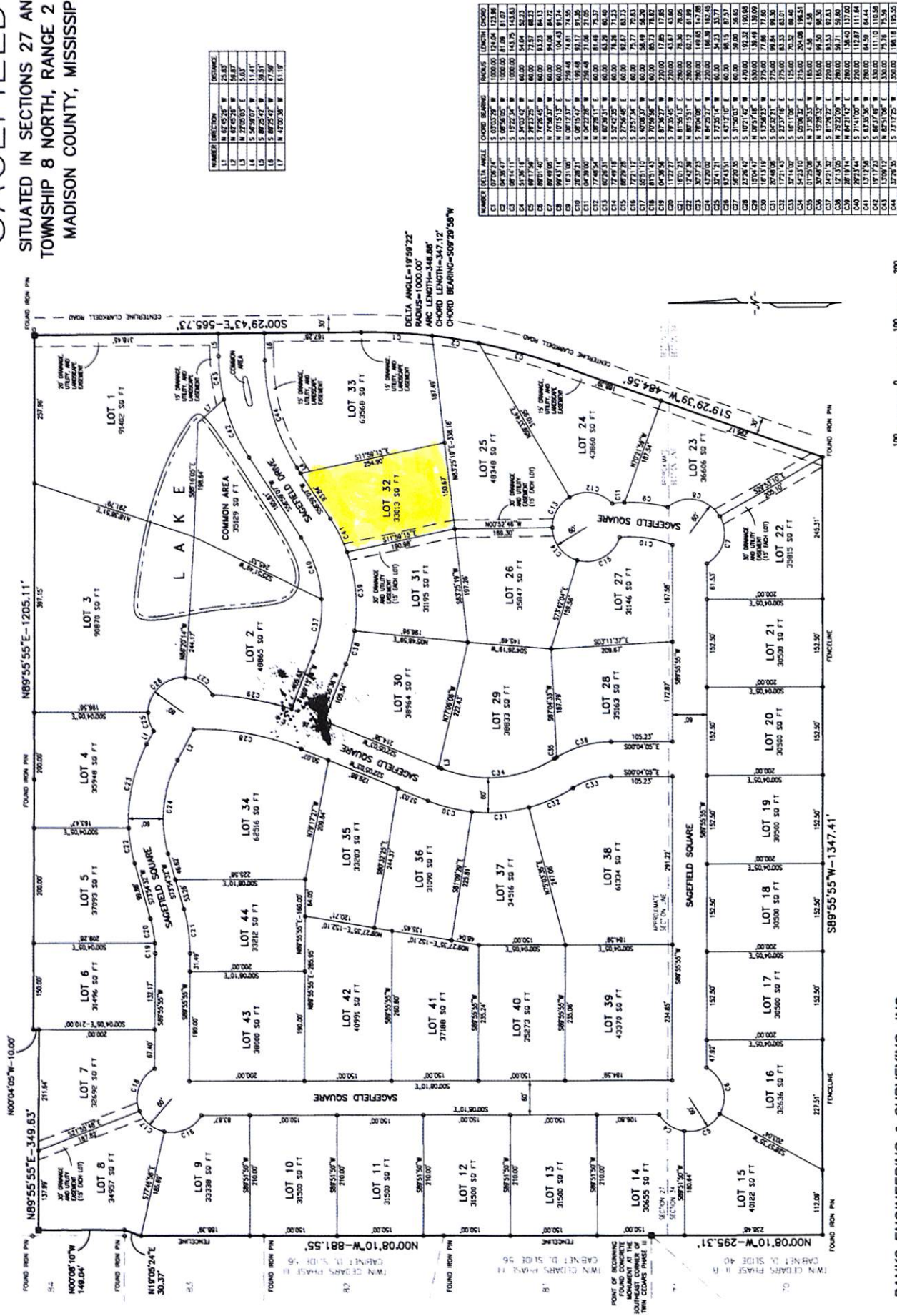
[Signature]
NOTARY PUBLIC
(notary seal required)

MY COMMISSION EXPIRES:

SAGEFIELD

SITUATED IN SECTIONS 27 AND 34
TOWNSHIP 8 NORTH, RANGE 2 EAST
MADISON COUNTY, MISSISSIPPI

7716 0-107 & 0-108



NUMBER	DIRECTION	DISTANCE
11	N 82°52'35" W	25.87
12	N 82°52'35" W	58.87
13	N 72°05'05" E	5.05
14	N 82°52'35" W	18.31
15	S 82°52'35" W	18.31
16	S 82°52'35" W	47.59
17	N 42°02'30" W	61.19

