

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

November 10, 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
Reunion Parkway Phase II
Parcel: 001-00-00-W/001-00-00-T-001, 002, 003, 004, 005 & 006/001-00-00-E-001

The Engineering Department recommends that the Board accept the invoice for \$1,030,700.00 for acquisition of a right of way for the Reunion Parkway Phase II Project from the Minnie J. Bozeman Family Limited Partnership and to authorize the Comptroller to issue the check.

Check payment to:

Payee: Minnie J. Bozeman Family Limited Partnership
184 Cornerstone Drive
Madison, MS 39110

Integrated Right of Way
P. O. Box 3066
Madison MS, 39130
Phone: 601-790-0443



Right of Way Acquisition Closing Statement

Project	Reunion Parkway Phase II	Parcel	001-00-00-W / 001-00-00-T-001, 002, 003, 004, 005 & 006 / 001-00-00-E-001
County	Madison	Address	184 Cornerstone Drive Madison, MS 39110
Owner	Minnie J Bozeman Family Limited Partnership		

Payment Due

FMVO:	\$1,019,480.00
Damages:	\$11,220.00
Administrative Adjustment:	\$0.00
Total:	\$1,030,700.00

Included herein:

- Properly Executed Warranty Deeds, Temporary Easements & Drainage Easements
- Initialized FMVO
- Right of Way Plat Maps
- Administrative Adjustment (if applicable)
- Properly Executed W-9

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: 11/09/2021

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



Fair Market Value Offer

Date: 11-8-2021
Name: Minnie J. Bozeman Family Limited Partnership
Address: 184 Cornerstone Drive, Madison, MS 39110
Project: Reunion Parkway Phase II – 105278
County: Madison
ROW Parcel(s): 001-00-00-W (Parcels 1-5) / 001-00-00-T-001, 002, 003, 004, 005, and 006 / 001-00-00-E-001
("001 North and South")

It is necessary that the Madison County Board of Supervisors acquire from you certain property necessary for the construction of the Reunion Parkway Phase II Project (Project No. 105278). The identification of the real property and the particular interests being acquired are indicated below and on the attached instruments.

The value of the real property interests being acquired is based on the fair market value of the property(ies) and is not less than the approved appraised 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 appraisals in the total amount of **\$1,030,700**.

Appraisal or Waiver (place "X" in one). The appraisal was completed 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 improvements being acquired are: Land Only Excluding Improvements

The following real property and improvements are being acquired but not owned by you: Quitclaim Interest of Tenant

Separately held interest(s) in the real property are not applicable. These interests are not included in the above fair market value offer.

Summary of Calculations Supporting Total Fair Market Value Offer of 001 North and South are shown on the following page.

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UB

**Integrated Right of Way
P. O. Box 3066
Madison, MS 39130
Phone: 601-790-0443**



Land

- 001-00-00-W (Parcel 1, Parcel 2, and Parcel 3)
 - o 9.236 Acres at \$80,000 per acre \$740,000 (Rounded)
- 001-00-00-T-001 / T-002 / T-003
 - o 0.045 Acres (Combined) at \$80,000 per acre (6.5% Cap Rate and 7.5% Discount Rate) over 5-year term \$1,020 (Rounded)
- 001-00-00-W (Parcel 4 and Parcel 5)
 - o 8.723 Acres at \$30,000 per acre \$260,000 (Rounded)
- 001-00-00-T-004 / T-005 / T-006
 - o 0.420 Acres (Combined) at \$30,000 per acre (6.5% Cap Rate and 7.5% Discount Rate) over 5-year term \$3,560 (Rounded)
- 001-00-00-E-001
 - o 0.621 Acres at \$30,000 per acre with diminution of fee value at 80% \$14,900 (Rounded)

Damages

- Gravel, Metal Gates, and Post Replacement \$11,220

TOTAL FAIR MARKET VALUE OFFER \$1,030,700


Right of Way Acquisition Agent



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

MS

This map contains an estimate of the subject larger parcel's boundary lines and the acquisition areas. It is not intended to be drawn to scale but rather used for illustrative purposes only.

