



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

October 7, 2024

Peter V. Pope Jr.
121 Hampton Place
Madison, MS 39110

Re: *Tax Parcel No. 081A-11-174/00.00*

Dear Mr. Pope,

An inspection made on the property referenced above reveals junk and debris, and salvage materials. 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,
October 7, 2024

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 **October 21, 2024**, 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



Find address or place

(1 of 2)
Parcel ID: 081A-11 -174/00.00
Owner: POPE PETER V JR
Address: 121 HAMPTON PL
Deed Record: [Click Here to See Deed](#)
[Zoom to](#)

TAYLOR'S WAY
HAMPTON RIDGE
SHORE VIEW DR
HAMPTON PL

Madison County GIS Department Kay Little 125 W Center St Canton, MS 39046 | Maxar, Micro...

Library MADISON COUNTY TAX 2025

POPE PETER V JR
121 HAMPTON PL

Parcel 081A-11 -174/00.00 PPIN 53012
Alt Parcel
Exempt Code JD 0 Tax District 2 C
Subdivision 02899 ADDENDUM
HAMPTON RIDGE OF CAROLINE III
Neighborhood Map

MADISON MS 39110 St Addr 121 HAMPTON PL

Sect/Twn/Rng 11 08N 01E Blk

Cls	C-Acres	C-Value	U-Acres	U-Value	T-Acres	Improved	True	Assessed
1		40000					40000	6000
2						173140	173140	25971
		40000				173140	213140	31971

Homestead Type 1=O65 2=DAV 3=DIS 4=Reg Reg 100 DAV
Mtg Group Eligible Cl1 N (Y/N)

New Value Added F-Fire O-Override Deed Bk 4224 Pg 33 Ext
Drainage Code Benefit Price Total Deed Date 6 16 2022 Type
23 PBC & S MAD 31971.00 F Current 2023 Yr Added 8 28 2013

L 40000 ASIMPSON
B 173140 Chged 11 8 2022

Lovee Benefits X = Use1 1110 Use2 DSRJ

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

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

Madison County

C.J. Garavelli, COLLECTOR
 PO Box 113
 Canton MS 39046-0113

REAL ESTATE TAX RECEIPT
 FOR THE TAX YEAR 2023

TAXES PAYABLE NOW
 DELINQUENT February 1, 2024

DUPLICATE RECEIPT



THE HOLDER OF THIS RECEIPT IS
 REQUESTED TO EXAMINE IT THOROUGHLY AND
 SHOULD THERE BE A MISTAKE, RETURN IT
 IMMEDIATELY TO THIS OFFICE FOR
 CORRECTION OR THIS OFFICE IS NOT
 RESPONSIBLE

POPE PETER V JR
 121 HAMPTON PL
 MADISON MS 39110

Account #: 53012

Parcel Number: 081A-11 -174/00.00		Receipt Nbr: 39915-00		Land Owner Name: POPE PETER V JR	
Legal Description: LOT 464 HAMPTON RIDGE OF CAROLINE III		Sec-Twn-Rng: 11-08 -01E Acres:		Forestry Acres: .00	
HAMPTON RIDGE OF CAROLINE III		Deed Book: 4224		Deed Page: 33	
District: 201 BEAT 2 CANTN SEP B/C SM FD	Land Value: True: 40000 Assessed: 6000	Building Value: 173140 25971	Total Value: 213140 31971	Millage Rate: .1008300	Gross Tax: 3223.75
Homestead Credit Amount:					
<u>Tax Entities:</u>	<u>Mills:</u>	<u>Percent:</u>	<u>Tax:</u>	<u>Drainage/Special Taxes:</u>	<u>Tax Amount:</u>
MADISON TAX:	.0485500	48.16	1552.31		
SEPARATE SCHOOLS TAX:	.0522800	51.84	1671.44		
				Interest	
				Publ. Cost ...:	
				Gross Tax Amount:	3223.75
				LESS Credit	
				PLUS SPL. TAX....	.00
				Forestry Tax.....	.00
					=====
				NET TAX AMOUNT:	3223.75
				Penalties/Int. ..	.00
TOTAL :	.1008300	100.00	3223.75		

Amount Due based on date of: 10/02/2024

Total Amount : 3223.75

DATE	Taxes	Special	Interest	Fees	Total	Paid By	Clerk	Control #	Check #
01/24/2024	3223.75				3223.75	BATCH	006	35099	CK

Total Amount Collected: 3,223.75
 TAXES PAID IN FULL



MADISON COUNTY, MS
 I certify this instrument filed/recorded
 06/10/2022 3:40:45 PM
 Inst. 958890 Page 1 of 2
 Book W - 4221 / 586.00
 Witness my hand and seal
 RONNY LOTT, C.C. BY: DA D.C.