NUMBER	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	CHORD
C1	170°27'27"	S 03°02'29" W	1000.00	1704.12
C2	170°27'27"	S 03°02'29" W	1000.00	1704.12
C3	08°14'11"	S 92°52'34" W	1000.00	143.24
C4	51°36'15"	S 24°02'47" W	60.00	54.24
C5	89°21'40"	S 72°52'29" E	60.00	72.57
C6	89°21'40"	S 72°52'29" E	60.00	72.57
C7	89°21'40"	S 72°52'29" E	60.00	72.57
C8	89°21'40"	S 72°52'29" E	60.00	72.57
C9	181°31'00"	N 08°11'51" E	258.48	14.81
C10	28°29'21"	S 08°12'47" W	198.48	92.17
C11	04°29'20"	N 08°12'47" W	258.48	21.06
C12	17°48'34"	N 89°21'40" W	60.00	61.48
C13	17°48'34"	N 89°21'40" W	60.00	61.48
C14	17°48'34"	N 89°21'40" W	60.00	61.48
C15	17°48'34"	N 89°21'40" W	60.00	61.48
C16	17°48'34"	N 89°21'40" W	60.00	61.48
C17	17°48'34"	N 89°21'40" W	60.00	61.48
C18	17°48'34"	N 89°21'40" W	60.00	61.48
C19	11°27'27"	S 78°52'55" W	250.00	43.81
C20	11°27'27"	S 78°52'55" W	250.00	43.81
C21	180°17'31"	N 81°50'11" E	280.00	78.05
C22	17°42'29"	N 89°21'40" W	280.00	62.12
C23	17°42'29"	N 89°21'40" W	280.00	62.12
C24	17°42'29"	N 89°21'40" W	280.00	62.12
C25	17°42'29"	N 89°21'40" W	280.00	62.12
C26	17°42'29"	N 89°21'40" W	280.00	62.12
C27	17°42'29"	N 89°21'40" W	280.00	62.12
C28	17°42'29"	N 89°21'40" W	280.00	62.12
C29	17°42'29"	N 89°21'40" W	280.00	62.12
C30	17°42'29"	N 89°21'40" W	280.00	62.12
C31	17°42'29"	N 89°21'40" W	280.00	62.12
C32	17°42'29"	N 89°21'40" W	280.00	62.12
C33	17°42'29"	N 89°21'40" W	280.00	62.12
C34	17°42'29"	N 89°21'40" W	280.00	62.12
C35	17°42'29"	N 89°21'40" W	280.00	62.12
C36	17°42'29"	N 89°21'40" W	280.00	62.12
C37	17°42'29"	N 89°21'40" W	280.00	62.12
C38	17°42'29"	N 89°21'40" W	280.00	62.12
C39	17°42'29"	N 89°21'40" W	280.00	62.12
C40	17°42'29"	N 89°21'40" W	280.00	62.12
C41	17°42'29"	N 89°21'40" W	280.00	62.12
C42	17°42'29"	N 89°21'40" W	280.00	62.12
C43	17°42'29"	N 89°21'40" W	280.00	62.12
C44	17°42'29"	N 89°21'40" W	280.00	62.12

SAGEFIELD

SITUATED IN SECTIONS 27 AND 34
TOWNSHIP 8 NORTH, RANGE 2 EAST
MADISON COUNTY, MISSISSIPPI

OWNERS CERTIFICATE
STATE OF MISSISSIPPI
COUNTY OF MADISON

BCB LLC, does hereby certify that it is the owner of the land described in the foregoing description, and that the undersigned owner has caused said land to be subdivided and plotted as shown hereon and has designated the same as SAGEFIELD, and the owner does hereby dedicate the streets and streets rights-of-way and easements shown hereon for public use forever.

Witness the signature of the owner, this the 17th day of OCTOBER, 2002.

OWNER: BCB LLC

Robert A. Brown, Jr.
Robert A. Brown, Jr., Member
Charlotte M. Brown
Charlotte M. Brown, Member

COUNTY ENGINEER'S RECOMMENDATIONS
STATE OF MISSISSIPPI
COUNTY OF MADISON

I the undersigned, have examined this plat and find it conforms to all conditions set forth on the preliminary plat as approved by the Board of Supervisors and thus recommend final approval.

K. M. L...
County Engineer

BOARD OF SUPERVISORS
STATE OF MISSISSIPPI
COUNTY OF MADISON

I hereby certify that this is a true copy and that this plat was approved by the Board of Supervisors in session on the 25 day of OCTOBER, 2002.

