

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

July 14, 2021

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: Mt. Pilgrim State Aid Bridge Project
Parcel: 001-00-00

The Engineering Department recommends that the Board accept the invoice for \$250.00 for the acquisition of the right of way for Mt. Pilgrim State Aid Bridge Project from S&S, LLC of Flowood and to authorize the Comptroller to issue the check.

Check payment to:

Payee: S&S, LLC of Flowood
1620 North Mill Street
Jackson, MS 39202

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 Mt. Pilgrim Road State Aid Bridge Project **Parcel** 001-00-00
County Madison
Owner S&S, LLC of Flowood **Address** 1620 N. Mill Street
Jackson, MS 39202

Payment Due

FMVO:	\$250.00
Damages:	\$0.00
Administrative Adjustment:	\$0.00
Total:	\$250.00

Included herein:

- Properly Executed Warranty Deed and/or Temporary Easement
- Initialized FMVO
- Right of Way Plat Map
- Administrative Adjustment (if applicable)
- 3rd Party Release and Properly Executed Partial Release (if applicable)

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.*

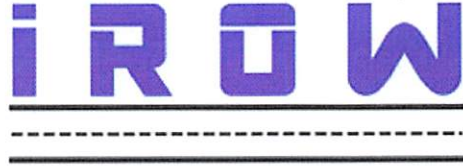
Date: 07/06/2020

Authorized Acquisition Agent:

A handwritten signature in blue ink, appearing to read 'Greg M. Thompson', is written over a horizontal line.

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: June 7, 2021

Name: S &S, LLC of Flowood Project: 2021-2048 - Mt. Pilgrim State Aid Bridge Project

Address: 1620 N. Mill Street County: Madison

Jackson, MS 39202 ROW Parcel(S): 001-00-00

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 \$250.00.

Appraisal 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.

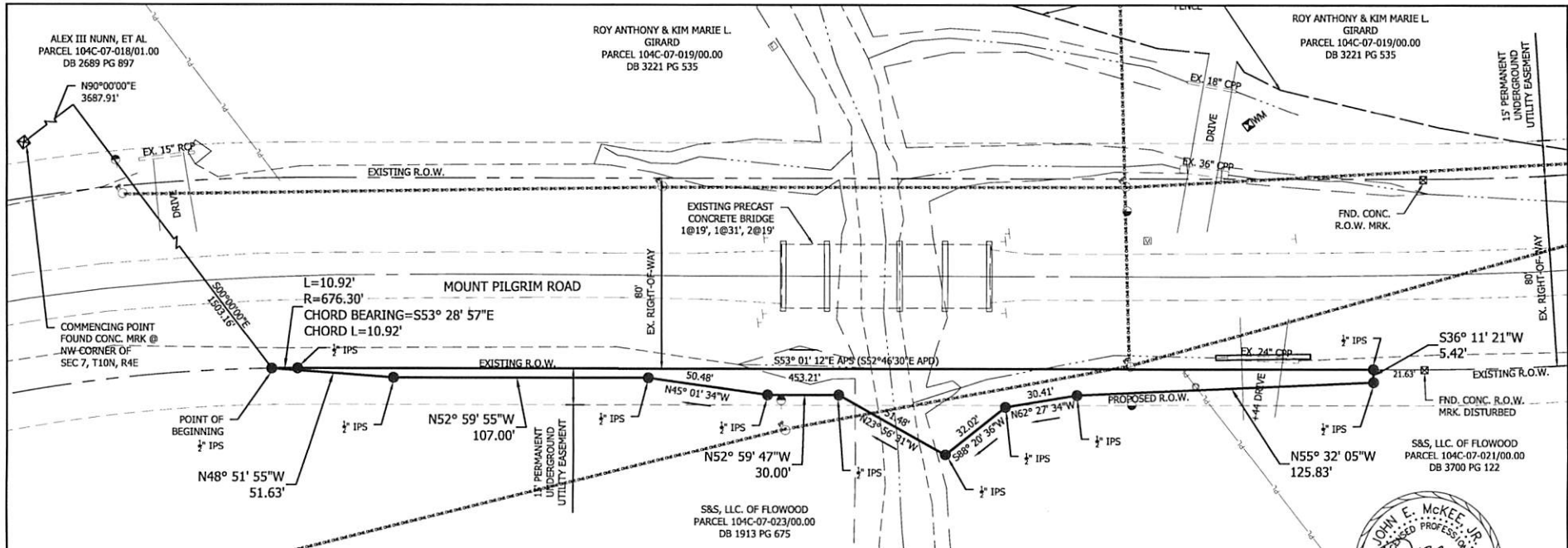
Land Value: 001-00-00 - 0.10 acre(s) X \$2,500 Per Acre	\$	<u>250.00</u>
Improvements:	\$	<u>0.00</u>
Damages:	\$	<u>0.00</u>
X Parcel:		<u>0.00</u>
Total Fair Market Value Offer	\$	<u>250.00</u>

A handwritten signature in blue ink, appearing to read 'M. H. Ly', is written over a horizontal line.