PREPARED BY:
 Don A. McGraw, Jr. - MSBN 2621
 Montgomery McGraw, PLLC
 P. O. Box 1039
 Canton, MS 39046
 601-859-3616

RETURN TO:
 Don A. McGraw, Jr.
 Montgomery McGraw, PLLC
 P. O. Box 1039
 Canton, MS 39046
 601-859-3616

INDEXING: Lot 464, Hampton Ridge of Caroline III, Madison, County, Mississippi

**STATE OF MISSISSIPPI
 COUNTY OF MADISON**

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 and sufficiency of which is hereby acknowledged, the undersigned:

GRANTOR:
BERKSHIRE HOMES, LLC, a Mississippi Limited Liability Company
 607 Highland Colony Parkway, Suite 300
 Ridgeland, MS 39157
 Phone: 601-605-4458

does hereby sell, convey and warrant unto

GRANTEE:
PETER V. POPE, JR.
 121 Hampton Ridge
 Madison, MS 39110
 Phone: 601-717-4042

cell Ph.#
 ↙

the following described land and property situated in Madison County, Mississippi, to wit:

Lot 464, Hampton Ridge of Caroline III, 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 E, Slide 170A, reference to which is hereby made in aid of and as a part of this description.

WARRANTY OF THIS CONVEYANCE is subject to the following exceptions, to wit:

1. County of Madison, Mississippi, ad valorem taxes for the year 2022, which are not yet due and payable, shall be prorated as of the date hereof.
2. County of Madison, Mississippi, Zoning and Subdivision Regulations Ordinances, as amended and Air, Water, Pollution and Flood Control regulations imposed by a governmental authority having jurisdiction over same.
3. Reservations, conveyances and/or leases of record in regard to the oil, gas and other minerals lying in, on and under the subject property. Grantor hereby reserves such oil, gas and other minerals which it may now own lying in, on and under the subject property.
4. Rights-of-way and easements for roads, power lines and other utilities and restrictive covenants of record.

As a part of the above mentioned consideration, Grantee, for and on behalf of Grantee and Grantee's representatives, successors and assigns, do hereby accept said property "as and where is" and in its present condition with respect to suitability for Grantee's purposes, location, and physical conditions, including, without limitation, soil types, fill material, and bearing capacity and Grantees do also hereby release Grantor from any and all claims for damages as a result of the location and condition of said lot including, without limitation, damages which hereafter may be suffered by Grantee or Grantee's representatives, successors, and assigns as a result of movement of soil, the natural flow of storm water, the overflow of established drainage ways, or the failure to maintain said drainage ways by the persons or agencies responsible therefor.

WITNESS OUR SIGNATURE on this the 10th day of June, 2022.

BERKSHIRE HOMES, LLC
A Mississippi Limited Liability Company

BY: 
Robert Todd Seymour, Manager

STATE OF MISSISSIPPI
COUNTY OF MADISON

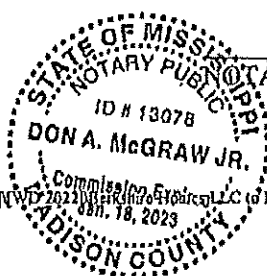
PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the said county and state, on this 10th day of June, 2022, within my jurisdiction, the within named Robert Todd Seymour, who acknowledged that he is Manager of Berkshire Homes, LLC, a Mississippi Limited Liability Company, and that for and on behalf of the said company, and as its act and deed he executed the above and foregoing instrument after first having been duly authorized by said company so to do.

MY COMMISSION EXPIRES:

1-18-2023

(SEAL)

W:\mnc-dc\01\MMCLAW\MMCO\DAMP\ACTIVE CASES\WD-2022\Berkshire Homes, LLC to Peter Pope- Lot 464 Hampton Ridge III, Madison Co - WD-5-17-22
BW,vpd
File#2022-00356



MADISON COUNTY, MS RONNY LOTT
I CERTIFY THIS INSTRUMENT WAS FILED ON 6/10/2022 3:40:45 PM AND RECORDED IN W BOOK:4221 PAGE:586



Madison County, MS
 I CERTIFY THIS INSTRUMENT FILED/RECORDED
 12/8/2023 8:18:53 AM
 INST. 995800 PAGE 1 OF 7
 BOOK T - 4393/43
 WITNESS MY HAND AND SEAL
 Ronny Lott, C.C. BY: DA D.C.

Document Prepared By
BRANKA JOVANOVIC-FETAHOVIC
FLAGSTAR BANK, N.A.
8800 BAYMEADOWS WAY WEST, SUITE 400
JACKSONVILLE, FL 32256
800-393-4887

When recorded mail to:
FIRST AMERICAN TITLE
DTO REC., MAIL CODE: 4002
4795 REGENT BLVD
IRVING, TX 75063

_____ [Space Above This Line for Recording Data] _____

Document Date: **OCTOBER 24, 2023**

Partial Claims Mortgage being submitted for Recording

Grantor/Borrower: PETER V. POPE JR. Phone: (866) 206-5241	Grantor/Borrower: Phone:
Grantor/Borrower: Phone:	Grantor/Borrower: Phone:
Grantor/Borrower: Phone:	Grantor/Borrower: Phone:

Mailing Address: **121 HAMPTON PL, MADISON, MISSISSIPPI 39110**

Grantee/Lender: **SECRETARY OF HOUSING AND URBAN DEVELOPMENT**

Grantee/Lender Mailing Address: **451 SEVENTH STREET SW, WASHINGTON, D.C. 20410**

Grantee/Lender Phone: **(202)-708-1112**

Legal Description: **LOT 464, HAMPTON RIDGE OF CAROLINE III, 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 E, SLIDE 170A, REFERENCE TO WHICH IS HEREBY MADE IN AID OF AND AS A PART OF THIS DESCRIPTION.**

PLEASE SEE COMPLETE LEGAL DESCRIPTION ON PAGE #. 06

LR0441521501





