

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 \$174.00 for acquisition of the right of way for the King Ranch Road Project for Sukhwinder Singh, et al and to authorize the Comptroller to issue the check.

Check payment to:

Payee: Sukhwinder Singh, et al
110 Little Drive
Canton, MS 39046

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: Sukhwinder Singh, et al Project: 2020-2030 - King Ranch Road
STP-0024-00-(055) LPA 108165/701000

Address: 110 Lillie Drive County: Madison
Canton, MS 39046 ROW Parcel(S): 001-00-00-W

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>174.00</u>
Improvements:	\$	<u>0.00</u>
Damages:	\$	<u>0.00</u>
X Parcel:		<u>0.00</u>
Total Fair Market Value Offer	\$	<u>174.00</u>

C/S

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:

Sukhwinder Singh

102 Rosedowne Bend

Madison, MS 39110

Phone:

Business No.

WARRANTY DEED

INDEXING INSTRUCTIONS:

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

Initial CS, _____

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

STATE OF MISSISSIPPI

COUNTY OF MADISON

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

(\$174.00) 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 ¼ 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. GS
Initial _____, _____

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, it 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 26 day of August A.D. 2020.

Signature Sukhwinder Singh

Sukhwinder Singh

Initial SS, _____

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

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 Sukhwinder Singh, a single person, who acknowledged that he/she executed the above and foregoing instrument.

[Signature] (NOTARY PUBLIC)

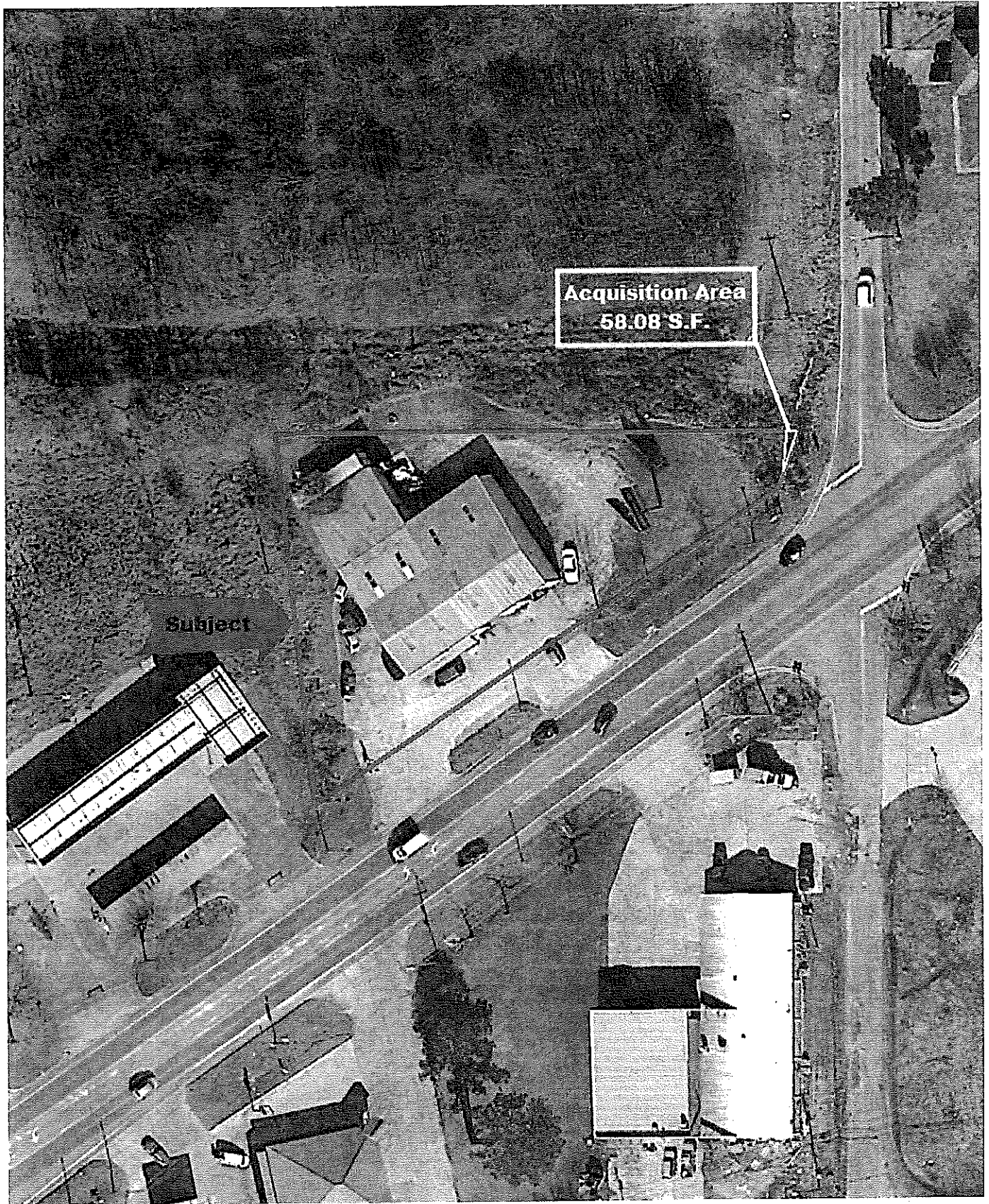
(SEAL)

My commission expires: _____



Initial SS, _____

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



Acquisition Area
58.08 S.F.

Subject

ae

SUKHWINDER SINGH
K 3165, PAGE 813

EXISTING RIGHT-OF-WAY

ORT RD RIGHT-OF-WAY

PARCEL 1
SUKHWINDER SINGH
DEED BOOK 3165, PAGE 813
TAX PARCEL #092F-23D-010/02.00
0.001 ACRE (58.08 S.F.)

POB PARCEL 1

10+54.40

40' LT

TIE TO EX. R.O.W.

SS

10+79.82

40' LT

POB PARCEL 2

11+11.18

40' LT

10+79.81

35.29' LT

KING RANCH ROAD