W - Parcel 3
0.047 Acres

W - Parcel 2
6.428 Acres

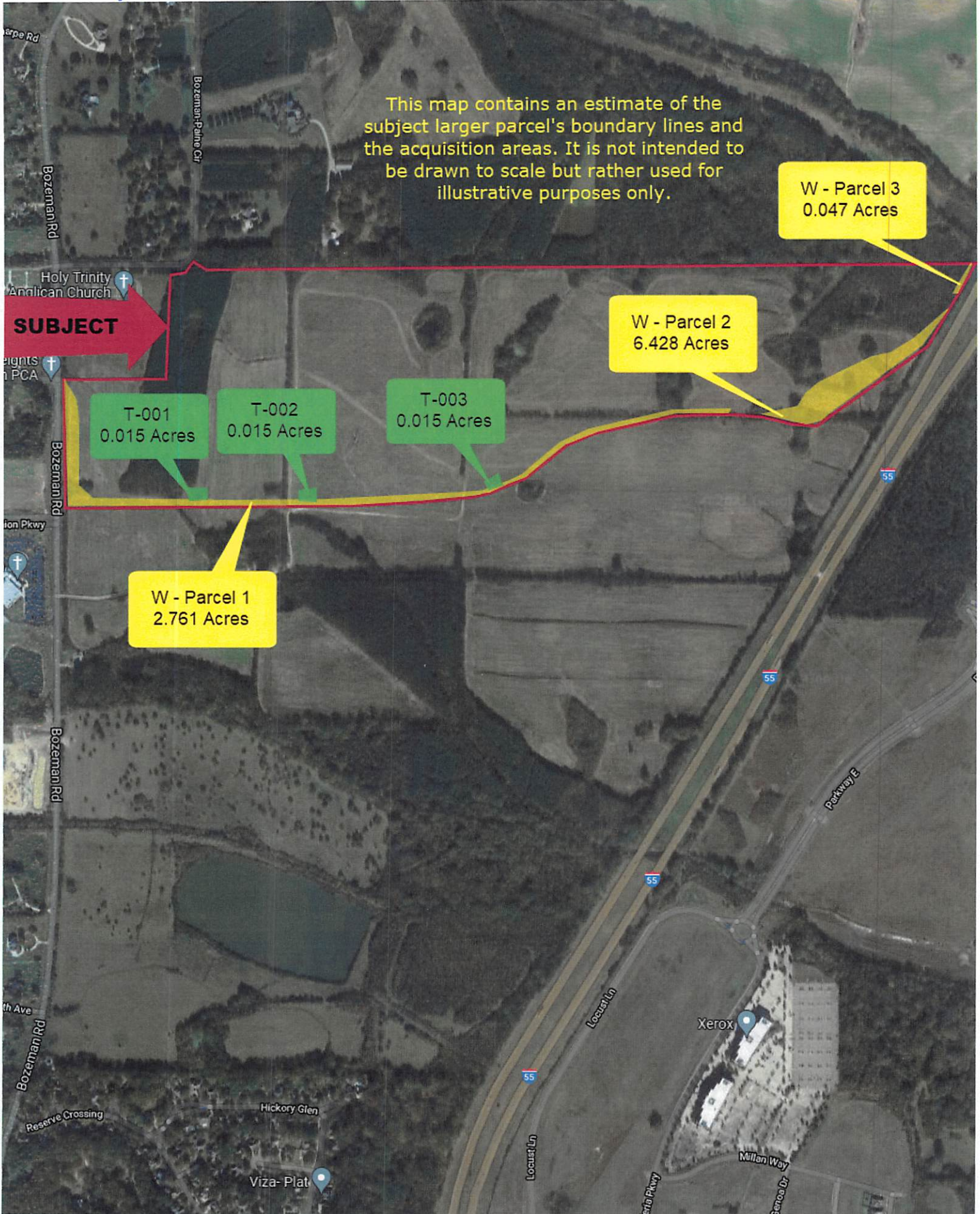
T-003
0.015 Acres

T-002
0.015 Acres

T-001
0.015 Acres

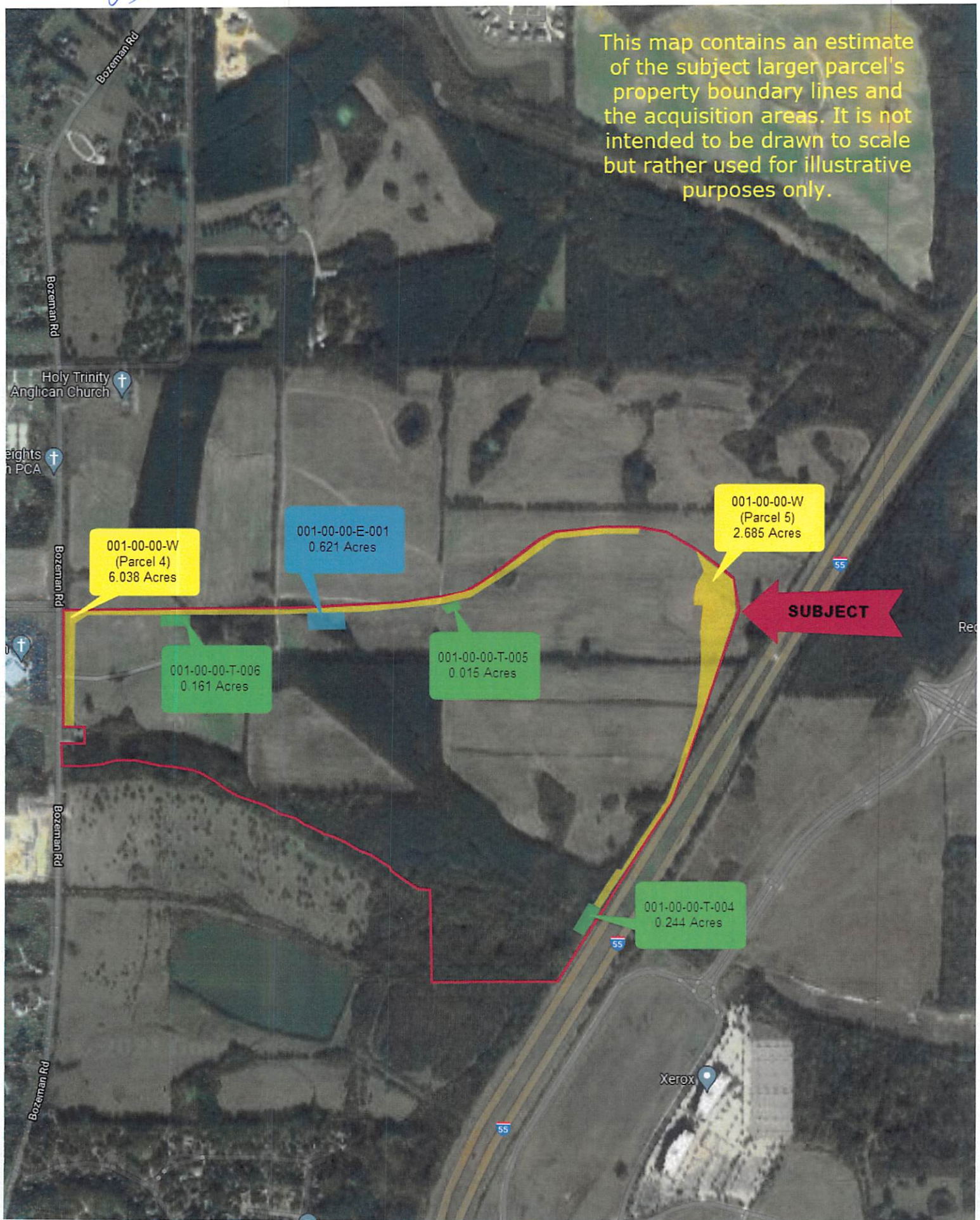
W - Parcel 1
2.761 Acres

SUBJECT



UB

This map contains an estimate of the subject larger parcel's property boundary lines and the acquisition areas. It is not intended to be drawn to scale but rather used for illustrative purposes only.



Grantee, prepared by and return to:
Madison County, Mississippi a body politic
125 West North Street
P.O. Box 608
Canton, MS 39046
Phone: 601-790-2590

Grantor Address:
Minnie J. Bozeman Family
Limited Partnership
184 Cornerstone Drive
Madison, Mississippi 39110
Phone: 601-331-3900 / 620-842-2847

WARRANTY DEED

INDEXING INSTRUCTIONS:

N ½ of Section 31 and the NW ¼ of Section
32, Township 8 North, Range 2 East, Madison
County, Mississippi

Initial

MB

Minnie J. Bozeman Family Limited Partnership
Project No. 105278
001-00-00-W (North)

STATE OF MISSISSIPPI

COUNTY OF MADISON

For and in consideration of Seven Hundred Forty Thousand and NO/100 Dollars (\$740,000.00), the receipt and sufficiency of which is hereby acknowledged, I/we, the undersigned, hereby grant, bargain, sell, convey and warrant unto Madison County, Mississippi, a political subdivision of the State of Mississippi, the following described lands:

Complete Legal Description is attached hereto as Exhibit A (Parcel 1), Exhibit B (Parcel 2), and Exhibit C (Parcel 3)

The grantor(s) herein further warrants that the above-described property is no part of his/her/their homestead.

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 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

Initial



Minnie J. Bozeman Family Limited Partnership
Project No. 105278
001-00-00-W (North)

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 signatures this the 8th day of November, 2021.


**MINNIE J. BOZEMAN FAMILY LIMITED PARTNERSHIP,
a Mississippi limited partnership**

Signature: 

By: Charles Richard Skinner

Title: General Partner

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Initial 

Minnie J. Bozeman Family Limited Partnership
Project No. 105278
001-00-00-W (North)

**STATE OF MISSISSIPPI
COUNTY OF MADISON**

Personally appeared before me, the undersigned authority in and for the said county and state, on this 8th day of November, 2021, within my jurisdiction, the within named **Charles Richard Skinner**, who acknowledged to me that he is a general partner of the Minnie J. Bozeman Family Limited Partnership, a Mississippi limited partnership, and that for and on behalf of said limited partnership, and as its act and deed, he executed the above and foregoing instrument on the day and in the year therein mentioned, after first having been duly authorized by said limited partnership to do so.



Linda D. Lovin (NOTARY PUBLIC)

My commission expires: July 14, 2022

Initial CS

Minnie J. Bozeman Family Limited Partnership
Project No. 105278
001-00-00-W (North)

**RIGHT OF WAY ACQUISITION FOR
REUNION PARKWAY – PHASE II
BOZEMAN ROAD TO PARKWAY EAST
MADISON COUNTY, MISSISSIPPI
PROJECT No. 105278**

PARCEL NO. 001-00-00-W

Parcel 1

MINNIE J. BOZEMAN FAMILY, LTD.

Tax Parcel ID # 082I-31-004/01.00

The following description is based on the Mississippi State Plane Coordinate System, West Zone, NAD 83, grid values, using a combined factor of 0.999954521872 and a Convergence angle of (+) 00 degrees 06 minutes 34.21580059 seconds developed at centerline station 40+00 as shown on the Reunion Parkway – Phase II plans prepared for the Madison County Board of Supervisors, Project No. 105278. It is the intent of this description to convey that portion of Grantors property lying within the new right-of-way as defined by said project:

Being a parcel of land situated in the North half (N 1/2) of Section 31, Township 8 North, Range 2 East, Madison County, Mississippi and being out of and a part of a tract of land conveyed to Minnie J. Bozeman Family Limited Partnership, as recorded in Deed Book 349, Page 65 within the Chancery Clerk's Office of Madison County, Mississippi. Said parcel being more particularly described as follows:

Commencing at a ½” rebar found at the Northeast corner of Ingleside II Subdivision as recorded in Plat Cabinet C, Slide 5 within the Chancery Clerks Office of said Madison County, Mississippi, and being **N= 1086750.79, E= 2356013.16**, on the above referenced coordinate system. Thence from the **Point of Commencing**, run North for a distance of 3,992.29 feet to a point; thence run East for a distance of 477.33 feet to a ½” iron rod with cap set on the existing Easterly right of way line of Bozeman Road, and being the Northwestern corner of a parcel of land conveyed to Madison County Mississippi for the proposed Reunion Parkway right of way as described in Deed Book 2469, Page 890 within the Chancery Clerk's Office of said Madison County, Mississippi. Said point being **N= 1090743.08, E= 2356490.49** on the above referenced coordinate system, and being on the arc of a curve to the left, and also being the **Point of Beginning** of the herein described parcel;

Thence Northwesterly, along the existing right of way line of said Bozeman Road and the arc of a curve to the left, for a distance of 137.81 feet to a concrete monument found at the end of said curve. Said curve having a radius of 50,599.06 feet a central angle of 00°09'22” and a chord distance of 137.81 feet bearing North 00°18'58” West;

EXHIBIT A

Thence continuing along said Easterly right of way line, run North $00^{\circ}26'59''$ West, a distance of 683.54 feet to a 1/2" rebar with cap set at the intersection of the proposed right of way line of Reunion Parkway at Bozeman Road being 15.1983 feet right of and perpendicular to Bozeman Road centerline at Station 111+75.000;

Thence departing the existing right of way line of said Bozeman Road, and run along said proposed right of way line of Reunion Parkway, run North $88^{\circ}39'48''$ East, a distance of 34.81 feet to a 1/2" rebar with cap set, being 50.00 feet right of and perpendicular to Bozeman Road centerline at Station 111+75.000 and designated as Point "P" for future reference;

Thence continuing along said proposed right of way line, run the following bearings and distances:

South $00^{\circ}04'14''$ East, a distance of 175.00 feet to a 1/2" rebar with cap set, being 50.00 feet right of and perpendicular to Bozeman Road centerline at Station 110+00.000;

South $09^{\circ}31'58''$ East, a distance of 304.14 feet to a 1/2" rebar with cap set and being 100.00 feet right of and perpendicular to Bozeman Road centerline at Station 107+00.00;

South $00^{\circ}04'14''$ East, passing at a distance of 300.00 feet a point designated as Point "B" for future reference, being 100.000 feet right of and perpendicular to Station 104+00.00 of said Bozeman Road centerline, and thence continuing for a total distance of 438.19 feet to a 1/2" rebar with cap set and being 100.00 feet right of and perpendicular to Bozeman Road centerline at Station 102+61.809;

South $46^{\circ}53'58''$ East, a distance of 214.94 feet to a 1/2" rebar with cap set and being 115.00 feet left of and perpendicular to Reunion Parkway centerline at Station 12+60.936;

North $89^{\circ}58'52''$ East, passing at a distance of 672.06 feet a point designated as Point "C" for future reference, and passing at a distance of 772.06 feet to a point designated as Point "D" for future reference, and passing at a distance of 1512.06 feet to a point designated as Point "E" for future reference, and thence continuing for a total distance of 1606.53 feet to a 1/2" rebar with cap set at the point of curvature of a curve to the left and being 115.00 feet left of and perpendicular to Reunion Parkway centerline at Station 28+67.473;

Thence along the arc of said curve to the left, passing at a distance of 5.13 feet to a point designated as Point "F" for future reference, and continuing for a total arc length of 510.52 feet to a 1/2" rebar with cap set at the point of tangency and being 115.00 feet left of and perpendicular to Reunion Parkway centerline at Station 34+17.531; Said curve having a radius of 1,485.00 feet a central angle of $19^{\circ}41'51''$ and a chord distance of 508.01 feet bearing North $80^{\circ}07'56''$ East;

