

Department of Engineering
Tim Bryan, P.E., County Engineer

3137 South Liberty Street, Canton, MS 39046
Office (601) 790-2525 FAX (601) 859-3430

MEMORANDUM

September 2, 2020

To: Sheila Jones, Supervisor, District I
Trey Baxter, Supervisor, District II
Gerald Steen, Supervisor, District III
Karl Banks, Supervisor, District IV
Paul Griffin, Supervisor, District V

From: Tim Bryan, P.E., PTOE
County Engineer

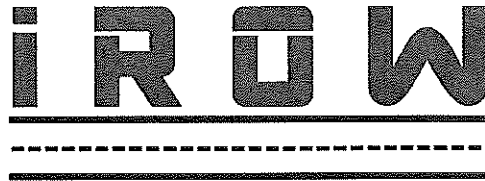
Re: Request for Payment for Right of Way
King Ranch Road Project

The Engineering Department recommends that the Board accept the invoice for \$100.00 for acquisition of the right of way for the King Ranch Road Project for Galal Alwajih and to authorize the Comptroller to issue the check.

Check payment to:

Payee: Galal Alwajih
1206 West Peace Street
Canton, MS 39046

Integrated Right of Way
P. O. Box 3066
Madison MS, 39130
Fax: 601-852-1170
Phone: 601-790-0443



Right of Way Acquisition Closing Statement

Project	2020-2030 King Ranch Road Project	Parcel	001-00-00-Q
County	Madison		
Owner	Galal Alwajih	Address	1206 West Peace Street Canton, MS 39046

Payment Due:

FMVO:	\$100.00
Administrative Adjustment:	\$0.00
Total	\$100.00

Unless otherwise instructed split payment evenly between above owners.

Included herein:

- Initialized FMVO
- Properly Executed Warranty Deed
- Completed W9
- Right of Way Plat Map

1. *All considerations agreed on by the above-named Owner(s) and the Right of Way Agent signing this statement are embodied in the instrument of conveyance, there being no oral agreements or representations of any kind.*
2. *The considerations embodied in this instrument of conveyance on the abovementioned project and parcel number were reach without coercion, promises other than those shown in the agreement, or threats of any kind whatsoever by or to either party whose name appears on this instrument.*
3. *The undersigned Right of Way Agent has no direct or indirect, present or contemplated future personal interest in the abovementioned parcels nor will in any way benefit from the acquisition of such property.*

Date: 08/26/2020

Authorized Acquisition Agent: 

Greg M. Thompson

Integrated Right of Way
P. O. Box 3066
Madison, MS 39130
Phone: 601-790-0443
Fax: 601-852-1170



Fair Market Value Offer

Date: August 20, 2020

Name: Essalah AlWajit Project: 2020-2030 - King Ranch Road
STP-0024-00-(055) LPA 108165/701000
Address: 1206 W Page St County: Madison
CANTON MS 39046 ROW Parcel(S): 001-00-00-Q

It is necessary that the Madison County Board of Supervisors acquire from you certain property necessary for the construction of this project. The identification of the real property and the particular interests being acquired are indicated on the attached instrument.

The value of the real property interests being acquired is based on the fair market value of the property and is not less than the approved valuation disregarding any decrease or increase in the fair market value caused by the project. This fair market value offer includes all damages and is based on our approved waiver valuation in the amount of \$274.00.

X Appraisal Waiver Valuation. This valuation was made based upon recent market data in this area.

This acquisition does not include oil, gas, or mineral rights but includes all other interests.

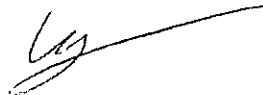
Unless noted otherwise, this acquisition does not include any items which are considered personal property under Mississippi State Law. Examples of such items are household and office furniture and appliances, machinery, business and farm inventory, etc.

The real property improvement being acquired are:

The following real property and improvements are being acquired but not owned by you N/A

Separately held interest(s) in the real property are not applicable. These interests are not included in the above fair market value offer.

Land Value:	\$	<u>100.00</u>
Improvements:	\$	<u>0.00</u>
Damages:	\$	<u>0.00</u>
X Parcel:		<u>0.00</u>
Total Fair Market Value Offer	\$	<u>100.00</u>


Right of Way Acquisition Agent



Providing Professional Right of Way
Acquisition & Consultation Services

ROW 005 A (Revised 3/2011)

Grantee, prepared by and return to:

Madison County Board of Supervisors

125 West North Street

P.O. Box 608

Canton, MS 39046

Phone: 601-790-2590

Account No.

Grantor Address:

Gabal Alwajili

1206 W. Pearl St

Canton MS 39046

Phone:

313 888 0109

Business No.

