

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 Drainage Easement
Oakfield Boulevard Drainage Project

The Engineering Department recommends that the Board accept the invoice for \$435.00 for acquisition of a drainage easement for the Oakfield Blvd. Drainage Project for Darrius Moore and to authorize the Comptroller to issue the check.

Check payment to:

Payee: Mr. Darrius Moore
206 Cole Ridge Court
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	2020-2034 Oakfield Boulevard Drainage Project	Parcel	Plat 2
County	Madison		
Owner	Darrius Moore & Sharnese Mayfield	Address	206 Cole Ridge Ct. Canton, MS 39046

Payment Due:

FMVO:	\$435.00
Administrative Adjustment:	\$0.00
Total	\$435.00

PAYABLE TO Darrius Moore alone, see w-9 attached

Included herein:

- Initialized FMVO
- Land Owner Counter Offer
- 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: 06/03/2020

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



*dm
am*

Fair Market Value Offer

Date: May 22, 2020

Name: Darrius Moore & Sharnese Mayfield Project: 2020-2034 Oakfield Boulevard Drainage Project

Address: 206 Cole Ridge Ct. County: Madison
Canton, MS 39046 ROW Parcel(S): Plat 2

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 waiver 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 \$435.00.

Appraisal X Waiver Valuation. This waiver 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.

Easement Value: 0.03 Easement X \$18,000/acre = \$540.00 X 80% RO	\$	<u>435.00</u>
Improvements:	\$	<u>0.00</u>
Damages:	\$	<u>0.00</u>
X Parcel:		<u>0.00</u>
Total Fair Market Value Offer	\$	<u>435.00</u>

Right of Way Acquisition Agent



**Providing Professional Right of Way
Acquisition & Consultation Services**

PREPARED BY:
Mike Espy (MB#5240)
Mike Espy, PLLC
4450 Old Canton Rd, Ste 205
Jackson, Mississippi 39211
601.355.9101

RETURN TO:
Mike Espy
Mike Espy, PLLC
4450 Old Canton Rd, Ste 205
Jackson, Mississippi 39211
601.355.9101

DRAINAGE EASEMENT

STATE OF MISSISSIPPI
COUNTY OF MADISON

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 GRANTORS:

Darrius Moore & Sharnese Mayfield
206 Cole Ridge Ct
Canton, MS 39046
(601) 371-1705

do hereby bargain, grant, transfer and convey unto GRANTEE:

Madison County, Mississippi
A Body Politic
125 West North Street
P.O. Box 608
Canton, MS 39046
(601) 855-5500

a permanent drainage easement on, over, across and through the following described land and property located in Madison County, Mississippi, and more particularly described as follows:

Complete Legal Description is attached hereto as Exhibit A.

INDEXING INSTRUCTIONS: Part of W 1/2 of the SW 1/4 of Section
26, Township 8 North, Range 2 East, Madison County, Mississippi

Grantors further grant unto Grantee the right of ingress and egress for the purposes of location, construction, improvement, repair, operation, inspection and maintenance of the Drainage Easement.

The Grantors acknowledge the existence of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, Public Law 91-646, and Sections 43-37-1, et seq., and Sections 43-39-1, et seq., of the Mississippi Code Annotated (1972), and acknowledge that Grantors are aware of their rights under said Act and laws, including, but not limited to:

- A. Notification of the Grantee's desire to obtain the property and receipt of a copy of the above named Act; and,
- B. The opportunity to receive an appraisal and to accompany the appraiser during the initial inspection; and,
- C. An opportunity to have the value of the property determined by a Court of competent jurisdiction and to be compensated therefore.

The Grantors do hereby waive all additional rights and privileges pursuant to Public Law 91-646, and under the "Real Property Acquisition Policies Law", plus any rights and privileges under the "Relocation Assistance Law" and Sections 43-37-1 et seq., and Sections 43-39-1 et seq., of the Mississippi Code Annotated (1972), and Grantors further acknowledge that the Grantee has complied with any and all laws and procedures set forth above. Grantors further acknowledge that they have received just compensation for the real property herein described.

WITNESS MY SIGNATURE, THIS THE 1 DAY OF June, 2020.

Das Kor
Shereese Mepher

STATE OF MISSISSIPPI
COUNTY OF Madison

PERSONALLY appeared before me, the undersigned authority in and for the said jurisdiction, on this the 14 day of June, 2020, the within named Aaron Moore, who having been duly sworn by me acknowledged that he/she signed, delivered and executed the above and foregoing instrument on the day and year therein mentioned for the purposes therein stated as his/her own free act and deed.