Thence run North $70^{\circ}17'01''$ East, passing at a distance of 195.47 feet a point designated as Point "G" for future reference, and passing at a distance of 295.47 feet to a point designated as Point "H" for future reference, and continuing for a total distance of 868.95 feet to a 1/2" rebar with cap set at the point of curvature of a curve to the right and being 115.00 feet left of and perpendicular to Reunion Parkway centerline at Station 42+86.483;

Thence along the arc of said curve to the right for a distance of 927.16 feet to a 1/2" rebar with cap set at the intersection of the existing right of way line of Reunion Parkway as per the above

July 08, 2010

referenced deed to Madison County recorded in Deed Book 2469, Page 890. Said curve having a radius of 1715.00 feet, a central angle of $30^{\circ}58'31''$ and a chord distance of 915.91 feet bearing North $85^{\circ}46'16''$ East;

Thence along the existing right of way line of Reunion Parkway, run South $11^{\circ}20'32''$ West, a distance of 15.26 feet to a point on the arc of a curve to the left;

Thence continuing along the existing right of way line of said Reunion Parkway and the arc of a curve to the left, run Southwesterly for a distance of 921.08 feet to the point of tangency. Said curve having a radius of 1700.00 feet, a central angle of $31^{\circ}02'37''$ and a chord distance of 909.86 feet bearing South $85^{\circ}50'53''$ West;

Thence continuing along the existing right of way line of said Reunion Parkway the following bearings and distances:

South $70^{\circ}19'34''$ West, a distance of 870.14 feet to a point of curvature of a curve to the right;

Thence along the arc of said curve to the right run Southwesterly for a distance of 513.50 feet to the end of said curve. Said curve having a radius of 1,500.00 feet, a central angle of $19^{\circ}36'52''$ and a chord distance of 511.00 feet bearing South $80^{\circ}08'00''$ West;

Thence run North $00^{\circ}03'34''$ West, a distance of 10.00 feet to a point;

Thence run South $89^{\circ}56'26''$ West, a distance of 690.22 feet to a point;

Thence run South $00^{\circ}03'34''$ East, a distance of 10.00 feet to a point;

Thence run South $89^{\circ}56'26''$ West, a distance of 1025.00 feet to a point;

Thence run North $44^{\circ}01'16''$ West, a distance of 138.93 feet to a point on the arc of a curve to the left;

Thence continuing along said existing right of way line and the arc of a curve to the left, run Northwesterly for a distance of 152.68 feet to a point. Said curve having a radius of 50,636.75 feet a central angle of $00^{\circ}10'22''$ and a chord distance of 152.68 feet bearing North $00^{\circ}07'43''$ West;

Thence continuing along said existing right of way line, run North $89^{\circ}48'25''$ West, a distance of 29.82 feet to the **Point of Beginning**, and containing 2.761 acres, (120,271 Square Feet), more or less.

Together with any and all abutters rights of access, if any, in, to, over, or and across the lands as described above. Access is provided between the above referenced Points "P" and "B"; "C" and "D"; "E" and "F"; and also between "G" and "H".

**RIGHT OF WAY ACQUISITION FOR
REUNION PARKWAY – PHASE II
BOZEMAN ROAD TO PARKWAY EAST
MADISON COUNTY, MISSISSIPPI
PROJECT No. 105278**

PARCEL NO. 001-00-00-W

(Parcel 2)

MINNIE J. BOZEMAN FAMILY, LTD.

Tax Parcel ID # 082I-31-004/01.00

The following description is based on the Mississippi State Plane Coordinate System, West Zone, NAD 83, grid values, using a combined factor of 0.999954521872 and a Convergence angle of (+) 00 degrees 06 minutes 34.21580059 seconds developed at centerline station 40+00 as shown on the Reunion Parkway – Phase II plans prepared for the Madison County Board of Supervisors, Project No. 105278. It is the intent of this description to convey that portion of Grantors property lying within the new right-of-way as defined by said project:

Being a parcel of land situated in the Northeast Quarter (NE 1/4) of Section 31, and the West half (W 1/2) of the Northwest Quarter (NW 1/4) of Section 32, Township 8 North, Range 2 East, Madison County, Mississippi and being out of and a part of a tract of land conveyed to Minnie J. Bozeman Family Limited Partnership, as recorded in Deed Book 349, Page 65 within the Chancery Clerk's Office of Madison County, Mississippi. Said parcel being more particularly described as follows:

Commencing at a 1/2" rebar found at the Northeast corner of Ingleside II Subdivision as recorded in Plat Cabinet C, Slide 5 within the Chancery Clerks Office of said Madison County, Mississippi, and being **N= 1086750.79, E= 2356013.16**, on the above referenced coordinate system. Thence from the **Point of Commencing**, run North for a distance of 4,094.30 feet to a point; thence run East for a distance of 4,934.12 feet to a 1/2" iron rod with cap set at the intersection of the existing right of way line of Reunion Parkway as conveyed to Madison County, Mississippi and described in Deed Book 2469, Page 890 with the proposed right of way line of Reunion Parkway and being **N= 1090845.09, E= 2360947.28**, on the above referenced coordinate system and also being the **Point of Beginning** of the herein described parcel;

Thence along the proposed right of way line of said Reunion Parkway, run North 81°55'01" East, a distance of 137.00 feet to a 1/2" rebar with cap set and being 100.00 feet left of and perpendicular to Reunion Parkway centerline at Station 1402+92.273;

Thence run North 29°39'06" East, a distance of 123.40 feet to a 1/2" rebar with cap set at the point of curvature of a curve to the right and being 100.00 feet left of and perpendicular to centerline at Station 1404+15.671;

EXHIBIT B

Thence along the arc of said curve to the right for a distance of 346.46 feet to a ½" rebar with cap set at the intersection of the existing right of way of the above referenced Reunion Parkway and being 100.00 feet left of and perpendicular to centerline at Station 1407+02.701. Said curve having a radius of 583.00 feet, a central angle of 34°02'56" and a chord distance of 341.38 feet bearing North 46°40'34" East;

Thence run South 26°17'58" East, a distance of 25.00 feet to a ½" rebar with cap set being 75.00 feet left of and perpendicular to centerline at Station 1407+02.701;

Thence run North 63°42'02" East, a distance of 387.80 feet to a ½" rebar with cap set at the point of curvature of a curve to the left and being 75.00 feet left of and perpendicular to centerline at Station 1410+90.501;

Thence along the arc of said curve to the left for a distance of 513.64 feet to a point at the intersection of the existing right of way of the above referenced Reunion Parkway. Said curve having a radius of 1,335.00 feet a central angle of 22°02'41" and a chord distance of 510.48 feet bearing North 52°40'41" East;

Thence along the existing right of way line of said Reunion Parkway, run South 37°41'35" West a distance of 1182.61 feet to a point;

Thence continuing along said existing right of way line, run South 76°57'09" West a distance of 196.40 feet to a point;

Thence continuing along said existing right of way line, run North 60°18'21" West a distance of 181.96 feet to a point of curvature of a curve to the left;

Thence continuing along said existing right of way and a curve to the left for a distance of 154.28 feet to the **Point of Beginning**, and containing 6.428 acres, (279,998 Square Feet), more or less. Said curve having a radius of 1,730.00 feet, a central angle of 05°06'35" and a chord distance of 154.23 feet bearing North 62°51'38" West;

Together with any and all abutters rights of access, if any, in, to, over, or and across the lands as described above.

August 23, 2021

**RIGHT OF WAY ACQUISITION FOR
REUNION PARKWAY – PHASE II
BOZEMAN ROAD TO PARKWAY EAST
MADISON COUNTY, MISSISSIPPI
PROJECT No. 105278**

**PARCEL NO. 001-00-00-W
(Parcel 3)**

MINNIE J. BOZEMAN FAMILY, LTD.

Tax Parcel ID # 082I-31-004/01.00

The following description is based on the Mississippi State Plane Coordinate System, West Zone, NAD 83, grid values, using a combined factor of 0.999954521872 and a Convergence angle of (+) 00 degrees 06 minutes 34.21580059 seconds developed at centerline station 40+00 as shown on the Reunion Parkway – Phase II plans prepared for the Madison County Board of Supervisors, Project No. 105278. It is the intent of this description to convey that portion of Grantors property lying within the new right-of-way as defined by said project:

Being a parcel of land situated in the West half (W ½) of the Northwest Quarter (NW ¼) of Section 32, Township 8 North, Range 2 East, Madison County, Mississippi and being out of and a part of a tract of land conveyed to Minnie J. Bozeman Family Limited Partnership, as recorded in Deed Book 349, Page 65 within the Chancery Clerk's Office of Madison County, Mississippi. Said parcel being more particularly described as follows:

Commencing at a ½" rebar found at the Northeast corner of Ingleside II Subdivision as recorded in Plat Cabinet C, Slide 5 within the Chancery Clerks Office of said Madison County, Mississippi, and being **N= 1086750.79, E= 2356013.16**, on the above referenced coordinate system. Thence from the **Point of Commencing**, run North for a distance of 5,117.57 feet to a point; thence run East for a distance of 6301.19 feet to a ½" iron rod with cap set at the intersection of the existing right of way line of Reunion Parkway as conveyed to Madison County and recorded in Deed Book 2469, Page 890 within said Chancery Clerk's Office, with the proposed right of way of Reunion Parkway, and being **N= 1091868.36, E= 2362314.35**, on the above referenced coordinate system and being the **Point of Beginning** of the herein described parcel;

Thence run Northeasterly along the proposed right of way line of Reunion Parkway, and the arc of a curve to the left, for a distance of 230.83 feet to a ½" iron rod with cap set at the point of curvature of a curve to the right being 75.00 feet left of and perpendicular to centerline at Station 1421+36.333. Said curve to the left having a radius of 2,814.99 feet a central angle of 04°41'54" and a chord distance of 230.76 feet bearing North 32°31'03" East;

Thence along the arc of a curve to the right for a distance of 53.87 feet to a point on the North line

EXHIBIT C

of the above referenced Minnie J. Bozeman Family, LTD tract as described in Deed Book 349, Page 65 within the Chancery Clerk's Office of said Madison County. Said curve having a radius of 15,737.09 feet a central angle of 00°11'46" and a chord distance of 53.87 feet bearing North 30°16'05" East;

Thence along said North line run, North 89°44'10" East a distance of 10.73 feet to the intersection of the Westerly right of way line of Interstate 55 and being on the arc of a curve to the left;

Thence along the Westerly right of way line of said Interstate 55 and the arc of said curve to the left for a distance of 148.91 feet to the intersection of the existing right of way line of said Reunion Parkway as described in Deed Book 2469, Page 890. Said curve to the left having a radius of 15,735.41 feet, a central angle of 00°32'32" and a chord distance of 148.91 feet bearing South 30°14'19" West;

Thence along said existing right of way line run, South 37°41'35" West a distance of 142.19 feet to the **Point of Beginning**, and containing 0.047 acres, (2,039 Square Feet), more or less.