QUITCLAIM DEED

INDEXING INSTRUCTIONS:

NE ¼ of SE ¼ of
Section 23
Township 9 North
Range 2 East
Madison County, MS

Initial Gabal _____

STP-0024-00-(055) LPA/108165/701000

PARCEL 1

STATE OF MISSISSIPPI
COUNTY OF MADISON

For and in consideration of One Hundred and NO/100 Dollars

(\$100.00) the receipt and sufficiency of which is hereby acknowledged, I/we, the undersigned, hereby grant, bargain, sell, convey and warrant unto the Madison County Board of Supervisors the following described land:

The following description is based on the Mississippi State Plane Coordinate System, West Zone, NAD 83(2011), grid values using a scale factor of 0.99995932 and a convergence angle of (+) 00 degrees 09 minutes 28.5 seconds as developed by the Mississippi Department of Transportation for Project No. STP-0024-00(055) LPA/108165-701000. The intent of this description is to convey that portion of the Grantor's property lying within the proposed right of way as defined by said project and as shown on the Right of Way Acquisition Maps for said project.

Commencing from a 3" steel pipe with a cap found marking the Southeast Corner of Section 23, Township 9 North, Range 2 East, run thence N 00° 00' 00" E for a distance of 2,577.76 feet to a point on King Ranch Road, said point also being North of the centerline of Highway 22 and 49.81 feet left of Station 78+35.82 of Federal Aid Primary Project No. HES-024-2(12); run thence N 90° 00' 00" W for a distance of 32.84 feet to an iron pin, said iron pin being the **POINT OF BEGINNING**; run thence N 00° 11' 06" W for a distance of 25.43 feet to an iron pin set on the south right-of-way of an abandoned road; run thence N 89° 59' 32" E for a distance of 4.70 feet to an iron pin set on the existing Right-of-Way of King Ranch Road and Highway 22, as depicted in the aforementioned Federal Aid Project; run thence along said right-of-way S 10° 17' 58" W for a distance of 25.84 feet to the **POINT OF BEGINNING**, containing 0.001 Acres (58.08 square feet), more or less, and being situated in **THE NORTHEAST ¼ OF THE SOUTHEAST 1/4 OF SECTION 23, T9N, R2E, MADISON COUNTY, MS.**

The grantor herein further warrants that the above described property is no part of his/her homestead.

Initial CS _____

Sukhwinder Singh
STP-0024-00-(055) LPA/108165/701000
PARCEL 1

This conveyance includes all improvements located on the above described land and partially on Grantor's remaining land, if any. The Grantee herein, its Agents, and/or Assigns are hereby granted the right of Ingress and Egress on Grantor's remaining land for removing or demolishing said improvements. The consideration herein named is in full payment of all said improvements.

It is further understood and agreed that the consideration herein named is in full payment and settlement of any and all damage and compensation which would be allowable under a decree were it rendered by the Court and jury in an Eminent Domain proceeding under the provision of the applicable laws and statutes of the State of Mississippi.

It is further understood and agreed that this instrument constitutes the entire agreement between the grantor and the grantee, there being no oral agreements or representations of any kind.

Witness my/our signature(s) this the 20 day of August A.D. 2020.

Signature Gabriel Alwajih

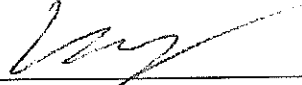
Print Name GABRIEL ALWAJIH

Initial GA, _____

STATE OF MISSISSIPPI

COUNTY OF MADISON

Personally appeared before me, the undersigned authority in and for the said county and state, on this 26 day of August, 2020, within my jurisdiction, the within named Orlando Alvarado, a single person, who acknowledged that he/she executed the above and foregoing instrument.



(NOTARY PUBLIC)

(SEAL)

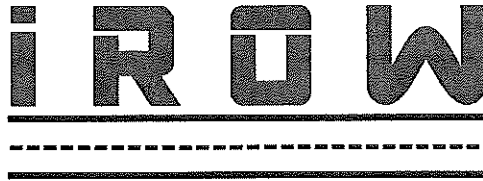
My commission expires: _____



Initial OA _____

STP-0024-00-(055) LPA/108165/701000
PARCEL 1

Integrated Right of Way
P. O. Box 3066
Madison MS, 39130
Fax: 601-852-1170
Phone: 601-790-0443



Right of Way Acquisition Closing Statement

Project	2020-2030 King Ranch Road Project	Parcel	001-00-00-W
County	Madison		
Owner	Sukhwinder Singh	Address	110 Lillie Drive Canton, MS 39046

Payment Due:

FMVO:	\$174.00
Administrative Adjustment:	\$0.00
Total	\$174.00

Unless otherwise instructed split payment evenly between above owners.

Included herein:

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