

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 18, 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  
2020-2030 King Ranch Road Project

The Engineering Department recommends that the Board accept the invoice for \$1,026.00 for acquisition of a right of way on the 2020-2030 King Ranch Road Project (Parcel 002-00-00-W) for Morris M. Hill (Life Estate) and Nancy L. Althouse-Hill (Life Estate) to authorize the Comptroller to issue the check.

Check payment to: (Parcel 002-00-00-W)

Payee: Mr. & Mrs. Morris M. Hill  
202 Upper Muirhead Court  
South Starles, MO 63304

SHEILA JONES  
District One

TREY BAXTER  
District Two

GERALD STEEN  
District Three

KARL BANKS  
District Four

PAUL GRIFFIN  
District Five

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	002-00-00-W
County	Madison		
Owner	Morris M. Hill (Life Estate), Nancy L. Althouse-Hill (Life Estate) & Alexa D. Hill, Remainderman	Address	202 Upper Muirhead Ct South St. Charles, MO 63304

Payment Due:

FMVO:	\$1,026.00
Administrative Adjustment:	\$0.00
<b>Total</b>	<b>\$1,026.00</b>

*Unless otherwise instructed split payment evenly between above owners.*

Included herein:

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

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: 09/17/2020

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: Morris M. Hill (Life Estate), Nancy L. Althouse-Hill (Life Estate) & Alexa D. Hill, Remainderman Project: 2020-2030 - King Ranch Road STP-0024-00-(055) LPA 108165/701000

Address: 202 Upper Muirfield Ct. South County: Madison

St. Charles, MO 63304 ROW Parcel(S): 002-00-00-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 valuation in the amount of \$1,026.00.

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>1,026.00</u>
Improvements:	\$	<u>0.00</u>
Damages:	\$	<u>0.00</u>
X Parcel:		<u>0.00</u>
<b>Total Fair Market Value Offer</b>	<b>\$</b>	<b><u>1,026.00</u></b>

  
 Right of Way Acquisition Agent



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

ROW 005 A (Revised 3/2011)

<b>Grantee, prepared by and return to:</b>	<b>Grantor Address:</b>
<u>Madison County Board of Supervisors</u>	<u>Morris M. Hill et al</u>
<u>125 West North Street</u>	<u>202 Upper Muirfield Ct South</u>
<u>P.O. Box 608</u>	<u>St Charles, MO 63304</u>
<u>Canton, MS 39046</u>	
<b>Phone: 601-790-2590</b>	<b>Phone:</b>
<b>Account No.</b>	<b>Business No.</b>

**WARRANTY DEED**

INDEXING INSTRUCTIONS:

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

Initial N.L. Hill

Nancy L. Althouse-Hill & Alexa D. Hill, Life Estate

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

PARCEL 2

**STATE OF MISSISSIPPI**

**COUNTY OF MADISON**

For and in consideration of One Thousand Twenty Six and NO/100 Dollars

(\$1,026.00) 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; run thence N 00° 11' 06" W for a distance of 56.79 feet to an iron pin set, said iron pin being the **POINT OF BEGINNING**; run thence N 00° 11' 06" W for a distance of 158.35 feet to an iron pin set; run thence N 13° 53' 46" E for a distance of 94.31 feet to an iron pin set on the existing Right-of-Way of King Ranch Road; run thence along said right-of-way S 00° 13' 00" E for a distance of 249.35 feet to an iron pin set; run thence S 88° 38' 00" W for a distance of 23.09 feet to the **POINT OF BEGINNING**, containing 0.108 Acres (4,694.40 square feet), more or less, and being situated in **THE SOUTHEAST ¼ OF THE NORTHEAST 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 N.L., A.D.H.

Nancy L. Althouse-Hill & Alexa D. Hill, Life Estate  
STP-0024-00-(055) LPA/108165/701000  
PARCEL 2

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 10<sup>th</sup> day of September A.D. 2020.