Together with any and all abutters rights of access, if any, in, to, over, or and across the lands as described above.

Grantee, prepared by and return to:
Madison County, Mississippi a body politic
125 West North Street
P.O. Box 608
Canton, MS 39046
Phone: 601-790-2590

Grantor Address:
Minnie J. Bozeman Family
Limited Partnership
184 Cornerstone Drive
Madison, Mississippi 39110
Phone: 601-331-3900 / 620-842-2847

TEMPORARY EASEMENT

INDEXING INSTRUCTIONS:

N ½ of Section 31, Township 8 North, Range 2
East, Madison County, Mississippi

Initial

MB

Minnie J. Bozeman Family Limited Partnership
Project No. 105278
001-00-00-T-001/002/003 (North)

STATE OF MISSISSIPPI

COUNTY OF MADISON

For and in consideration of One Thousand Twenty and NO/100 Dollars (\$1,020.00), the receipt and sufficiency of which is hereby acknowledged, I/we, the undersigned, hereby grant, bargain, sell, convey and warrant unto Madison County, Mississippi a political subdivision of the State of Mississippi, for public improvements, grading, sodding, and other construction purposes on Project No. 105278, a temporary easement through, over, on and across the following described land:

Complete Legal Description is attached hereto as Exhibit A, Exhibit B, and Exhibit C

It is understood and agreed, and it is the intention of the parties hereto, that the grantee shall have the right to use, occupy, improve, grade, sod, ditch, drain and otherwise use for construction purposes the above-described land only so long as is necessary to complete the construction of said Project No. 105278 in accordance with the plans and specifications for said project, said plans and specifications however, being subject to change. Upon the completion of the said work of construction the said temporary easement shall terminate and all right, title, and interest in and to the above-described land shall revert to the grantor(s) herein, their heirs, assigns, legal representatives or grantees.

Initial



Minnie J. Bozeman Family Limited Partnership
Project No. 105278
001-00-00-T-001/002/003 (North)

The grantor(s) herein further warrant that the above described property is no part of his/her/their homestead.

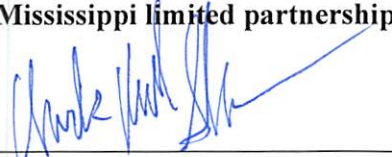
It is understood and agreed that the consideration herein named is in full payment and settlement of any and all claims or demands for damage accrued, accruing, or to accrue to the grantors herein, their heirs, assigns, or legal representatives for or on account of the construction of the proposed roadway, change of grade, water damage and/or any other damage, right or claim whatsoever.

It is further understood and agreed that this instrument constitutes the entire agreement between the grantor(s) and the grantee, there being no oral agreements or representations of any kind.

Witness my/our signatures this the 8th day of November 2021.

**MINNIE J. BOZEMAN FAMILY LIMITED PARTNERSHIP,
a Mississippi limited partnership**

Signature: _____



By: Charles Richard Skinner

Title: General Partner

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Initial _____



Minnie J. Bozeman Family Limited Partnership
Project No. 105278
001-00-00-T-001/002/003 (North)

**STATE OF MISSISSIPPI
COUNTY OF MADISON**

Personally appeared before me, the undersigned authority in and for the said county and state, on this 8th day of November, 2021, within my jurisdiction, the within named **Charles Richard Skinner**, who acknowledged to me that he is a general partner of the Minnie J. Bozeman Family Limited Partnership, a Mississippi limited partnership, and that for and on behalf of said limited partnership, and as its act and deed, he executed the above and foregoing instrument on the day and in the year therein mentioned, after first having been duly authorized by said limited partnership to do so.



Linda D. Lovin (NOTARY PUBLIC)

My commission expires: July 14, 2022

Initial CK

Minnie J. Bozeman Family Limited Partnership
Project No. 105278
001-00-00-T-001/002/003 (North)

**RIGHT OF WAY ACQUISITION FOR
REUNION PARKWAY – PHASE II
BOZEMAN ROAD TO PARKWAY EAST
MADISON COUNTY, MISSISSIPPI**

PROJECT No. 105278

PARCEL NO. 001-00-00-T-001
MINNIE J. BOZEMAN FAMILY, LTD.
Tax Parcel ID # 082I-31-004/01.00

The following description is based on the Mississippi State Plane Coordinate System, West Zone, NAD 83, grid values, using a combined factor of 0.999954521872 and a Convergence angle of (+) 00 degrees 06 minutes 34.21580059 seconds developed at centerline station 40+00 as shown on the Reunion Parkway – Phase II plans prepared for the Madison County Board of Supervisors, Project No. 105278. It is the intent of this description to convey that portion of Grantors property lying adjacent to the new right-of-way as defined by said project for use as a temporary construction easement:

Being a parcel of land situated in the North half (N ½) of Section 31, Township 8 North, Range 2 East, Madison County, Mississippi and being out of and a part of a tract of land conveyed to Minnie J. Bozeman Family Limited Partnership, as recorded in Deed Book 349, Page 65 within the Chancery Clerk's Office of Madison County, Mississippi. Said parcel being more particularly described as follows:

Commencing at a ½" rebar found at the Northeast corner of Ingleside II Subdivision as recorded in Plat Cabinet C, Slide 5 within the Chancery Clerks Office of said Madison County, Mississippi, and being N= **1086750.79**, E= **2356013.16**, on the above referenced coordinate system. Thence from the **Point of Commencing**, run North for a distance of 3,754.67 feet to a point; thence run East for a distance of 1,403.13 feet to a ½" iron rod with cap set on the proposed Northerly right of way line of Reunion Parkway, being 115.00 feet left of and perpendicular to the Reunion Parkway project centerline at Station 19+50.00, and also being the Southwest corner and the **Point of Beginning** of the herein described parcel;

Thence departing the proposed right of way line of Reunion Parkway, run North 00 degrees 01 minutes 08 seconds West, a distance of 10.00 feet to a ½" iron rod with cap set, being 125.00 feet left of and perpendicular to the Reunion Parkway project centerline at Station 19+50.00;

Thence run North 89 degrees 58 minutes 52 seconds East, a distance of 66.00 feet to a ½" iron rod with cap set, being 125.00 feet left of and perpendicular to the Reunion Parkway project centerline at Station 20+16.00 and being the Northeast corner of the herein described parcel;

EXHIBIT A

August 23, 2021

Thence run South 00 degrees 01 minutes 08 seconds East, a distance of 10.00 feet to a ½" iron rod with cap set on the proposed Northerly right of way line of said Reunion Parkway, being 115.00 feet left of and perpendicular to the Reunion Parkway project centerline at Station 20+16.00;

Thence along said proposed right of way line, run South 89 degrees 58 minutes 52 seconds West, a distance of 66.00 feet to the **Point of Beginning**, and containing 0.015 acres, (660 Square Feet), more or less.

**RIGHT OF WAY ACQUISITION FOR
REUNION PARKWAY – PHASE II
BOZEMAN ROAD TO PARKWAY EAST
MADISON COUNTY, MISSISSIPPI**

PROJECT No. 105278

PARCEL NO. 001-00-00-T-002
MINNIE J. BOZEMAN FAMILY, LTD.
Tax Parcel ID # 082I-31-004/01.00

The following description is based on the Mississippi State Plane Coordinate System, West Zone, NAD 83, grid values, using a combined factor of 0.999954521872 and a Convergence angle of (+) 00 degrees 06 minutes 34.21580059 seconds developed at centerline station 40+00 as shown on the Reunion Parkway – Phase II plans prepared for the Madison County Board of Supervisors, Project No. 105278. It is the intent of this description to convey that portion of Grantors property lying adjacent to the new right-of-way as defined by said project for use as a temporary construction easement:

Being a parcel of land situated in the North half (N ½) of Section 31, Township 8 North, Range 2 East, Madison County, Mississippi and being out of and a part of a tract of land conveyed to Minnie J. Bozeman Family Limited Partnership, as recorded in Deed Book 349, Page 65 within the Chancery Clerk's Office of Madison County, Mississippi. Said parcel being more particularly described as follows:

Commencing at a ½" rebar found at the Northeast corner of Ingleside II Subdivision as recorded in Plat Cabinet C, Slide 5 within the Chancery Clerks Office of said Madison County, Mississippi, and being **N= 1086750.79, E= 2356013.16**, on the above referenced coordinate system. Thence from the **Point of Commencing**, run North for a distance of 3,754.94 feet to a point; thence run East for a distance of 2,243.13 feet to a ½" iron rod with cap set on the proposed Northerly right of way line of Reunion Parkway, being 115.00 feet left of and perpendicular to the Reunion Parkway project centerline at Station 27+90.00, and also being the Southwest corner and the **Point of Beginning** of the herein described parcel;

Thence departing the proposed right of way line of Reunion Parkway, run North 00 degrees 01 minutes 08 seconds West, a distance of 10.00 feet to a ½" iron rod with cap set, being 125.00 feet left of and perpendicular to the Reunion Parkway project centerline at Station 27+90.00;

Thence run North 89 degrees 58 minutes 52 seconds East, a distance of 66.00 feet to a ½" iron rod with cap set, being 125.00 feet left of and perpendicular to the Reunion Parkway project centerline at Station 28+56.00 and being the Northeast corner of the herein described parcel;

EXHIBIT B

August 23, 2021

Thence run South 00 degrees 01 minutes 08 seconds East, a distance of 10.00 feet to a ½” iron rod with cap set on the proposed Northerly right of way line of said Reunion Parkway, being 115.00 feet left of and perpendicular to the Reunion Parkway project centerline at Station 28+56.00;

Thence along said proposed right of way line, run South 89 degrees 58 minutes 52 seconds West, a distance of 66.00 feet to the **Point of Beginning**, and containing 0.015 acres, (660 Square Feet), more or less.