Right of Way Acquisition Agent



Providing Professional Right of Way
Acquisition & Consultation Services



LEGEND

- PP POWER POLE
- IRON PIN FOUND
- IRON PIN SET
- - - EXISTING EDGE OF PAVMENT
- - - EXISTING R.O.W.
- - - FO FIBER OPTIC CABLE
- - - OHE OVERHEAD ELECTRIC
- SIGN
- APD AS PER DEED
- APS AS PER SURVEY

LEGAL DESCRIPTION:

A parcel of land situated in Section 7, Township 10 North, Range 4 East, County of Madison, State of Mississippi containing 0.10 acres ± and more particularly described as follows:

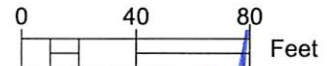
Commencing at a concrete monument found marking the northwest corner of Section 7, Township 10N, Range 4E; run thence N90°00'00"E, a distance of 3687.91 feet to a point; run thence, S00°00'00"E, a distance of 1503.16 feet to a 1/2" iron pin set on the existing south Right-of-Way of Mt. Pilgrim Road as constructed under Project SAP-45(37) on file in the Office of State Aid Road Construction, said point being the **Point of Beginning**; Thence, run thence along the existing Right-of-Way of said Mt. Pilgrim Road 10.92 feet along a curve to the left with a 10.92 foot chord that bears S53°28'57"E with a 676.30 foot radius to a 1/2" iron pin set; thence run S53°01'12"E, a distance of 453.21 feet to a 1/2" iron pin set; run thence leaving said Right-of-Way S36°11'21"W, a distance of 5.42 feet to a 1/2" iron pin set; run thence, N55°32'05"W, a distance of 125.83 feet to a 1/2" iron pin set; run thence, N62°27'34"W, a distance of 30.41 feet to a 1/2" iron pin set; run thence, S88°20'36"W, a distance of 32.02 feet to a 1/2" iron pin set; run thence, N23°56'31"W, a distance of 51.48 feet to a 1/2" iron pin set; run thence, N52°59'47"W, a distance of 30.00 feet to a 1/2" iron pin set; run thence, N45°01'34"W, a distance of 50.48 feet to a 1/2" iron pin set; run thence, N52°59'55"W, a distance of 107.00 feet to a 1/2" iron pin set; run thence, N48°51'55"W, a distance of 51.63 feet to the **Point of Beginning**.

- Flood Statement: Subject property is located in an "A Zone" according to Madison County F.I.R.M. Panel #0275F of Map 28089C0275F
- Bearings are derived from performing GPS observations and based upon the North American Datum 1983 (NAD83), Mississippi State Plane, Grid Coordinate System, West Zone using INET.
- Concrete R.O.W. markers that were found appear to be in conformance with and set under State Aid Project SAP-45(37) on Mount Pilgrim Road.

Reference Materials:

DB 1932 PG 897	DB 83 PG 256	DB 273 PG 533	DB 3700 PG 122
DB 3229 PG 72	DB 184 PG 205	DB 2322 PG 853	DB 1913 PG 675
DB 3221 PG 535	DB 202 PG 446	DB 1843 PG 158	DB 2732 PG 678
DB 29 PG 5	DB 232 PG 26	DB 2689 PG 697	DB 3700 PG 119
DB 43 PG 527	DB 273 PG 338	DB 2108 PG 214	

MAP SHOWING THE SURVEY OF THE
S & S, LLC. OF FLOWOOD PROPERTY
LOCATED IN SECTION 7, T-10-N, R-4-E,
FOR
THE MADISON COUNTY BOARD OF SUPERVISORS



Handwritten signature in blue ink.



Professional Land Surveyor No.: 02856
Address: 101 WEBSTER CIRCLE SUITE 101
MADISON, MISSISSIPPI 39110
Telephone No.: 601-853-3780

This survey has been done by me or under my direct supervision in accordance with The Mississippi State Board of Registration for Professional Engineers and Land Surveyors as issued under the authority of Title 73, Chapter 13, Sections 1-99 inclusive of The Mississippi Code of 1972, as amended, based on a Class C Survey, and that no encroachments exist either way across any of the property lines unless otherwise noted.