Signature Morris M. Hill  
Morris M. Hill

Signature Nancy L. Althouse-Hill  
Nancy L. Althouse-Hill

Signature Alexa D. Hill  
Alexa D. Hill

Initial M.H., N.A., A.H.

Nancy L. Althouse-Hill & Alexa D. Hill, Life Estate  
STP-0024-00-(055) LPA/108165/701000  
PARCEL 2

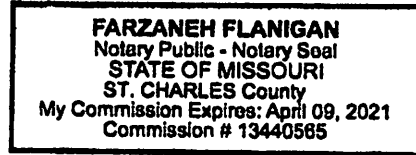
STATE OF Missouri  
COUNTY OF St. Charles

Personally appeared before me, the undersigned authority in and for the said county and state, on this 12th day of September, 2020, within my jurisdiction, the within named MORRIS M HILL, an individual, who acknowledged that he/ Morris M. Hill she executed the above and foregoing instrument.

Farzaneh Flanigan (NOTARY PUBLIC)

(SEAL)

My commission expires: April, 09, 2021



Initial M.H., N.A., A.H.

Nancy L. Althouse-Hill & Alexa D. Hill, Life Estate

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

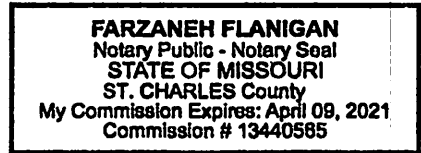
PARCEL 2

STATE OF MISSOURI  
COUNTY OF St Charles

Personally appeared before me, the undersigned authority in and for the said county and state, on this 12th day of September, 2020, within my jurisdiction, the within named ALEXA D HILL, an individual, who acknowledged that he/she  
Alexa D. Hill  
executed the above and foregoing instrument.

Farzaneh Flanigan (NOTARY PUBLIC)

My commission expires: April, 09, 2021



Initial N.L. Althouse, AH

Nancy L. Althouse-Hill & Alexa D. Hill, Life Estate  
STP-0024-00-(055) LPA/108165/701000  
PARCEL 2

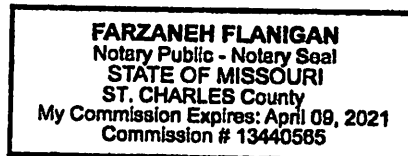


STATE OF Missouri  
COUNTY OF St Charles

Personally appeared before me, the undersigned authority in and for the said county and state, on this 12th day of September, 2020, within my jurisdiction, the within named Nancy L. Althouse-Hill, an individual, who acknowledged that he/  
Nancy L. Althouse-Hill  
she executed the above and foregoing instrument.

Farzaneh Flanigan (NOTARY PUBLIC)

My commission expires: April, 09, 2021



Initial N.A., A.D., AH

Nancy L. Althouse-Hill & Alexa D. Hill, Life Estate  
STP-0024-00-(055) LPA/108165/701000  
PARCEL 2

M.A.

NANCY L. ALTHOUSE-HILL &  
ALEXA D. HILL LIFE ESTATE  
DEED BOOK 3059, PAGE 990

SE 1/4 OF ME 1  
SEC 23, T9N, R2E

ME 1/4 OF SE 1  
SEC 23, T9N, R2E

ER SINGH  
SS, PAGE 813

NG RIGHT-OF-WAY

PARCEL 1  
SAROYINDER SINGH  
DEED BOOK 3105, PAGE 813  
TAX PARCEL # 0929-23D-010702.00  
0.001 ACRE (58.08 S.F.)

PARCEL 2  
NANCY L. ALTHOUSE-HILL &  
ALEXA D. HILL LIFE ESTATE  
TAX PARCEL # 0929-23D-009700.00  
0.108 ACRE (4,694.4 S.F.)

FOR PARCEL 1  
10'-58.40  
47' LT  
E TO EX. R.O.W.