**RIGHT OF WAY ACQUISITION FOR
REUNION PARKWAY – PHASE II
BOZEMAN ROAD TO PARKWAY EAST
MADISON COUNTY, MISSISSIPPI**

PROJECT No. 105278

PARCEL NO. 001-00-00-T-003
MINNIE J. BOZEMAN FAMILY, LTD.
Tax Parcel ID # 082I-31-004/01.00

The following description is based on the Mississippi State Plane Coordinate System, West Zone, NAD 83, grid values, using a combined factor of 0.999954521872 and a Convergence angle of (+) 00 degrees 06 minutes 34.21580059 seconds developed at centerline station 40+00 as shown on the Reunion Parkway – Phase II plans prepared for the Madison County Board of Supervisors, Project No. 105278. It is the intent of this description to convey that portion of Grantors property lying adjacent to the new right-of-way as defined by said project for use as a temporary construction easement:

Being a parcel of land situated in the North half (N ½) of Section 31, Township 8 North, Range 2 East, Madison County, Mississippi and being out of and a part of a tract of land conveyed to Minnie J. Bozeman Family Limited Partnership, as recorded in Deed Book 349, Page 65 within the Chancery Clerk's Office of Madison County, Mississippi. Said parcel being more particularly described as follows:

Commencing at a ½" rebar found at the Northeast corner of Ingleside II Subdivision as recorded in Plat Cabinet C, Slide 5 within the Chancery Clerks Office of said Madison County, Mississippi, and being **N= 1086750.79, E= 2356013.16**, on the above referenced coordinate system. Thence from the **Point of Commencing**, run North for a distance of 3,913.71 feet to a point; thence run East for a distance of 3,021.11 feet to a ½" iron rod with cap set on the proposed Northerly right of way line of Reunion Parkway, being 115.00 feet left of and perpendicular to the Reunion Parkway project centerline at Station 36+30.00, and also being the Southwest corner and the **Point of Beginning** of the herein described parcel;

Thence departing the proposed right of way line of Reunion Parkway, run North 19 degrees 42 minutes 59 seconds West, a distance of 10.00 feet to a ½" iron rod with cap set, being 125.00 feet left of and perpendicular to the Reunion Parkway project centerline at Station 36+30.00;

Thence run North 70 degrees 17 minutes 01 seconds East, a distance of 66.00 feet to a ½" iron rod with cap set, being 125.00 feet left of and perpendicular to the Reunion Parkway project centerline at Station 36+96.00 and being the Northeast corner of the herein described parcel;

EXHIBIT C

August 23, 2021

Thence run South 19 degrees 42 minutes 59 seconds East, a distance of 10.00 feet to a ½" iron rod with cap set on the proposed Northerly right of way line of said Reunion Parkway, being 115.00 feet left of and perpendicular to the Reunion Parkway project centerline at Station 36+96.00;

Thence along said proposed right of way line, run South 70 degrees 17 minutes 01 seconds West, a distance of 66.00 feet to the **Point of Beginning**, and containing 0.015 acres, (660 Square Feet), more or less.

Grantee, prepared by and return to:
Madison County, Mississippi a body politic
125 West North Street
P.O. Box 608
Canton, MS 39046
Phone: 601-790-2590

Grantor Address:
Minnie J. Bozeman Family
Limited Partnership
184 Cornerstone Drive
Madison, Mississippi 39110
Phone: 601-331-3900 / 620-842-2847

WARRANTY DEED

INDEXING INSTRUCTIONS:

N ½ and the SE ¼ of Section 31, Township 8
North, Range 2 East, Madison County,
Mississippi

Initial

MB

Minnie J. Bozeman Family Limited Partnership
Project No. 105278
001-00-00-W (South)

STATE OF MISSISSIPPI

COUNTY OF MADISON

For and in consideration of Two Hundred Seventy One Thousand Two Hundred Twenty and NO/100 Dollars (\$271,220.00), the receipt and sufficiency of which is hereby acknowledged, I/we, the undersigned, hereby grant, bargain, sell, convey and warrant unto Madison County, Mississippi, a political subdivision of the State of Mississippi, the following described lands:

**Complete Legal Description is attached hereto as Exhibit A (Parcel 4)
and Exhibit B (Parcel 5)**

The grantor(s) herein further warrants that the above-described property is no part of his/her/their homestead.

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 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

Initial



Minnie J. Bozeman Family Limited Partnership
Project No. 105278
001-00-00-W (South)

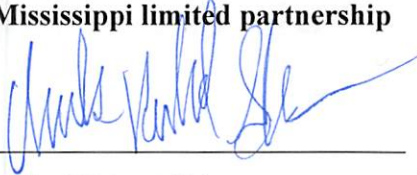
of the applicable laws and statutes of the State of Mississippi.

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 signatures this the 8 day of November, 2021.

**MINNIE J. BOZEMAN FAMILY LIMITED PARTNERSHIP,
a Mississippi limited partnership**

Signature: _____



By: Charles Richard Skinner

Title: General Partner

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Initial _____



Minnie J. Bozeman Family Limited Partnership
Project No. 105278
001-00-00-W (South)

**STATE OF MISSISSIPPI
COUNTY OF MADISON**

Personally appeared before me, the undersigned authority in and for the said county and state, on this 8th day of November, 2021, within my jurisdiction, the within named **Charles Richard Skinner**, who acknowledged to me that he is a general partner of the Minnie J. Bozeman Family Limited Partnership, a Mississippi limited partnership, and that for and on behalf of said limited partnership, and as its act and deed, he executed the above and foregoing instrument on the day and in the year therein mentioned, after first having been duly authorized by said limited partnership to do so.



Linda D. Lovin (NOTARY PUBLIC)

My commission expires: July 14, 2022

Initial CS

Minnie J. Bozeman Family Limited Partnership
Project No. 105278
001-00-00-W (South)

**RIGHT OF WAY ACQUISITION FOR
REUNION PARKWAY – PHASE II
BOZEMAN ROAD TO PARKWAY EAST
MADISON COUNTY, MISSISSIPPI
PROJECT No. 105278**

PARCEL NO. 001-00-00-W

Parcel 4

MINNIE J. BOZEMAN FAMILY, LTD.

Tax Parcel ID # 082I-31-004/01.00

The following description is based on the Mississippi State Plane Coordinate System, West Zone, NAD 83, grid values, using a combined factor of 0.999954521872 and a Convergence angle of (+) 00 degrees 06 minutes 34.21580059 seconds developed at centerline station 40+00 as shown on the Reunion Parkway – Phase II plans prepared for the Madison County Board of Supervisors, Project No. 105278. It is the intent of this description to convey that portion of Grantors property lying within the new right-of-way as defined by said project:

Being a parcel of land situated in the Northeast Quarter (NE 1/4) and the Southeast Quarter (SE 1/4) of Section 31, Township 8 North, Range 2 East, Madison County, Mississippi and being out of and a part of a tract of land conveyed to Minnie J. Bozeman Family Limited Partnership, as recorded in Deed Book 349, Page 65 within the Chancery Clerk's Office of Madison County, Mississippi. Said parcel being more particularly described as follows:

Commencing at a 1/2" rebar found at the Northeast corner of Ingleside II Subdivision as recorded in Plat Cabinet C, Slide 5 within the Chancery Clerks Office of said Madison County, Mississippi, and being **N= 1086750.79, E= 2356013.16**, on the above referenced coordinate system. Thence from the **Point of Commencing**, run North for a distance of 1,570.39 feet to a point; thence run East for a distance of 4,199.25 feet to a found concrete monument on the existing Westerly right of way line of Interstate 55 being **N= 1088337.48, E= 2360185.79** on the above referenced coordinate system and also being the **Point of Beginning** of the herein described parcel;

Thence continuing along the Westerly right of way line of said Interstate 55, run North 58°31'00" West, a distance of 31.22 feet to a 1/2" rebar with cap set on the proposed right of way line of said Reunion Parkway

Thence along the proposed right of way line of said Reunion Parkway run, North 31°26'21" East, a distance of 462.25 feet to a 1/2" rebar with cap set being 100.00 left of and perpendicular to Station 1380+00.00;

Thence continuing along said proposed right of way line, South 58°33'39" East, a distance of 15.00 feet to a 1/2" rebar with cap set being 85.00 left of and perpendicular to Station 1380+00.00;

EXHIBIT A

Thence continuing along said proposed right of way line, North 31°26'21" East, a distance of 195.38 feet to a ½" rebar with cap set on the point of curvature of a curve to the left, being 85.00 feet left of and perpendicular to Station 1381+95.377;

