



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
Multigraphic Industries Inc.
120 Griffin Drive
Flora, MS 39071

Re: *Tax Parcel No. 0611-29D-044/00.00*

To Sir/ Madame,

The property referenced above is zoned I-2 Heavy Industrial District. The permitted uses listed in the Madison County Zoning Ordinance are industrial use. An inspection made on the property referenced above reveals a dilapidated structure which is no longer occupied and a lot which is overgrown. 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 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

Page Two,
May 18, 2023

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 with the Madison County Board of Supervisors on **June 05, 2023, 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



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May 18, 2023
T.J.Beall Company
1502 Roper Avenue
West Point, Georgia 31833

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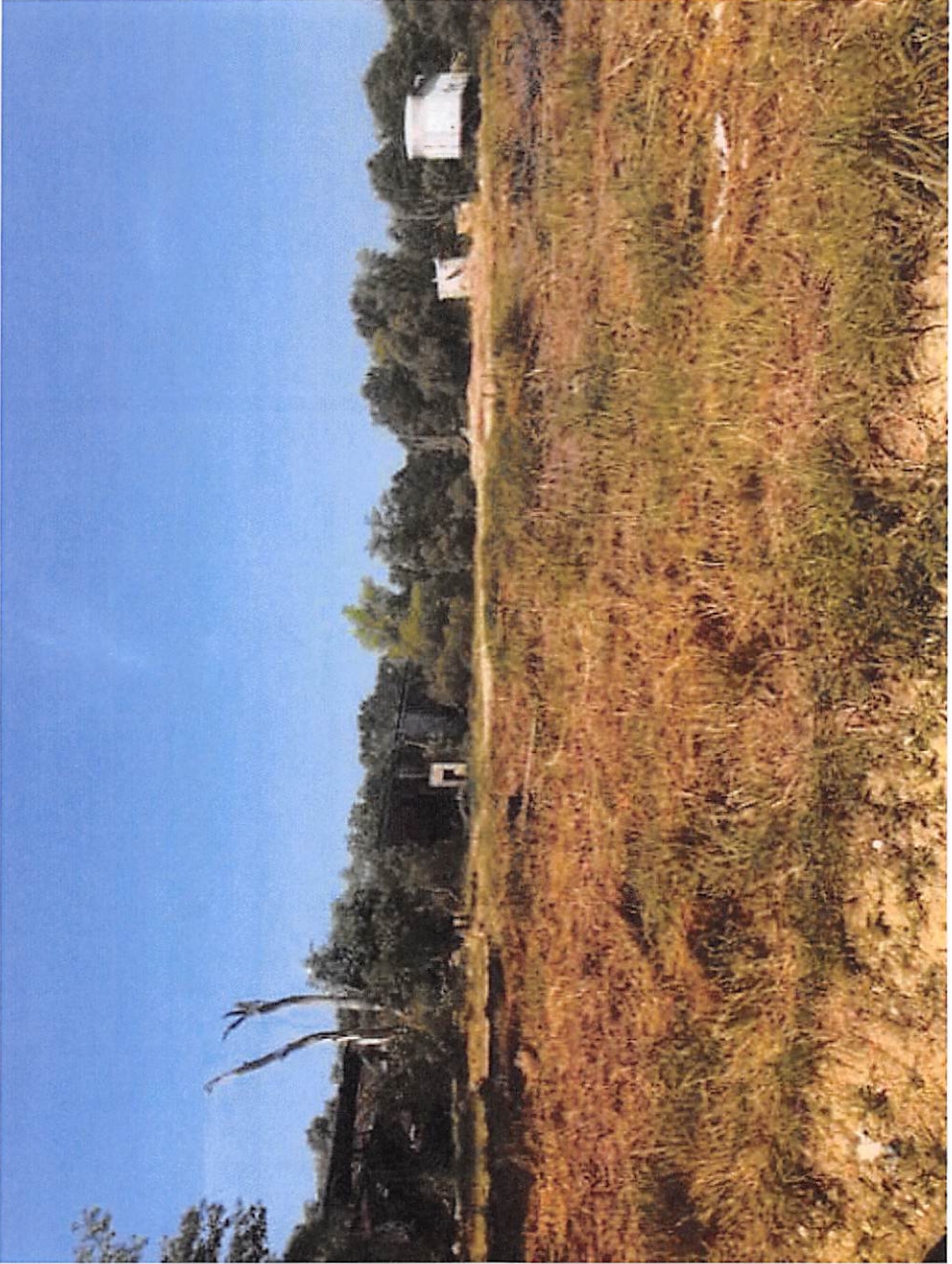
Sincerely,