Stantec
101 WEBSTER CIRCLE, SUITE
101
MADISON, MISSISSIPPI 39110
Phone: 601-853-3780

March 8, 2021
Field Survey - February 23, 2021

PREPARED BY:
Mike Espy (MB#5240)
Mike Espy, PLLC
4450 Old Canton Rd., Ste. 205
Jackson, MS. 39211
Phone: 601-355-9101

RETURN TO:
Mike Espy
Mike Espy, PLLC
4450 Old Canton Rd., Ste. 205
Jackson, MS. 39211
Phone: 601-355-9101

WARRANTY DEED

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 GRANTOR:

S & S LLC of FLOWOOD
1620 N. Mill St
Jackson, MS 39202
(601) 354-5323

does hereby bargain, sell, grant, convey, and warrant unto GRANTEE:

Madison County, Mississippi
A Body Politic
125 West North Street
Canton, MS 39046
601.855.5500

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 4 East,
Madison County, Mississippi

The foregoing warranty is made subject to the following exceptions:


- 1) The Zoning Ordinances, Subdivision Regulations, Building Codes and land use regulations of Madison County, Mississippi;
- 2) Any right or interest in oil, gas, and other minerals in, on, or under the above-described property reserved or conveyed by prior owners; and
- 3) All protective covenants, building restrictions, rights-of-way, easements, and servitudes recorded in the land records of Madison County, Mississippi.

The Grantor acknowledges 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 acknowledges that Grantor is aware of its 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 Grantor does 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 Grantor further acknowledges that the Grantee has complied with any and all laws and procedures set forth above. Grantor further acknowledges that it has received just compensation for the real property herein described.

WITNESS MY SIGNATURE, THIS THE 6 DAY OF July, 2021.


Marvin Scott, Manager of S&S LLC

STATE OF MISSISSIPPI
COUNTY OF Madison

PERSONALLY appeared before me, the undersigned authority in and for the said jurisdiction, on this the 6 day of July, 2021, the within named Marvin Scott, Manager of S&S LLC OF FLOWOOD, who having been duly sworn by me acknowledged that on behalf of S & S LLC OF FLOWOOD, Inc. and as its act and deed, he signed, delivered and executed the above and foregoing instrument on the day and year therein mentioned for the purposes therein stated after first having been duly authorized by said LLC to do so.

WITNESS MY HAND AND OFFICIAL SEAL on this, the 6 day of July, 2021.



NOTARY PUBLIC

My Commission Expires:



EXHIBIT A

A parcel of land situated in Section 7, Township 10 North, Range 4 East, County of Madison, State of Mississippi containing 0.10 acres ± and more particularly described as follows:

Commencing at a concrete monument found marking the northwest corner of Section 7, Township 10N, Range 4E; run thence $N90^{\circ}00'00''E$, a distance of 3687.91 feet to a point; run thence, $S00^{\circ}00'00''E$, a distance of 1503.16 feet to a 1/2" iron pin set on the existing south Right-of-Way of Mt. Pilgrim Road as constructed under Project SAP-45(37) on file in the Office of State Aid Road Construction, said point being the **Point of Beginning**; Thence, run thence along the existing Right-of-Way of said Mt. Pilgrim Road 10.92 feet along a curve to the left with a 10.92 foot chord that bears $S53^{\circ}28'57''E$ with a 676.30 foot radius to a 1/2" iron pin set; thence run $S53^{\circ}01'12''E$, a distance of 453.21 feet to a 1/2" iron pin set; run thence leaving said Right-of-Way $S36^{\circ}11'21''W$, a distance of 5.42 feet to a 1/2" iron pin set; run thence, $N55^{\circ}32'05''W$, a distance of 125.83 feet to a 1/2" iron pin set; run thence, $N62^{\circ}27'34''W$, a distance of 30.41 feet to a 1/2" iron pin set; run thence, $S88^{\circ}20'36''W$, a distance of 32.02 feet to a 1/2" iron pin set; run thence, $N23^{\circ}56'31''W$, a distance of 51.48 feet to a 1/2" iron pin set; run thence, $N52^{\circ}59'47''W$, a distance of 30.00 feet to a 1/2" iron pin set; run thence, $N45^{\circ}01'34''W$, a distance of 50.48 feet to a 1/2" iron pin set; run thence, $N52^{\circ}59'55''W$, a distance of 107.00 feet to a 1/2" iron pin set; run thence, $N48^{\circ}51'55''W$, a distance of 51.63 feet to the **Point of Beginning**.

S & S LLC of FLOWOOD
1620 N. Mill St
Jackson, MS 39202
(601) 354-5323

To Whom It May Concern:

Marvin Scott, as Manager of S&S LLC as is hereby given authority to sign on behalf of, Manager of S&S LLC. for right of way for the Madison County Board of supervisors for the purpose of transferring ownership and title of land owned by of S&S LLC.

Signed:

S & S of Flowood, LLC by Marvin Scott
Marvin Scott as President of S&S LLC.
Print Name Title

Date: 7/6/21

STATE OF Mississippi
COUNTY OF Jackson

Personally appeared before me, the undersigned authority in and for the said county and state, on this 6 day of July, 2021, within my jurisdiction, the within named Marvin Scott who Marvin Scott acknowledged that he/she executed the above and foregoing instrument.

[Signature] (NOTARY PUBLIC)

(SEAL)

My commission expires: _____

