



# 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

June 26, 2024

Lottville Hill Construction LLC  
2142 Pleasant Gift Road  
Canton, MS 39046

Re: Tax Parcel No. 094E-15-010/05.00

Dear Sir / Madame,


The property referenced above is zoned A-1 Agricultural District, and commercial use is not permitted. This property is being used to store equipment associated with a trucking business along with employees coming and going. You are hereby notified of this violation and advised to cease all commercial activity.

## The Madison County Zoning Ordinance, in Article VIII, 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.

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 July 15, 2024 at 9 A.M. in the Board Room of the Madison County Chancery and Administrative Building. If you have any questions, please advise.

Sincerely,

  
Scott Weeks, Administrator  
Planning and Zoning

PTAX01 - B  
Tax Year 2024

County of Madison  
TAX RECEIPT INQUIRY  
6/27/2024

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 030118	094E-15 -010/05.00	522		102.6800

<u>Name</u>	<u>Value</u>	<u>Tax</u>
LOTTVILLE HILL CONSTRUCTION LLC	Total Valuation. . . . .	13193
Name, Address, Description	Exempt Credit. . . . .	1,354.66
-----	All Exempt Credit.	
2142 PLESANT GIFT RD	Net Ad Valorem Tax. . . . .	1,354.66
CANTON MS 39046	Forestry Tax (.30Ac @ .09). . .	.03
-----		
3.1 AC PTLY IN NE1/4 SW1/4	Total Tax . . . . .	1,354.69
	Total Paid (see below). . . . .	1,368.24
	Interest Due. . . . .	.00
	Amount Due. . . . .	*PRINTED*

INSTALLMENTS

	<u>Date</u>	<u>Interest</u>	<u>Batch</u>	<u>Taxes</u>
1	3/11/24	13.55	306	1,354.69
2				
3				

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



Instrument Prepared by and Return to:

Andy Segrest  
Miss. Bar Roll No.: 101852  
RANDALL, SEGREST, WEEKS & REEVES,  
PLLC  
1030 Northpark Drive  
Ridgeland, MS 39157  
(601)956-2615 (voice)  
randallsegrest.com  
File No.: RS21-12-1521

Property Derivation:

Book 4129 at Page 843

Grantor(s):

25817 North 50th Lane  
Phoenix, AZ 85083  
(602)769-2436

Grantee(s):

2142 Pleasant Gift Road  
Canton, MS 39046  
(601)940-3270

Indexing Instructions:

A parcel of land situated in the Northeast 1/4 of  
the Southwest 1/4  
of Section 15, T9N-R4E, Madison County,  
Mississippi.

## WARRANTY DEED

For and in consideration of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt, adequacy and sufficiency of which is hereby acknowledged, **SOONER BUSINESS HOLDINGS, LLC, A WYOMING LIMITED LIABILITY COMPANY** ("Grantor"), does hereby sell, convey and warrant, subject to the exceptions and reservations set forth below, unto **LOTTVILLE HILL CONSTRUCTION, LLC, A MISSISSIPPI LIMITED LIABILITY COMPANY**, ("Grantee") that certain parcel of property lying and being situated in Madison County, Mississippi, and being more particularly described as follows, to-wit:

A Certain parcel of land being situated in the Northeast 1/4 of the Southwest 1/4 of Section 15, T9N-R4E, Madison County, Mississippi, and being more particularly described as follows:

Commence at an existing steel I-beam marking the Southwest corner of said Section 15 and run thence North for a distance of 1,605.80 feet to a point; Run thence East for a distance of 1,321.59 feet to an existing iron pin on the West right-of-way line of Pleasant Gift Road (formerly Barnes Road); Leaving said West right-of-way line of Pleasant Gift Road, Run thence



N 00 degrees 03 minutes 27 seconds East for a distance of 478.74 feet to an existing iron pin marking the Point of Beginning of the parcel of land herein described; from said Point of Beginning continue thence North 00 degrees 03 minutes 27 seconds East for a distance of 621.11 feet to an existing iron pin on the South right-of-way line of Robinson Road; run thence South 75 degrees 37 minutes 48 seconds East along said South right-of-way line of Robinson Road for a distance of 238.87 feet to an existing iron pin; leaving said South right-of-way line of Robinson Road run thence South 14 degrees 55 minutes 24 seconds West for a distance of 440.00 feet to an existing iron pin; run thence South 76 degrees 37 minutes 43 seconds East for a distance of 230.00 feet to an existing iron pin on the aforesaid West right-of-way line of Pleasant Gift Road; run thence South 14 degrees 54 minutes 56 seconds West along said West right-of-way line of Pleasant Gift Road for a distance of 195.59 feet to an existing iron pin marking the point of curvature of a 13.15089 degree curve bearing to the left having a central angle of 30 degrees 28 minutes 16 seconds and a radius of 435.68 feet; run thence southwesterly along said West right-of-way line of Pleasant Gift Road and along the arc of said curve an arc length of 6.85 feet to an existing iron pin; said curve having a chord bearing of South 59 degrees 14 minutes 20 seconds East and a chord distance of 6.85 feet; leaving said West right-of-way line of Pleasant Gift Road and the arc of said curve, run thence north 59 degrees 14 minutes 20 seconds West for a distance of 170.21 feet to an existing iron pin; run thence North 80 Degrees 07 Minutes 30 Seconds West for a distance of 146.22 feet to the point of beginning, containing 3.1 acres, more or less.

Being the same property conveyed by instrument recorded in Book 3766 at Page 331; and subsequently conveyed in Book 4129 at Page 843.

(the "Property").

The Property is conveyed subject to, and there is excepted from the warranty of this conveyance, those certain recorded oil, gas or mineral leases, royalty reservations or other mineral conveyances, all recorded restrictive covenants, building restrictions, rights-of-way, zoning ordinances or easements affecting the Property.

Ad valorem taxes for the current year have been paid in full and prorated by the Grantor and the Grantee as of the date of this conveyance.

[Execution Page Follow]

WITNESS THE SIGNATURE OF THE GRANTOR as of the day first herein acknowledged.

Sooner Business Holdings, LLC

BY: [Signature]  
Brandon Gilkey  
Manager

STATE OF Arizona

COUNTY OF Maricopa

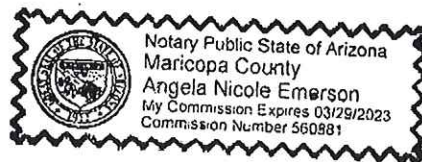
Personally appeared before me, the undersigned authority in and for the said county and state, on this 16 day of December, 2021, within my jurisdiction, the within named Brandon Gilkey who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed in the above and foregoing instrument and acknowledged that he executed the same in his representative capacity, and that by his signature on the instrument, and as the act and deed of the person or entity upon behalf of which he acted, executed the above and foregoing instrument, after first having been duly authorized so to do.

[Signature]

Notary Public  
Printed Name: Angela Nicole Emerson

My commission expires: 3.29.23

(Affix official seal, if applicable)



1 CERTIFY THIS INSTRUMENT WAS FILED ON 12/17/2021 8:06:20 AM AND RECORDED IN W BOOK 4130 PAGE 39



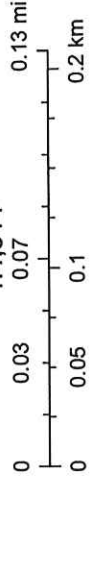
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094E-15-010 / 05.00

1:4,514



Parcels

Local Roads