Scott Weeks, Director
Planning and Zoning
scott.weeks@madison-co.com
601-826-9021 cell







PTAX0I - B
Tax Year 2023

County of Madison
TAX RECEIPT INQUIRY

Copyright 1994
F M Software

5/17/2023

<u>Receipt</u>	<u>Parcel Number</u>	<u>Tax Distr Num</u>	<u>Ex Code</u>	<u>Mills</u>
R 035455	061I-29D-044/00.00	426		99.1036

PTAX0I-24 PARCEL HAS UNREDEEMED TAX SALE - SEE CHANCERY CLERK DELINQUENT TAX DUE - CHANCERY CLERK *SEVERE*

<u>Name</u>	<u>Value</u>	<u>Tax</u>
MULTIGRAPHIC INDUSTRIES INC	29393	2,912.95

120 GRIFFIN DR		
FLORA MS 39071		

10.4A IN N/E BLK 1 & 2	Total Valuation.	2,912.95
	Exempt Credit.	
	All Exempt Credit.	
	Net Ad Valorem Tax.	2,912.95
	Total Tax	2,912.95
	Total Paid (see below).00
	Interest Due.	58.26
	Amount Due.	2,971.21

INSTALLMENTS

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

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

LRMINQ01 TAXINQ
Library MADISON COUNTY TAX 2023
MULTIGRAPHIC INDUSTRIES INC
120 GRIFFIN DR

LANDROLL INQUIRY - BASIC DATA

LRWINQ01/M5

Parcel 061I-29D-044/00.00 PPIN 2392
Alt Parcel 0612940440000
Exempt Code JD 0 Tax District 4 M
Subdivision 03770 ADDENDUM
KEARNEY PARK PT 1 BL 1
Neighborhood Map

FLORA MS 39071 St Addr 135 HUNT AVE
Sect/Twn/Rng 29 09N 01W Blk
Cls C-Acres C-Value U-Acres U-Value T-Acres Improved True Assessed
1
2 10.04 100400 10.04 95550 195950 29393
10.04 100400 10.04 95550 195950 29393
Homestead Type 1=065 2=DAV 3=DIS 4=Reg Reg 100 DAV
Mtg Group Eligible C11 N (Y/N)
New Value Added F-Fire 0-Override Deed Bk 438 Pg 362 Ext
Drainage Code Benefit Price Total Deed Date 3 24 1999 Type D
36 PERS BC & KE 29393.00 F Current 2021 Yr Added 11 12 2001
L 100400 CNV
B 95550 Chged 10 7 2010
Levee Benefits X = Use1 Use2 2280 DSKJ
F3-NEXT PARCEL F5-LEGAL F6-ADDENDUM F7-DEEDS F8-FLAGS F9-OPTIONS F24-EXIT
F3 next record, Page-Up prev record, F13 Paperlink

3780

**BOOK 0438 PAGE 362
WARRANTY DEED**

277336

FOR AND 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 are hereby acknowledged, T. J. Beall Acquisition Corp., A Georgia Corporation, Grantor, does hereby grant, bargain, sell, convey and warrant to T. J. Beall Company, A Georgia Corporation, Grantee, the following described property situated in Madison County, Mississippi, to-wit:

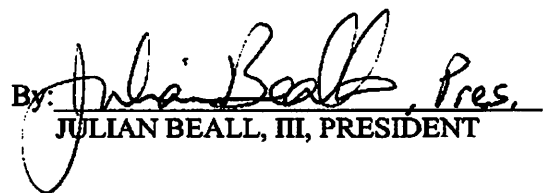
See Exhibit "A" attached hereto

IT IS AGREED AND UNDERSTOOD that the taxes for the current year have been prorated as of this date on an estimated basis, and when said taxes are actually determined, if the proration as of this date is incorrect, the Grantor agrees to pay to said Grantee or their assigns any deficit on an actual proration.

THIS CONVEYANCE is subject to any and all recorded building restrictions, right of ways, easements or mineral reservations applicable to the above described property and all facts and conditions which would be revealed by an accurate survey or by a competent inspection of the premises.