10'-79.82  
47' LT

FOR PARCEL 2  
11'-11.18  
47' LT

12'-68.18  
47' LT

11'-58.37  
20' 10" LT  
TIE TO EX. R.O.W.

EXISTING RIGHT-OF-WAY



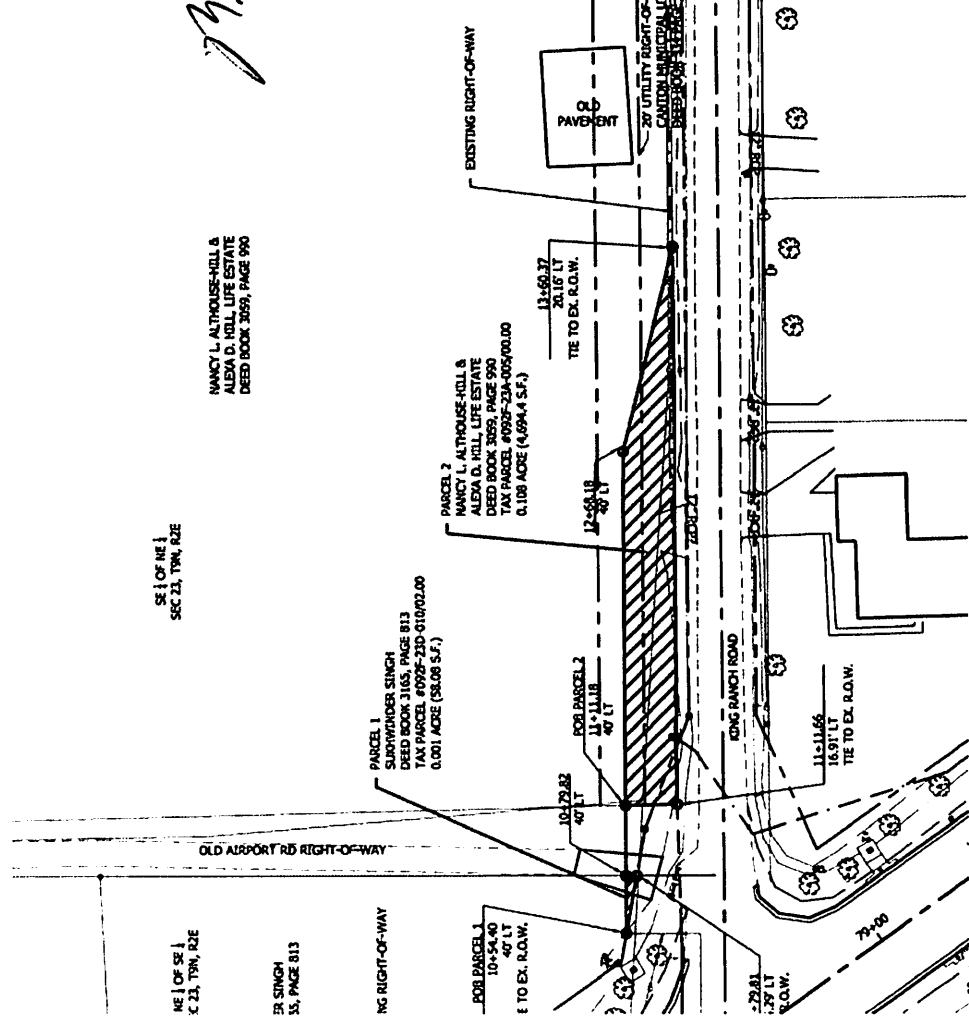
20' UTILITY RIGHT-OF-WAY  
CANTON MUNICIPAL  
DEED BOOK 3059, PAGE 990

ONG RANJOY ROAD

27'-8.1  
79' LT  
R.O.W.

11'-11.66  
16.91' LT  
TIE TO EX. R.O.W.

79'-0.0





M.H.

Subject

Acquisition Area  
0.108 A.C.