

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

December 17, 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  
Project: 2020-2039-Way Road  
Parcel: Plat 5

The Engineering Department recommends that the Board accept the invoice for \$100.00 for acquisition of right-of-way for the Way Road Project for Clara Thompson and to authorize the Comptroller to issue the check.

Check payment to:

Payee: Clara Thompson  
151 Banks Road  
Canton, MS 39046

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	2020-2039 - Way Road	Parcel	Plat 5
County	Madison		
Owner	Clara Thompson	Address	151 Banks Road Canton, MS 39046

**Payment Due:**

FMVO:	\$100.00
Administrative Adjustment:	\$0.00
<b>Total</b>	<b>\$100.00</b>

*Please make payable to the above owner.*

**Included herein:**

- Initialized FMVO
- Properly Executed Permanent Easement
- Properly Executed Temporary Easement
- Right of Way Plat 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 reached 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: 12/16/2020

Authorized Acquisition Agent: 

Greg M. Thompson

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

**Temporary 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:

Clara Johnson aka Clara Johnson Thompson  
on behalf of all heirs of Sadie M. Johnson  
151 Banks Road  
Canton, MS 39046  
(601) 622-5204

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

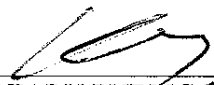
Complete Legal Description is attached hereto as Exhibit A.

INDEXING INSTRUCTIONS: Section 7, Township 10 North, Range 3 East,  
Madison County, Mississippi

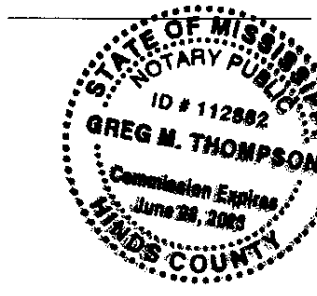
STATE OF MISSISSIPPI  
COUNTY OF Madison

PERSONALLY appeared before me, the undersigned authority in and for the said jurisdiction, on this the 7 day of December, 2020, the within named Clara L. Thompson, he signed, delivered and executed the above and foregoing instrument of the day and year therein mentioned for the purposes therein stated after first having been duly authorized by said corporation to do so.

WITNESS MY HAND AND OFFICIAL SEAL on this, the 7 day of Dec, 2020.

  
\_\_\_\_\_  
NOTARY PUBLIC

My Commission Expires:



**Temporary Construction Easement -**

**Exhibit A**

Commencing at an iron pin marking the southwest corner of Section 7, Township 10 North, Range 3 East, Madison County, Mississippi, run North 0° 09' 32" West for 2,427.90' to a point on the west right-of-way of Banks Road, a public street, said point being the point of beginning of this legal description of the parcel of land that is described by metes and bounds as follow, to-wit:

Thence run along said right-of-way North 00° 11' 37" West for a distance of 5.92' to a point; thence run along said right-of-way North 03° 25' 01" West for a distance of 18.11' to a point; leaving said right-of-way run North 75° 46' 05" West for a distance of 21.19' to a point; thence run South 03° 46' 55" East for a distance of 30.82' to a point; thence run North 85° 29' 11" East for a distance of 19.67' to the point of beginning.

The above described parcel of land contains 0.013 acres, more or less, or 550 square feet, more or less, and is situated in the Northeast Quarter of the Southeast Quarter (NE ¼ SE ¼) of Section 12, Township 10 North, Range 2 East, Madison County, Mississippi. Said parcel is located wholly within that parcel of land conveyed unto Sadie M. Johnson in that Quitclaim Deed file for record in the office of the Chancery Clerk of Madison County, Mississippi at Canton, Mississippi, in Book 1868 Page 921 thereof.

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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

**Permanent 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:

Clara Johnson aka Clara Johnson Thompson on  
behalf of all heirs of Sadie M. Johnson  
151 Banks Road  
Canton, MS 39046  
(601) \_\_\_\_\_

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: Section 7, Township 10 North, Range 3 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 Permanent 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.

That I / we agree to indemnify, discharge, and hold harmless Madison County and the Madison County Board of Supervisors, including its agents, employees, and officers from any and all liability, obligations, costs, actions, causes of actions, claims, and demands of any nature whatsoever, known or unknown, in relation to the payment of monies due and owing the Benjamin Louis Small and wife Annie Pearl Small and/or their heirs.