Thence continuing along said proposed right of way line and the arc of a curve to the left for a distance of 302.06 feet to a ½" rebar with cap set at the point of compound curvature of another curve to the left and being 85.00 feet left of and perpendicular to Station 1385+06.594. Said curve to the left having a radius of 2,804.99 feet, a central angle of 06°10'13" and a chord distance of 301.92 feet bearing North 28°21'15" East;

Thence continuing along said proposed right of way line and the arc of another curve to the left for a distance of 633.54 feet to a ½" rebar with cap set at the point of tangency and being 85.00 feet left of and perpendicular to Station 1391+80.778 Said curve to the left having a radius of 1,325.00 feet, a central angle of 27°23'44" and a chord distance of 627.52 feet bearing North 11°34'16" East;

Thence continuing along said proposed right of way line, North 02°07'36" West, a distance of 387.80 feet to a ½" rebar with cap set on the point of curvature of a curve to the right, being 85.00 feet left of and perpendicular to Station 1395+68.578;

Thence continuing along said proposed right of way line and the arc of a curve to the right for a distance of 78.11 feet to a ½" rebar with cap set at the point of tangency and being 85.00 feet left of and perpendicular to Station 1396+35.00. Said curve to the right having a radius of 568.00 feet, a central angle of 07°52'45" and a chord distance of 78.05 feet bearing North 01°48'47" East;

Thence continuing along said proposed right of way line, run North 84°14'51" West, a distance of 15.00 feet to a ½" rebar with cap set at the point of curvature of a curve to the right and being 100.00 feet left of and perpendicular to Station 1396+35.00;

Thence continuing along said proposed right of way line and the arc of a curve to the right for a distance of 243.18 feet to a ½" rebar with cap set at the point of tangency and being 100.00 feet left of and perpendicular to Station 1398+36.468. Said curve to the right having a radius of 583.00 feet, a central angle of 23°53'57" and a chord distance of 241.42 feet bearing North 17°42'08" East;

Thence run North 29°39'06" East, a distance of 36.36 feet to a ½" rebar with cap set being 100.00 feet left of and perpendicular to Station 1398+72.825;

Thence run North 22°36'49" West, a distance of 123.35 feet to a point on the existing right of way line of Reunion Parkway as conveyed by the above referenced deed recorded in Deed Book 2469, Page 890 withing the Chancery Clerks Office of Madison County, Mississippi. Said point also being on the arc of a curve to the right;

Thence Southeasterly along said existing right of way line and the arc of a curve to the right for a distance of 143.31 feet to the end of said curve. Said curve having a radius of 1470.00 feet a central angle of 05°35'09" and a chord distance of 143.26 feet bearing South 63°05'55" East;

Thence continuing along said existing right of way line, run South 60°18'21" East, a distance of

August 23, 2021

181.96 feet to a point;

Thence continuing along said existing right of way line, run South 20°43'09" East, a distance of 167.07 feet to a point;

Thence continuing along said existing right of way line, run South 22°32'40" West, a distance of 1387.82 feet to a point on the above referenced Westerly right of way line of Interstate 55;

Thence along the existing right of way of said Interstate 55, run South 31°29'00" West, a distance of 820.30 feet to the **Point of Beginning**, and containing 6.038 acres, (263,017 Square Feet), more or less.

Together with any and all abutters rights of access, if any, in, to, over, or and across the lands as described above.

**RIGHT OF WAY ACQUISITION FOR
REUNION PARKWAY – PHASE II
BOZEMAN ROAD TO PARKWAY EAST
MADISON COUNTY, MISSISSIPPI
PROJECT No. 105278**

PARCEL NO. 001-00-00-W

Parcel 5

MINNIE J. BOZEMAN FAMILY, LTD.

Tax Parcel ID # 082I-31-004/01.00

The following description is based on the Mississippi State Plane Coordinate System, West Zone, NAD 83, grid values, using a combined factor of 0.999954521872 and a Convergence angle of (+) 00 degrees 06 minutes 34.21580059 seconds developed at centerline station 40+00 as shown on the Reunion Parkway – Phase II plans prepared for the Madison County Board of Supervisors, Project No. 105278. It is the intent of this description to convey that portion of Grantors property lying within the new right-of-way as defined by said project:

Being a parcel of land situated in the North half (N 1/2) of Section 31, Township 8 North, Range 2 East, Madison County, Mississippi and being out of and a part of a tract of land conveyed to Minnie J. Bozeman Family Limited Partnership, as recorded in Deed Book 349, Page 65 within the Chancery Clerk's Office of Madison County, Mississippi. Said parcel being more particularly described as follows:

Commencing at a ½” rebar found at the Northeast corner of Ingleside II Subdivision as recorded in Plat Cabinet C, Slide 5 within the Chancery Clerks Office of said Madison County, Mississippi, and being **N= 1086750.79, E= 2356013.16**, on the above referenced coordinate system. Thence from the **Point of Commencing**, run North for a distance of 2,791.80 feet to a point; thence run East for a distance of 475.88 feet to a ½” iron rod with cap found on the existing Easterly right of way line of Bozeman Road, and marking the Northwest corner of a parcel of land conveyed to Madison County Wastewater Authority per deed recorded in Deed Book 2068 Page 381 within the Chancery Clerk's Office of said Madison County and being 17.385 feet right of and perpendicular to the Bozeman Road centerline at Station 91+52.41, and being **N= 1089542.59, E= 2356489.04** on the above referenced coordinate system and also being the Southwest corner and the **Point of Beginning** of the herein described parcel;

Thence along the Easterly right of way line of said Bozeman Road, run North 00°06'07” East, a distance of 182.42 feet to a Southwest corner of a parcel of land conveyed to Madison County, Mississippi for the proposed Reunion Parkway right of way and described in Deed Book 2469, Page 890 within the Chancery Clerk's Office of said Madison County, Mississippi;

EXHIBIT B

The departing the existing right of way line of said Bozeman Road and along the existing right of way of Reunion Parkway as referenced above per Deed Book 2469, Page 890, run the following courses and distances:

South 89°48'25" East, a distance of 28.81 feet to a point;

North 00°11'35" East, a distance of 505.39 feet to a point;

North 38°21'58" East, a distance of 76.59 feet to a point;

North 89°56'26" East, a distance of 1765.22 feet to a point of curvature of a curve to the left;

Thence Northeasterly, along the arc of a curve to the left, for a distance of 581.97 feet to the point of tangency. Said curve having a radius of 1700.00 feet, a central angle of 19°36'52" and a chord distance of 579.13 feet bearing North 80°08'00" East;

North 70°19'34" East, a distance of 870.14 feet to a point of curvature of a curve to the right;

Thence Northeasterly, along the arc of a curve to the right, for a distance of 812.72 feet to the end of said curve. Said curve having a radius of 1500.00 feet, a central angle of 31°02'37" and a chord distance of 802.82 feet bearing North 85°50'53" East;

Thence continuing along said Southerly line, run South 11°22'11" West, a distance of 14.74 feet to a point on the proposed right of way line of Reunion Parkway and being on the arc of a curve to the left;

Thence Southwesterly, along the proposed right of way line of said Reunion Parkway and the arc of a curve to the left, for a distance of 802.37 feet to a ½" rebar with cap set at the point of tangency. Said curve having a radius of 1500.00 feet, a central angle of 31°05'10" and a chord distance of 792.65 feet bearing South 85°45'45" West;

Thence continuing along said proposed right of way line, run South 70°17'01" West, passing at a distance of 573.48 feet a point designated as Point "I" for future reference, being perpendicular to Station 37+13.00, and passing at a distance of 673.48 feet a point designated as Point "J" for future reference and being perpendicular to Station 36+13.00, and continuing for a total distance of 868.95 feet to a ½" rebar with cap set at the point of curvature of a curve to the right and being 115.00 feet right of and perpendicular to Reunion Parkway centerline at Station 34+17.531;

Thence continuing along said proposed right of way line and the arc of a curve to the right and passing at a distance of 583.67 feet a point designated as Point "K" for future reference being perpendicular to Station 28+63, and continuing for a total arc length of 589.59 feet to a ½" rebar with cap set at the point of tangency and being 115.00 feet right of and perpendicular to Reunion Parkway centerline at Station 28+67.473. Said curve to the right having a radius of 1,715.00 feet, a central angle of 19°41'51" and a chord distance of 586.69 feet bearing South 80°07'56" West;

Thence run South 89°58'52" West, passing at a distance of 94.47 feet a point designated as Point "L" for future reference perpendicular to Station 27+73.00, and thence passing at a distance of 834.47 feet a point designated as Point "M" for future reference and being perpendicular to Station

August 23, 2021

20+33.00, and thence passing at a distance of 934.47 feet a point designated as Point "N" for future reference and being perpendicular to Station 19+33.00 and thence continuing for a total distance of 1,614.36 feet to a ½" rebar with cap set and being 115.00 feet right of and perpendicular to Reunion Parkway centerline at Station 12+53.112;

Thence run South 37°56'47" West, a distance of 241.48 feet to a ½" rebar with cap set being 100.00 feet right of and perpendicular to the Bozeman Road centerline at Station 96+94.514;

Thence run South 00°04'14" East, a distance of 169.51 feet to a ½" rebar with cap set being 100.00 feet right of and perpendicular to Bozeman Road centerline at Station 95+25.00 and also being designated as Point "A" for future reference;

Thence run South 04°23'00" West, a distance of 373.62 feet to a ½" rebar with cap found on the North line of the above referenced parcel of land conveyed to Madison County Wastewater Authority as per deed recorded in Deed Book 2068, Page 381 in the Chancery Clerk's Office of Madison County and also being designated as Point "O", for future reference;

Thence along said North line, run South 89°49'19" West, a distance of 53.60 feet to the **Point of Beginning**, and containing 2.685 acres, (116,944 Square Feet), more or less.

