



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

March 19, 2025

Phillip G Barnett Sr. ETAL
1501 Barnes Road
Canton, MS 39046

Re: *Tax Parcel No. 094H-33-013/00.00*

Dear Mr. Barnett,

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,
March 19, 2025

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 April 7, 2025, 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,

A handwritten signature in blue ink, appearing to read 'Scott Weeks', with a stylized flourish at the end.

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



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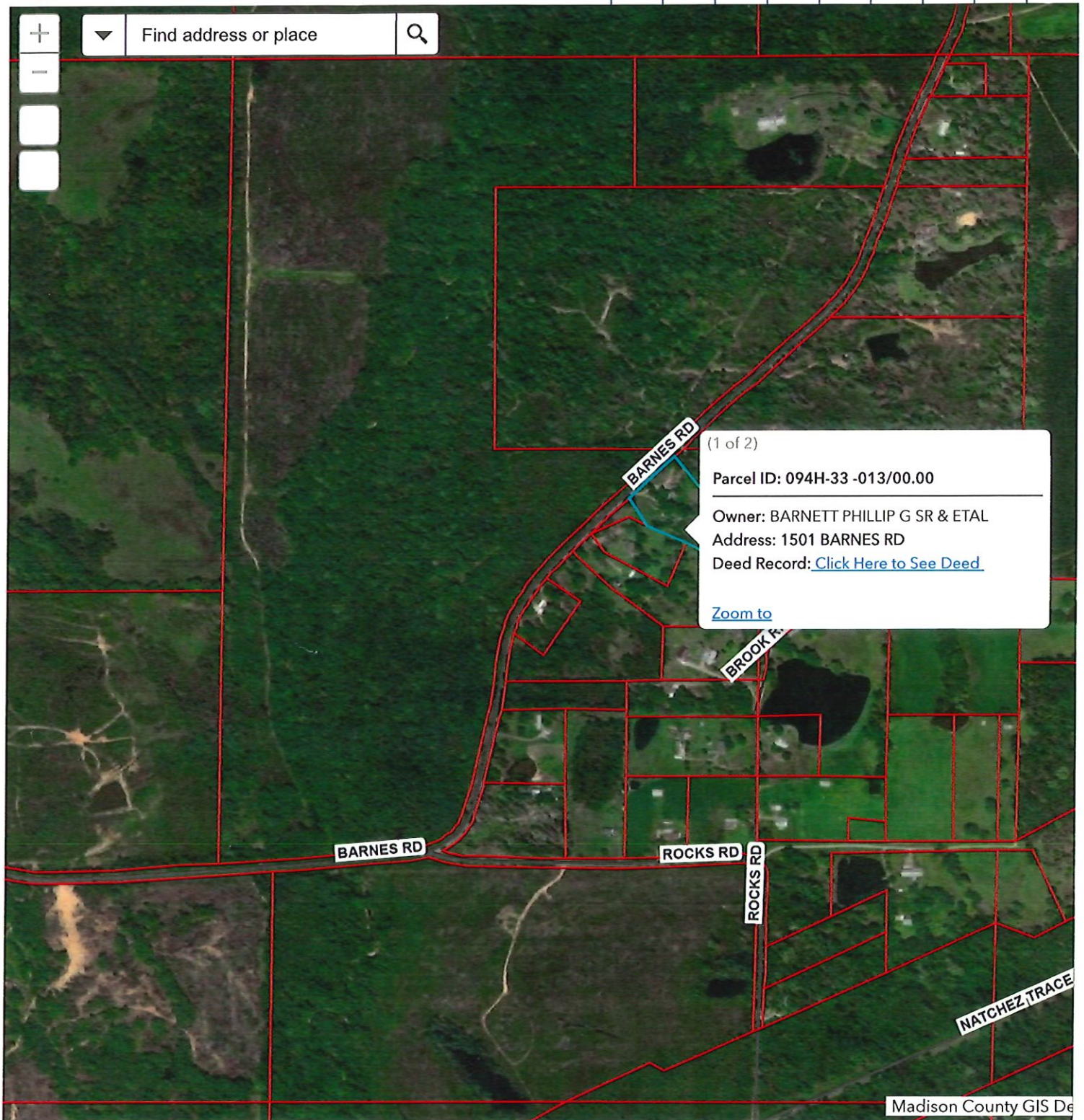
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Sincerely,

A handwritten signature in blue ink, appearing to read 'Scott Weeks', with a long horizontal flourish extending to the right.