David H. Richardson
President, Board of Supervisors
Madison County Mississippi

FILING AND RECORDATION
STATE OF MISSISSIPPI
COUNTY OF MADISON

I, Mike Crook, Clerk of the Chancery Court in and for said County and State, do hereby certify that this duplicate plat of SAGEFIELD was filed for record in my office on this the 29 day of DECEMBER, 2002, and was duly recorded in Cabinet D at Side 111111 of the records of maps and plats of land of Madison County, Mississippi.
Given under my hand and seal of office this 29 day of DECEMBER, 2002.

Mike Crook
Mike Crook
Chancery Clerk



BEARINGS SHOWN HEREON ARE BASED UPON TWIN CEDARS PHASE II (CABINET D, SLIDE 06) (MONUMENTS FOUND).

DENOTES CONCRETE MONUMENT

DENOTES 1/2" IRON PIN

ACCORDING TO THE F.E.M.A. F.I.R.M. COMMUNITY PANEL NUMBER 280225 0330 D DATED APRIL 13, 1994, THIS PROPERTY LIES WITHIN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN).

MINIMUM BUILDING SETBACKS PER MADISON COUNTY REQUIREMENTS FOR R-1A ZONING:
FRONT - 30 FEET
SIDE - 15 FEET
REAR - 25 FEET
STREET SIDE - 50 FEET

NO BUILDING MAY BE BUILT WITHIN ANY DRAINAGE OR UTILITY EASEMENT SHOWN HEREON.

SEE TYPICAL LOT DETAIL FOR TYPICAL EASEMENT INFORMATION. OTHER EASEMENTS SHOWN ON PLAT.

SURVEYOR'S CERTIFICATE
STATE OF MISSISSIPPI
COUNTY OF MADISON

It is hereby certified that this plat is true and correct and was prepared from an actual survey of the property made by me or under my supervision.

Given under my hand and seal of office this 17th day of OCTOBER, 2002.

Joak N. Starr
Joak N. Starr
PLS-02823

ACKNOWLEDGMENT
STATE OF MISSISSIPPI
COUNTY OF MADISON

Personally appeared before me, BCB LLC, the owners, and Joak N. Starr, Professional Land Surveyor; each of whom has acknowledged to me, that they signed, sealed, and delivered this plat of SAGEFIELD, and the certificates thereon as their own acts for the purposes therein stated on the date therein set forth, after having been authorized to do so.

Given under my hand and official seal of office on this 17th day of OCTOBER, 2002.

Joak N. Starr
Notary Public

PROPERTY DESCRIPTION:

A parcel of land lying and situated in the Southeast 1/4 of Section 27 and the Northeast 1/4 of Section 34, Township 8 North, Range 2 East, Madison County, Mississippi, more particularly described as follows:
For a Point of Beginning, commence at a concrete monument representing the southeast plat corner of Twin Cedars Phase II, a subdivision, the map or plat of which is of record and on file in the Office of the Chancery Clerk of Madison County. From the Point of Beginning, run thence N 00 degrees 08 minutes 10 seconds W, along the easterly line of said Twin Cedars Phase II, for a distance of 881.55 feet to an iron pin; thence leaving said easterly line, run N 19 degrees 05 minutes 24 seconds E, for a distance of 30.37 feet to an iron pin; thence run N 00 degrees 08 minutes 10 seconds W for a distance of 149.04 feet to a concrete monument; thence run N 89 degrees 55 minutes 55 seconds E for a distance of 349.63 feet to an iron pin; thence run N 00 degrees 04 minutes 05 seconds W for a distance of 10.00 feet to an iron pin; thence run N 89 degrees 55 minutes 55 seconds E for a distance of 1205.11 feet to a concrete monument on the westerly right-of-way of Clarkdell Road (circa October 2002); thence run S 00 degrees 29 minutes 43 seconds E, along said westerly right-of-way, for a distance of 565.73 feet to an iron pin; thence run southwesterly along said westerly right-of-way and the arc of a curve to the right having a delta angle of 19 degrees 59 minutes 22 seconds, a radius of 1000.00 feet, a chord bearing of S 09 degrees 29 minutes 58 seconds W, a chord length of 347.12 feet, and an arc length of 348.88 feet, for a distance of 348.88 feet to an iron pin; thence run S 19 degrees 29 minutes 39 seconds W, along said westerly right-of-way, for a distance of 484.56 feet to an iron pin; thence leaving said westerly right-of-way, run S 89 degrees 55 minutes 55 seconds W, generally along a fence line, for a distance of 1347.41 feet to an iron pin on the easterly line of Twin Cedars Phase II-B, a subdivision, the map or plat of which is of record and on file in the Office of the Chancery Clerk of Madison County; thence run N 00 degrees 08 minutes 10 seconds W, along the easterly line of said Twin Cedars Phase II-B, for a distance of 295.31 feet to the Point of Beginning. This parcel contains 47.38 acres, more or less.