Together with any and all abutters rights of access, if any, in, to, over, or and across the lands as described above. Access is provided between the above referenced Points "I" and "J"; "K" and "L"; "M" and "N", and also between Points "A" and "Q".

Grantee, prepared by and return to:
Madison County, Mississippi a body politic
125 West North Street
P.O. Box 608
Canton, MS 39046
Phone: 601-790-2590

Grantor Address:
Minnie J. Bozeman Family
Limited Partnership
184 Cornerstone Drive
Madison, Mississippi 39110
Phone: 601-331-3900 / 620-842-2847

TEMPORARY EASEMENT

INDEXING INSTRUCTIONS:

N ½ and SE ¼ of Section 31, Township 8
North, Range 2 East, Madison County,
Mississippi

Initial



Minnie J. Bozeman Family Limited Partnership
Project No. 105278
001-00-00-T-004/005/006 (South)

STATE OF MISSISSIPPI

COUNTY OF MADISON

For and in consideration of Three Thousand Five Hundred Sixty and NO/100 Dollars (\$3,560.00), the receipt and sufficiency of which is hereby acknowledged, I/we, the undersigned, hereby grant, bargain, sell, convey and warrant unto Madison County, Mississippi a political subdivision of the State of Mississippi, for public improvements, grading, sodding, and other construction purposes on Project No. 105278, a temporary easement through, over, on and across the following described land:

Complete Legal Description is attached hereto as Exhibit A, Exhibit B, and Exhibit C

It is understood and agreed, and it is the intention of the parties hereto, that the grantee shall have the right to use, occupy, improve, grade, sod, ditch, drain and otherwise use for construction purposes the above-described land only so long as is necessary to complete the construction of said Project No. 105278 in accordance with the plans and specifications for said project, said plans and specifications however, being subject to change. Upon the completion of the said work of construction the said temporary easement shall terminate and all right, title, and interest in and to the above-described land shall revert to the grantor(s) herein, their heirs, assigns, legal representatives or grantees.

Initial



Minnie J. Bozeman Family Limited Partnership
Project No. 105278
001-00-00-T-004/005/006 (South)

The grantor(s) herein further warrant that the above described property is no part of his/her/their homestead.

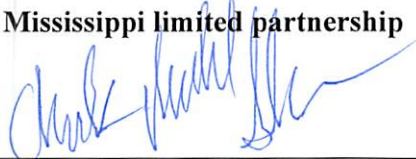
It is understood and agreed that the consideration herein named is in full payment and settlement of any and all claims or demands for damage accrued, accruing, or to accrue to the grantors herein, their heirs, assigns, or legal representatives for or on account of the construction of the proposed roadway, change of grade, water damage and/or any other damage, right or claim whatsoever.

It is further understood and agreed that this instrument constitutes the entire agreement between the grantor(s) and the grantee, there being no oral agreements or representations of any kind.

Witness my/our signatures this the 8 day of November, 2021.

**MINNIE J. BOZEMAN FAMILY LIMITED PARTNERSHIP,
a Mississippi limited partnership**

Signature: _____



By: Charles Richard Skinner

Title: General Partner

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Initial _____



Minnie J. Bozeman Family Limited Partnership
Project No. 105278
001-00-00-T-004/005/006 (South)

**STATE OF MISSISSIPPI
COUNTY OF MADISON**

Personally appeared before me, the undersigned authority in and for the said county and state, on this 8th day of November, 2021, within my jurisdiction, the within named **Charles Richard Skinner**, who acknowledged to me that he is a general partner of the Minnie J. Bozeman Family Limited Partnership, a Mississippi limited partnership, and that for and on behalf of said limited partnership, and as its act and deed, he executed the above and foregoing instrument on the day and in the year therein mentioned, after first having been duly authorized by said limited partnership to do so.



Linda D. Lovin (NOTARY PUBLIC)

My commission expires: July 14, 2022

Initial CS

Minnie J. Bozeman Family Limited Partnership
Project No. 105278
001-00-00-T-004/005/006 (South)

**RIGHT OF WAY ACQUISITION FOR
REUNION PARKWAY – PHASE II
BOZEMAN ROAD TO PARKWAY EAST
MADISON COUNTY, MISSISSIPPI**

PROJECT No. 105278

PARCEL NO. 001-00-00-T-004
MINNIE J. BOZEMAN FAMILY, LTD.
Tax Parcel ID # 082I-31-004/01.00

The following description is based on the Mississippi State Plane Coordinate System, West Zone, NAD 83, grid values, using a combined factor of 0.999954521872 and a Convergence angle of (+) 00 degrees 06 minutes 34.21580059 seconds developed at centerline station 40+00 as shown on the Reunion Parkway – Phase II plans prepared for the Madison County Board of Supervisors, Project No. 105278. It is the intent of this description to convey that portion of Grantors property lying adjacent to the new right-of-way as defined by said project for use as a temporary construction easement:

Being a parcel of land situated in the Southeast Quarter (SE ¼) of Section 31, Township 8 North, Range 2 East, Madison County, Mississippi and being out of and a part of a tract of land conveyed to Minnie J. Bozeman Family Limited Partnership, as recorded in Deed Book 349, Page 65 within the Chancery Clerk's Office of Madison County, Mississippi. Said parcel being more particularly described as follows:

Commencing at a ½” rebar found at the Northeast corner of Ingleside II Subdivision as recorded in Plat Cabinet C, Slide 5 within the Chancery Clerks Office of said Madison County, Mississippi, and being **N= 1086750.79, E= 2356013.16**, on the above referenced coordinate system. Thence from the **Point of Commencing**, run North for a distance of 1,410.89 feet to a point; thence run East for a distance of 4,052.33 feet to a ½” iron rod with cap set on the existing Westerly right of way line of Interstate 55, being 146.95 feet left of and perpendicular to Station 373+25.00 as shown on plans, and also being the **Point of Beginning** of the herein described parcel;

Thence departing the existing right of way line of said Interstate 55, run North 58 degrees 33 minutes 39 seconds West, a distance of 53.05 feet to a ½” iron rod with cap set, being 200.00 feet left of and perpendicular to centerline at Station 373+25.00 and being the Southwesterly corner of the herein described parcel;

Thence run North 31 degrees 26 minutes 21 seconds East, a distance of 200.00 feet to a ½” iron rod with cap set being 200.00 feet left of and perpendicular to centerline at Station 375+25.00;

Thence run South 58 degrees 33 minutes 39 seconds East, a distance of 53.21 feet to a ½” iron rod

EXHIBIT A

August 23, 2021

with cap set on the aforesaid existing right of way line of Interstate 55, being 146.79 feet left of and perpendicular to centerline at Station 375+25.00;

Thence along the existing right of way line of said Interstate 55, run South 31 degrees 29 minutes 00 seconds West, a distance of 200.00 feet to the **Point of Beginning**, and containing 0.244 acres, (10,626 Square Feet), more or less.

**RIGHT OF WAY ACQUISITION FOR
REUNION PARKWAY – PHASE II
BOZEMAN ROAD TO PARKWAY EAST
MADISON COUNTY, MISSISSIPPI**

PROJECT No. 105278

PARCEL NO. 001-00-00-T-005
MINNIE J. BOZEMAN FAMILY, LTD.
Tax Parcel ID # 082I-31-004/01.00

The following description is based on the Mississippi State Plane Coordinate System, West Zone, NAD 83, grid values, using a combined factor of 0.999954521872 and a Convergence angle of (+) 00 degrees 06 minutes 34.21580059 seconds developed at centerline station 40+00 as shown on the Reunion Parkway – Phase II plans prepared for the Madison County Board of Supervisors, Project No. 105278. It is the intent of this description to convey that portion of Grantors property lying adjacent to the new right-of-way as defined by said project for use as a temporary construction easement:

Being a parcel of land situated in the North half (N ½) of Section 31, Township 8 North, Range 2 East, Madison County, Mississippi and being out of and a part of a tract of land conveyed to Minnie J. Bozeman Family Limited Partnership, as recorded in Deed Book 349, Page 65 within the Chancery Clerk's Office of Madison County, Mississippi. Said parcel being more particularly described as follows:

Commencing at a ½” rebar found at the Northeast corner of Ingleside II Subdivision as recorded in Plat Cabinet C, Slide 5 within the Chancery Clerks Office of said Madison County, Mississippi, and being **N= 1086750.79, E= 2356013.16**, on the above referenced coordinate system. Thence from the **Point of Commencing**, run North for a distance of 3,697.19 feet to a point; thence run East for a distance of 3,098.71 feet to a ½” iron rod with cap set on the proposed Southerly right of way line of Reunion Parkway, being 115.00 feet right of and perpendicular to the Reunion Parkway project centerline at Station 36+30.00, and also being the Northwest corner and the **Point of Beginning** of the herein described parcel;

Thence along the proposed right of way line of Reunion Parkway, run North 70 degrees 17 minutes 01 seconds East, a distance of 66.00 feet to a ½” iron rod with cap set, being 115.00 feet right of and perpendicular to the Reunion Parkway project centerline at Station 36+96.00;

Thence departing said proposed right of way line, run South 19 degrees 42 minutes 59 seconds East, a distance of 10.00 feet to a ½” iron rod with cap set, being 125.00 feet right of and perpendicular to the Reunion Parkway project centerline at Station 36+96.00 and being the Southeast corner of the herein described parcel;

EXHIBIT B

August 23, 2021

Thence run South 70 degrees 17 minutes 01 seconds West, a distance of 66.00 feet to a ½" iron rod with cap set being 125.00 feet right of and perpendicular to the Reunion Parkway project centerline at Station 36+30.00;

Thence run North 19 degrees 42 minutes 59 seconds West, a distance of 10.00 feet to the **Point of Beginning**, and containing 0.015 acres, (660 Square Feet), more or less.