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



Junk Cars
Dilapidated structures

600ft

-89.883 32.581 Degrees

601-1790
2520

LRMINQ01 TAXINQ

LANDROLL INQUIRY - BASIC DATA

LRWINQ01/M5

Library MADISON COUNTY TAX 2025

BARNETT PHILLIP G SR & ETAL

Parcel 094H-33 -013/00.00 PPIN 33142

284 ROCKS RD

Alt Parcel 0943

Exempt Code JD 0 Tax District 5 M

Subdivision ADDENDUM

		Neighborhood				Map		
CANTON	MS 39046	St Addr	1501	BARNES RD				
Sect/Twn/Rng 33 09N 04E Blk								
Cls	C-Acres	C-Value	U-Acres	U-Value	T-Acres	Improved	True	Assessed
1								
2	1.18	290	1.62	260	2.80	2430	2980	448
	1.18	290	1.62	260	2.80	2430	2980	448
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 3248 Pg		431 Ext		
Drainage Code		Benefit	Price	Total	Deed Date 8 28 2015		Type	DB
					Current	2023 Yr	Added	11 12 2001
					L	550	CNV	
					B	2430	Chged	3 21 2018
Levee Benefits		X	=	Use1	Use2 1400	DSEV		
F3-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
REAL ESTATE TAX STATEMENT
FOR THE TAX YEAR 2024



TAXES PAYABLE NOW
*** DELINQUENT February 4, 2025

BARNETT PHILLIP G SR & ETAL
284 ROCKS RD
CANTON MS 39046

THE HOLDER OF THIS STATEMENT 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

Account #: 33142

Parcel Number: 094H-33 -013/00.00		Receipt Nbr: 2678-00		Land Owner Name: BARNETT PHILLIP G SR & ETAL	
Legal Description: Sec-Twn-Rng: 33-09 -04E Acres: 2.80 Forestry Acres: 1.62 2.8 AC E OF RD IN SW1/4 NE1/4					
District: 520 BEAT 5 MADSCHL	TRUE: ASSESSED:	Land Value: 550 82	Building Value: 2430 364	Total Value: 2980 448	Millage Rate: .0926800 Homestead Credit Amount:
Gross Tax: 41.52					
<u>Tax Entities:</u>	<u>Mills:</u>	<u>Percent:</u>	<u>Tax:</u>	<u>Drainage/Special Taxes:</u>	<u>Tax Amount:</u>
MADISON TAX:	.0381300	41.15	17.08		
COUNTY SCHOOL TAX:	.0545500	58.85	24.44		
TOTAL :					
				Interest	
				Publ. Cost	

Amount Due based on date of: 02/13/2025

MAKE CHECKS PAYABLE TO:

C.J. Garavelli, Collector

PO Box 113

Canton MS 39046-0113

Please Return Statement with Payment

Parcel Number: 094H-33 -013/00.00

Receipt Number: 2024 2678-00

Account #: 33142

Gross Tax Amount:	41.52
LESS Credit00
PLUS SPL. TAX....	.00
Forestry Tax.....	.15
	=====
NET TAX AMOUNT ..	41.67
Penalties/Int. ..	.00
	=====
Total Due Amount:	41.67

BOOK 3248 PAGE 431 DOC 01 TY W
INST # 765781 MADISON COUNTY MS.
This instrument was filed for
record 8/28/15 at 9:31:15 AM
RONNY LOTT, C.C. BY: KAA D.C.