WITNESS MY HAND AND OFFICIAL SEAL on this, the 1 day of July, 2020



NOTARY PUBLIC

My Commission Expires:



STATE OF MISSISSIPPI
COUNTY OF Madison

PERSONALLY appeared before me, the undersigned authority in and for the said jurisdiction, on this the 1 day of June, 2020, the within named Sharon Mayfield, who having been duly sworn by me acknowledged that he/she signed, delivered and executed the above and foregoing instrument on the day and year therein mentioned for the purposes therein stated as his/her own free act and deed.

WITNESS MY HAND AND OFFICIAL SEAL on this, the 1 day of June, 2020



NOTARY PUBLIC

My Commission Expires:



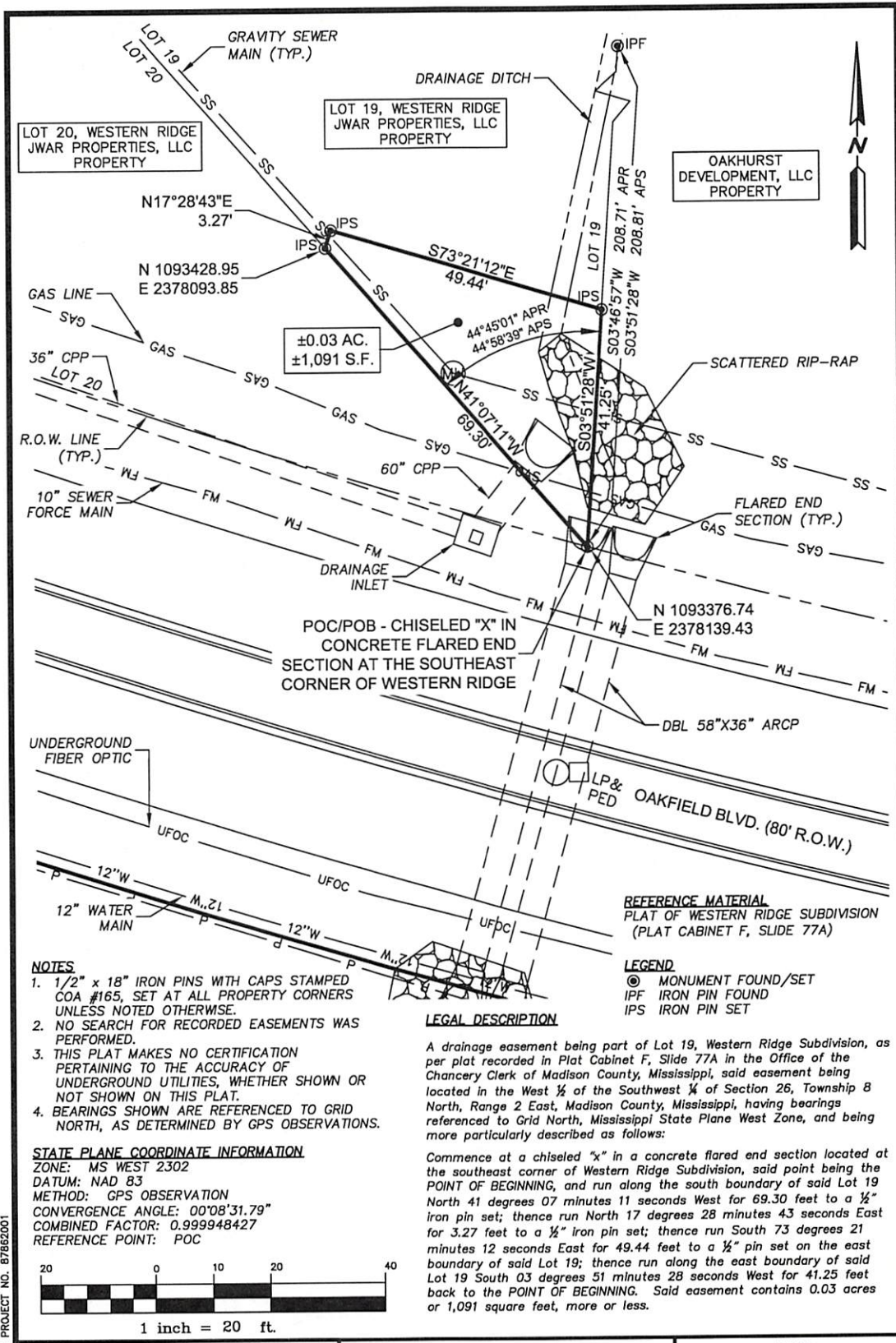
EXHIBIT A

LEGAL DESCRIPTION FOR EASEMENT NO. 2

A drainage easement being part of Lot 19, Western Ridge Subdivision, as per plat recorded in Plat Cabinet F, Slide 77A in the Office of the Chancery Clerk of Madison County, Mississippi, said easement being located in the West $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of Section 26, Township 8 North, Range 2 East, Madison County, Mississippi, having bearings referenced to Grid North, Mississippi State Plane West Zone, and being more particularly described as follows:

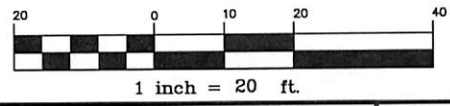
Commence at a chiseled "x" in a concrete flared end section located at the southeast corner of Western Ridge Subdivision, said point being the POINT OF BEGINNING, and run along the south boundary of said Lot 19 North 41 degrees 07 minutes 11 seconds West for 69.30 feet to a $\frac{1}{2}$ " iron pin set; thence run North 17 degrees 28 minutes 43 seconds East for 3.27 feet to a $\frac{1}{2}$ " iron pin set; thence run South 73 degrees 21 minutes 12 seconds East for 49.44 feet to a $\frac{1}{2}$ " pin set on the east boundary of said Lot 19; thence run along the east boundary of said Lot 19 South 03 degrees 51 minutes 28 seconds West for 41.25 feet back to the POINT OF BEGINNING. Said easement contains 0.03 acres or 1,091 square feet, more or less.

M
DM



- NOTES**
- 1/2" x 18" IRON PINS WITH CAPS STAMPED COA #165, SET AT ALL PROPERTY CORNERS UNLESS NOTED OTHERWISE.
 - NO SEARCH FOR RECORDED EASEMENTS WAS PERFORMED.
 - THIS PLAT MAKES NO CERTIFICATION PERTAINING TO THE ACCURACY OF UNDERGROUND UTILITIES, WHETHER SHOWN OR NOT SHOWN ON THIS PLAT.
 - BEARINGS SHOWN ARE REFERENCED TO GRID NORTH, AS DETERMINED BY GPS OBSERVATIONS.

STATE PLANE COORDINATE INFORMATION
 ZONE: MS WEST 2302
 DATUM: NAD 83
 METHOD: GPS OBSERVATION
 CONVERGENCE ANGLE: 00°08'31.79"
 COMBINED FACTOR: 0.999948427
 REFERENCE POINT: POC



LEGAL DESCRIPTION

A drainage easement being part of Lot 19, Western Ridge Subdivision, as per plat recorded in Plat Cabinet F, Slide 77A in the Office of the Chancery Clerk of Madison County, Mississippi, said easement being located in the West 1/2 of the Southwest 1/4 of Section 26, Township 8 North, Range 2 East, Madison County, Mississippi, having bearings referenced to Grid North, Mississippi State Plane West Zone, and being more particularly described as follows:

Commence at a chiseled "x" in a concrete flared end section located at the southeast corner of Western Ridge Subdivision, said point being the POINT OF BEGINNING, and run along the south boundary of said Lot 19 North 41 degrees 07 minutes 11 seconds West for 69.30 feet to a 1/2" iron pin set; thence run North 17 degrees 28 minutes 43 seconds East for 3.27 feet to a 1/2" iron pin set; thence run South 73 degrees 21 minutes 12 seconds East for 49.44 feet to a 1/2" pin set on the east boundary of said Lot 19; thence run along the east boundary of said Lot 19 South 03 degrees 51 minutes 28 seconds West for 41.25 feet back to the POINT OF BEGINNING. Said easement contains 0.03 acres or 1,091 square feet, more or less.

REFERENCE MATERIAL
 PLAT OF WESTERN RIDGE SUBDIVISION
 (PLAT CABINET F, SLIDE 77A)

LEGEND
 ● MONUMENT FOUND/SET
 IPF IRON PIN FOUND
 IPS IRON PIN SET

CAD FILE: B7862001_01.dwg CCE PROJECT NO. B7862001

Clearpoint
 CONSULTING ENGINEERS, P.A.
 6652 US Highway 98 | Hattiesburg, MS 39402
 t 601.261.2609 | f 601.261.5573 | clearpointengineers.com

SCALE: 1" = 20'
 DATE OF SURVEY: 02/19/2020
 CLASS OF SURVEY: B

DRAINAGE EASEMENT PLAT FOR:
 GARVER, LLC

Part of Lot 19, Western Ridge Subdivision
 W 1/2 of SW 1/4 of Sec. 26, T-8-N, R-2-E
 Madison County, Mississippi

BEARINGS DETERMINED BY: GPS-GRID
 SURVEYED BY: R. AULTMAN
 DRAWN BY: S. WELLS

M. SHANNON WELLS
 REGISTERED PROFESSIONAL
 LAND SURVEYOR
 PLS-2888
 2/24/20
 STATE OF MISSISSIPPI