WITNESS MY SIGNATURE, THIS THE 7 DAY OF Dec., 2020.

Clara L. Thompson

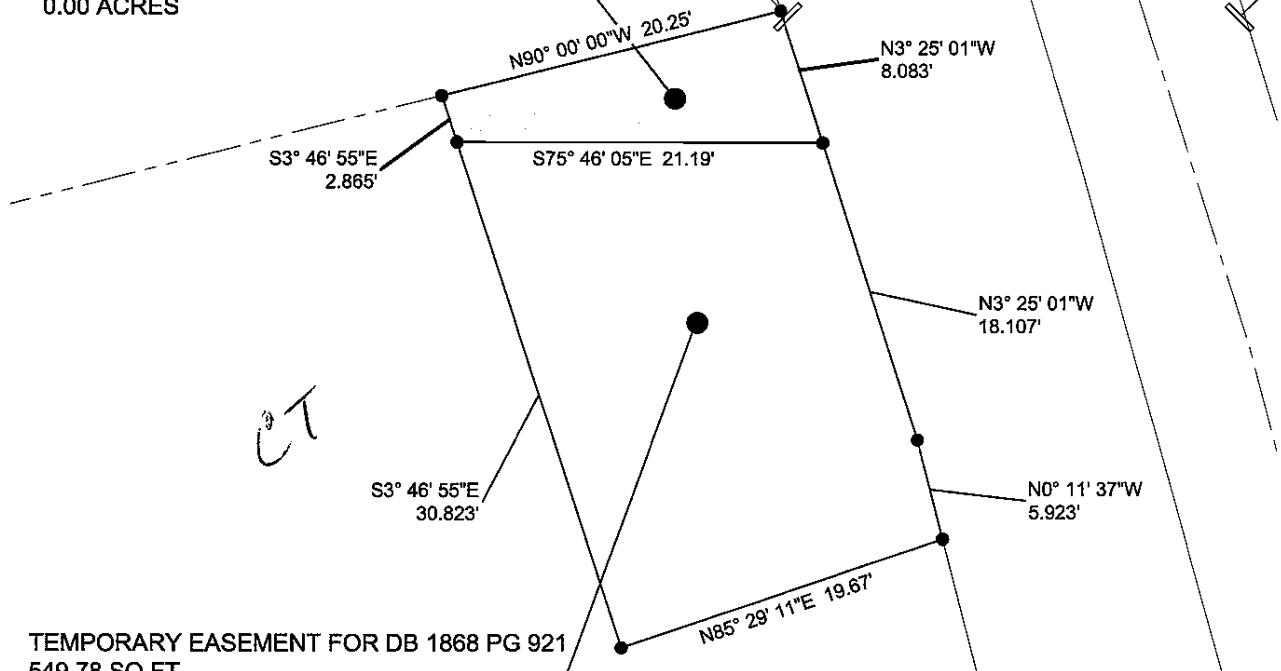
Clara Johnson aka Clara Johnson Thompson on behalf  
of all heirs of Sadie M. Johnson



SUMRALL JERRY  
 102A-12-006/00.00  
 DEED BOOK 380 PAGE 261

BANKS ROAD  
 40' R.O.W.

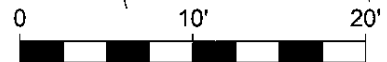
PERMANENT EASEMENT FOR DB 1868 PG 921  
 110.57 SQ FT  
 0.00 ACRES



CT

TEMPORARY EASEMENT FOR DB 1868 PG 921  
 549.78 SQ FT  
 0.01 ACRES

JOHNSON SADIE M ET. AL.  
 102A-12-007/01.00  
 DEED BOOK 1868 PAGE 921



854 WILSON DRIVE  
 SUITE A  
 RIDGELAND, MS 39157

TEL (601) 899-5158  
 FAX (601) 899-5110

EXHIBIT "E"  
 PERMANENT AND TEMPORARY  
 DRAINAGE EASEMENTS  
 DB 1868 PG 921  
 MADISON COUNTY, MISSISSIPPI

DRAWN BY: P. BARNES

DATE: APRIL 13, 2020

SCALE: 1" = 10'