PREPARED BY:
Simpkins Law Firm, PLLC
Monty Simpkins
P. O. Box 670
Madison, MS 39130
(601) 707-5460

RETURN TO:
Simpkins Law Firm, PLLC
Monty Simpkins
P. O. Box 670
Madison, MS 39110
(601) 707-5460

WARRANTY DEED

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, not herein mentioned, the receipt and sufficiency of all of which is hereby acknowledged, the undersigned,

ROBERT J. LAWRENCE
1501 Barnes Road
Canton, MS 39046
PH: (601)-259-9315

AND

MARY C. LAWRENCE
1497 Barnes Road
Canton, MS 39046
PH: (601)-

Grantors, do hereby sell, convey and warrant unto,

PHILLIP G. BARNETT, SR., CHERYL ANN BARNETT, and ANDREA PITTMAN
284 Rocks Road
Canton, MS 39046
(769) 218-0918

Grantees, as joint tenants with full rights of survivorship and not as tenants in common, the following described land and property lying and being situated in Madison County, Mississippi, to-wit:

SEE EXHIBIT "A" ATTACHED HERTO:

INDEXING INSTRUCTIONS: S33-T9N-R4E,
Madison County, MS

This conveyance is subject to any and all applicable building restrictions, restrictive covenants, easements and mineral reservations of record.

It is noted that Mary C. Lawrence has no ownership interest in the 1.0 acre tract conveyed herein and does not warrant title to that tract. She is only conveying and warranting her life estate and any other interests possessed by her in the 1.8 acre tract being conveyed.

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, then the Grantors agree to pay the Grantees or their assigns any amount which is deficit on an actual proration and likewise, the Grantees agree to pay the Grantors any amount overpaid by them.

4

Witness the signature of the Grantors on this the 20th day of August, 2015.

Mary C. Lawrence
MARY C. LAWRENCE

Robert J. Lawrence
ROBERT J. LAWRENCE

**STATE OF MISSISSIPPI
COUNTY OF MADISON**

PERSONALLY came and appeared before me, the undersigned authority in and for said County and State, the within named, Mary C. Lawrence and Robert J. Lawrence, who acknowledged on oath that they signed, executed and delivered the above and foregoing instrument on the day and year therein mentioned as their own free voluntary act and deed.

Witness my signature and seal of office on this the 20th day of August, 2015.

Christy Odom
NOTARY PUBLIC

MY COMMISSION EXPIRES CHRISTY ODOM



PARCEL 1

A certain parcel of land being situated in the Southwest ¼ of the Northeast ¼ of Section 33, T9N-R4E, Madison County, Mississippi, and being more particularly described as follows:

Commence at an existing pipe marking the Northeast corner of the Northwest ¼ of the Southeast ¼ of the aforesaid Section 33, T9N-R4E and run thence West along the North line of said Northwest ¼ of the Southeast ¼ of Section 33 for a distance of 13.74 feet to an old tree stump; leaving said North line of the Northwest ¼ of the Southeast ¼ of Section 33, run thence North 29 degrees 19 minutes 23 seconds West for a distance of 264.86 feet to a set "T" post marking the POINT OF BEGINNING of the parcel of land herein described; from said POINT OF BEGINNING, run thence South 60 degrees 40 minutes 34 seconds West for a distance of 135.08 feet to an existing ½" iron pin; run thence North 66 degrees 39 minutes 38 seconds West for a distance of 321.41 feet to an existing ½" iron pin; run thence North 35 degrees 02 minutes 37 seconds West for a distance of 159.12 feet to a set ½" iron pin on the eastern right-of-way line of Barnes Road; run thence North 47 degrees 54 minutes 28 seconds East along said eastern right-of-way line of Barnes Road for a distance of 97.52 feet to an existing ½" iron pin; leaving said eastern right-of-way line of Barnes Road, run thence South 43 degrees 01 minutes 44 seconds East for a distance of 209.89 feet to an existing ½" iron pin; run thence North 47 degrees 02 minutes 31 seconds East for a distance of 206.87 feet to an existing ½" iron pin; run thence South 29 degrees 19 minutes 23 seconds East for a distance of 280.27 feet to the POINT OF BEGINNING, containing 1.8 acres, more or less. This described parcel of land being part of the property described in the survey completed by H.D. Lang and Associates, Inc., dated July 15, 2015.

PARCEL 2:

A certain parcel of land being situated in the Southwest ¼ of the Northeast ¼ of Section 33, T9N-R4E, Madison County, Mississippi, and being more particularly described as follows:

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The above described parcel of land being the same property as described in deed recorded in Deed Book 322 at Page 157, on file and of record in the office of the Chancery Clerk of Madison County at Canton, Mississippi.

EXHIBIT "A"

BOOK 3248 PAGE 434
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