**RIGHT OF WAY ACQUISITION FOR
REUNION PARKWAY – PHASE II
BOZEMAN ROAD TO PARKWAY EAST
MADISON COUNTY, MISSISSIPPI**

PROJECT No. 105278

PARCEL NO. 001-00-00-T-006
MINNIE J. BOZEMAN FAMILY, LTD.
Tax Parcel ID # 082I-31-004/01.00

The following description is based on the Mississippi State Plane Coordinate System, West Zone, NAD 83, grid values, using a combined factor of 0.999954521872 and a Convergence angle of (+) 00 degrees 06 minutes 34.21580059 seconds developed at centerline station 40+00 as shown on the Reunion Parkway – Phase II plans prepared for the Madison County Board of Supervisors, Project No. 105278. It is the intent of this description to convey that portion of Grantors property lying adjacent to the new right-of-way as defined by said project for use as a temporary construction easement:

Being a parcel of land situated in the North half (N ½) of Section 31, Township 8 North, Range 2 East, Madison County, Mississippi and being out of and a part of a tract of land conveyed to Minnie J. Bozeman Family Limited Partnership, as recorded in Deed Book 349, Page 65 within the Chancery Clerk's Office of Madison County, Mississippi. Said parcel being more particularly described as follows:

Commencing at a ½" rebar found at the Northeast corner of Ingleside II Subdivision as recorded in Plat Cabinet C, Slide 5 within the Chancery Clerks Office of said Madison County, Mississippi, and being **N= 1086750.79, E= 2356013.16**, on the above referenced coordinate system. Thence from the **Point of Commencing**, run North for a distance of 3,524.65 feet to a point; thence run East for a distance of 1,353.21 feet to a ½" iron rod with cap set on the proposed Southerly right of way line of Reunion Parkway, being 115.00 feet right of and perpendicular to the Reunion Parkway project centerline at Station 19+00.00, and also being the Northwest corner and the **Point of Beginning** of the herein described parcel;

Thence along the proposed right of way line of Reunion Parkway, run North 89 degrees 58 minutes 52 seconds East, a distance of 200.00 feet to a ½" iron rod with cap set, being 115.00 feet right of and perpendicular to the Reunion Parkway project centerline at Station 21+00.00;

Thence departing said proposed right of way line, run South 00 degrees 01 minutes 08 seconds East, a distance of 35.00 feet to a ½" iron rod with cap set, being 150.00 feet right of and perpendicular to the Reunion Parkway project centerline at Station 21+00.00 and being the Southeast corner of the herein described parcel;

EXHIBIT C

August 23, 2021

Thence run South 89 degrees 58 minutes 52 seconds West, a distance of 200.00 feet to a ½" iron rod with cap set being 150.00 feet right of and perpendicular to the Reunion Parkway project centerline at Station 19+00.00;

Thence run North 00 degrees 01 minutes 08 seconds West, a distance of 35.00 feet to the **Point of Beginning**, and containing 0.161 acres, (7,000 Square Feet), more or less.

Grantee, prepared by and return to:
Madison County, Mississippi a body politic
125 West North Street
P.O. Box 608
Canton, MS 39046
Phone: 601-790-2590

Grantor Address:
Minnie J. Bozeman Family
Limited Partnership
184 Cornerstone Drive
Madison, Mississippi 39110
Phone: 601-331-3900 / 620-842-2847

PERMANENT DRAINAGE EASEMENT

INDEXING INSTRUCTIONS:

N ½ and SE ¼ of Section 31, Township 8
North, Range 2 East, Madison County,
Mississippi

Initial

MB

Minnie J. Bozeman Family Limited Partnership
Project No. 105278
001-00-00-E-001 (South)

STATE OF MISSISSIPPI

COUNTY OF MADISON

For and in consideration of Fourteen Thousand Nine Hundred and NO/100 Dollars (\$14,900.00), the receipt and sufficiency of which is hereby acknowledged, I/we, the undersigned, hereby grant, bargain, sell, convey and warrant unto Madison County, Mississippi a political subdivision of the State of Mississippi, with respect to Project No. 105278, a permanent drainage easement on, over, across and through the following described land:

Complete Legal Description is attached hereto as Exhibit A

It is understood and agreed, and it is the intention of the parties hereto, that the grantee shall have the right to use, occupy, improve, grade, sod, ditch, drain and otherwise permanently use the above-described lands in accordance with the plans and specifications for Project No. 105278, said plans and specifications however, being subject to change.

The grantor(s) herein further warrant that the above described property is no part of his/her/their homestead.

It is understood and agreed that the consideration herein named is in full payment and settlement of any and all claims or demands for damage accrued, accruing, or to accrue to the grantors herein, their heirs, assigns, or legal representatives for or on account of the

Initial



Minnie J. Bozeman Family Limited Partnership
Project No. 105278
001-00-00-E-001 (South)

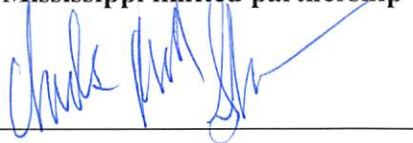
construction of the proposed roadway, change of grade, water damage and/or any other damage, right or claim whatsoever.

It is further understood and agreed that this instrument constitutes the entire agreement between the grantor(s) and the grantee, there being no oral agreements or representations of any kind.

Witness my/our signatures this the 8 day of November, 2021.

**MINNIE J. BOZEMAN FAMILY LIMITED PARTNERSHIP,
a Mississippi limited partnership**

Signature: _____



By: Charles Richard Skinner

Title: General Partner

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Initial _____



Minnie J. Bozeman Family Limited Partnership
Project No. 105278
001-00-00-E-001 (South)

**STATE OF MISSISSIPPI
COUNTY OF MADISON**

Personally appeared before me, the undersigned authority in and for the said county and state, on this 8th day of November, 2021, within my jurisdiction, the within named **Charles Richard Skinner**, who acknowledged to me that he is a general partner of the Minnie J. Bozeman Family Limited Partnership, a Mississippi limited partnership, and that for and on behalf of said limited partnership, and as its act and deed, he executed the above and foregoing instrument on the day and in the year therein mentioned, after first having been duly authorized by said limited partnership to do so.



Linda D. Lovin (NOTARY PUBLIC)

My commission expires: July 14, 2022

Initial CRS

Minnie J. Bozeman Family Limited Partnership
Project No. 105278
001-00-00-E-001 (South)

**RIGHT OF WAY ACQUISITION FOR
REUNION PARKWAY – PHASE II
BOZEMAN ROAD TO PARKWAY EAST
MADISON COUNTY, MISSISSIPPI**

PROJECT No. 105278

PARCEL NO. 001-00-00-E-001
MINNIE J. BOZEMAN FAMILY, LTD.
Tax Parcel ID # 082I-31-004/01.00

The following description is based on the Mississippi State Plane Coordinate System, West Zone, NAD 83, grid values, using a combined factor of 0.999954521872 and a Convergence angle of (+) 00 degrees 06 minutes 34.21580059 seconds developed at centerline station 40+00 as shown on the Reunion Parkway – Phase II plans prepared for the Madison County Board of Supervisors, Project No. 105278. It is the intent of this description to convey that portion of Grantors property lying adjacent to the new right-of-way as defined by said project for use as a permanent drainage easement:

Being a parcel of land situated in the North half (N ½) of Section 31, Township 8 North, Range 2 East, Madison County, Mississippi and being out of and a part of a tract of land conveyed to Minnie J. Bozeman Family Limited Partnership, as recorded in Deed Book 349, Page 65 within the Chancery Clerk's Office of Madison County, Mississippi. Said parcel being more particularly described as follows:

Commencing at a ½" rebar found at the Northeast corner of Ingleside II Subdivision as recorded in Plat Cabinet C, Slide 5 within the Chancery Clerks Office of said Madison County, Mississippi, and being **N= 1086750.79, E= 2356013.16**, on the above referenced coordinate system. Thence from the **Point of Commencing**, run North for a distance of 3,524.94 feet to a point; thence run East for a distance of 2,228.21 feet to a ½" iron rod with cap set on the proposed Southerly right of way line of Reunion Parkway, being 115.00 feet right of and perpendicular to the Reunion Parkway project centerline at Station 27+75.00, and also being the Northwest corner and the **Point of Beginning** of the herein described parcel;

Thence along the proposed right of way line of Reunion Parkway, run North 89 degrees 58 minutes 52 seconds East, a distance of 92.47 feet to a ½" iron rod with cap set at the point of curvature of a curve to the left, being 115.00 feet right of and perpendicular to the Reunion Parkway project centerline at Station 28+67.473;

Thence continuing along the proposed right of way line of said Reunion Parkway and the arc of a curve to the left for a distance of 142.05 feet a ½" iron rod with cap set at the Northeast corner of the herein described parcel, being 115.00 feet right of and perpendicular to the Reunion Parkway

EXHIBIT A

August 23, 2021

project centerline at Station 30+00.000. Said curve having a radius of 1,715.00 feet, a central angle of 04 degrees 44 minutes 45 seconds and a chord distance of 142.01 feet, bearing North 87 degrees 36 minutes 30 seconds East;

Thence departing said proposed right of way line, run South 04 degrees 45 minutes 53 seconds East, a distance of 115.00 feet to a ½" iron rod with cap set, being 230.00 feet right of and perpendicular to the Reunion Parkway project centerline at Station 30+00.00 and being the Southeast corner of the herein described parcel;

Thence run South 88 degrees 30 minutes 27 seconds West, a distance of 243.96 feet to a ½" iron rod with cap set being 230.00 feet right of and perpendicular to the Reunion Parkway project centerline at Station 27+75.00 and being the Southwest corner of the herein described parcel;

Thence run North 00 degrees 01 minutes 08 seconds West, a distance of 115.00 feet to the **Point of Beginning**, and containing 0.621 acres, (27,070 Square Feet), more or less.