WITNESS THE SIGNATURE OF THE GRANTOR, this the 23rd day of March of 1998.

T. J. BEALL ACQUISITION CORP.


By:  Pres.
JULIAN BEALL, III, PRESIDENT

STATE OF MISSISSIPPI:

BOOK 0438 PAGE 363

COUNTY OF HINDS:

PERSONALLY CAME AND APPEARED BEFORE ME, the undersigned authority in and for the said county and state, on this 23rd day of March, 1998, within my jurisdiction, the within named Julian Beall, III, who acknowledged to me that he is the President of T. J. Beall Acquisition Corp., A Georgia Corporation, and that he executed the above and foregoing instrument as the act and deed of said corporation, first being duly authorized so to do.


DONNA K. CARR
NOTARY PUBLIC
RANKIN COUNTY, MS

MY COMMISSION EXPIRES
Notary Public State of Mississippi
My Commission Expires: August 28, 1999
BONDED THRU WEIDEN-MARCHETTI, INC.


ADDRESS OF GRANTOR:

T. J. Beall Acquisition Corp.
1502 Roper Avenue
West Point, Georgia 31833
(706) 645-1309

ADDRESS OF GRANTEE:

T. J. Beall Company
1502 Roper Avenue
West Point, Georgia 31833
(706) 645-1309

Prepared by:

 Holcomb Dunbar, P. A.
Attorneys at Law
4915 I-55 North, Suite 107-A
Jackson, Mississippi 39206
(601) 981-1912

INDEXING INSTRUCTIONS: 12.412 acres, being part of Block 1, all of Block 2 and part of the adjoining railroad right of way, Kearney Park Subdivision, Section 29, Township 9 North, Range 1 West, Flora, Madison County, Mississippi

A tract of land containing 12.412 acres and being part of Block 1, all of Block 2 and part of the adjoining railroad right of way, Kearney Park Subdivision, being located in Section 29, Township 9 North, Range 1 West, Flora, Madison County, Mississippi, and being more particularly described as follows:

BEGINNING at an iron rod marking the northwest corner of Block 3, Kearney Park Subdivision, run thence North 00 degrees 15 minutes 58 seconds East for a distance of 100.00 feet to an iron rod on the South line of Block 2, Kearney Park Subdivision; thence, following the aforesaid South line, run North 89 degrees 50 minutes 00 seconds west for a distance of 336.59 feet to an iron rod; thence, continuing along the aforesaid South line, run North 73 degrees 16 minutes 43 seconds West for a distance of 90.00 feet to an iron rod; thence run North for a distance of 24.00 feet to the southwest corner of the aforesaid Block; thence, continuing along the West line of Block 1, Kearney Park Subdivision, run North a distance of 216.00 feet to a point; thence, leaving the aforesaid West line, run North 81 degrees 24 minutes 00 seconds East for a distance of 1233.34 feet to an iron rod on the West right of way line of Hunt Avenue, as now laid out and in use; thence, following the aforesaid West right of way, run South 08 degrees 39 minutes 32 seconds East for a distance of 18.77 feet to an iron rod; thence, continuing along the aforesaid West right of way, run South 09 degrees 04 minutes 33 seconds East for a distance of 231.48 feet to an iron rod; thence, continuing along the aforesaid West right of way, run South 14 degrees 42 minutes 19 seconds East for a distance of 83.74 feet to an iron rod; thence, continuing along the aforesaid West right of way, run South 02 degrees 47 minutes 55 seconds East for a distance of 125.83 feet to an iron rod; thence, continuing along the aforesaid West right of way line, run South 00 degrees 15 minutes 58 seconds East for a distance of 100.00 feet to an iron rod; thence, leaving the aforesaid West right of way, run North 89 degrees 50 minutes 00 seconds West for a distance of 863.44 feet to the point of beginning.

SIGNED FOR IDENTIFICATION PURPOSES, this the 23rd day of March, 1999.

T. J. BEALL ACQUISITION CORP.

BY: Julian Beall, III, Pres.
Julian Beall, III, President



STATE OF MISSISSIPPI, COUNTY OF MADISON:

I certify that the within instrument was filed for record in my office this 24 day of Mar, 1999, at 9 o'clock A M., and was duly recorded on the MAR 24 1999, Book No. 438, Page 362.

STEVE DUNCAN, CHANCERY CLERK BY: C Parker D.C.