

Department of Engineering
Tim Bryan, P.E., County Engineer

3137 South Liberty Street, Canton, MS 39046
Office (601) 790-2525 FAX (601) 859-3430

MEMORANDUM

December 9, 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: Reunion Parkway, Phase II
Parcel: 006-00-00-W & PUE/Adjacent TCE

The Engineering Department recommends that the Board accept the invoice for \$190,875.00 for the acquisition of right of way for Reunion Parkway, Phase II from Barnett Place Properties, LLC. and to authorize the Comptroller to issue the check.

Check payment to:

Payee: Barnett Place Properties, LLC.
P. O. Box 270
Flora, MS 39071

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
Phone: 601-790-0443



Right of Way Acquisition Closing Statement

Project Reunion Parkway Phase II **Parcel** 006-00-00-W & PUE/Adjacent TCE
County Madison
Owner Barnett Place Properties, LLC **Address** P.O. Box 270
Flora, MS 39071

Payment Due

Land:	\$173,875.00
Damages:	\$0.00
Administrative Adjustment:	\$17,000.00
Total:	\$190,875.00

Included herein:

- Properly Executed Warranty Deeds & Temporary 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 reach without coercion, promises other than those shown in the agreement, or threats of any kind whatsoever by or to either party whose name appears on this instrument.*
 3. *The undersigned Right of Way Agent has no direct or indirect, present or contemplated future personal interest in the abovementioned parcels nor will in any way benefit from the acquisition of such property.*

Date: 12/09/2021

Authorized Acquisition Agent:

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

Greg M. Thompson

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:

Barnett Place Properties, LLC

P.O. Box 270

Flora, MS 39071

Phone: 601-879-8547

WARRANTY DEED

INDEXING INSTRUCTIONS:

W ½ of the NW ¼ and the W ½ of the SW ¼
of Section 32, and the NE ¼ of the SE ¼ of
Section 31, Township 8 North, Range 2 East,
Madison County, Mississippi

Initial CB, _____, _____

Barnett Place Properties, LLC
Project No. 105278
006-00-00-W

STATE OF MISSISSIPPI
COUNTY OF MADISON

For and in consideration of One Hundred Fifty-Three Thousand Eight Hundred Eighty-Five and NO/100 Dollars (\$153,885.00), 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 land:

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) and the West half (W ½) of the Southwest Quarter (SW ¼) of Section 32, and the NE Quarter (NE ¼) of 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 Barnett Place Properties, LLC as recorded in Deed Book 2885, Page 654 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 1,626.72 feet to a point; thence run East for a distance of 4,664.03 feet to a point on the Easterly right of way line of Interstate 55 being 112.508 feet right of and perpendicular to Station 377+25.000 as shown on the Reunion Parkway plans and **N= 1088377.51, E= 2360677.19**, on the above referenced coordinate system and also being on the **Point of Beginning** of the herein described parcel;

Initial **hb** , _____, _____

Barnett Place Properties, LLC
Project No. 105278
006-00-00-W

Thence along the Easterly right of way line of Interstate 55, run North 31°25'25" East, a distance of 88.74 feet to the point of curvature of a curve to the left;

Thence continuing along said right of way line of and the arc of a curve to the left for a distance of 948.77 feet to the point of tangency. Said curve having a radius of 14,431.95 feet a central angle of 03°46'00" and a chord distance of 948.60 feet bearing North 29°32'25" East;

Thence continuing along the Easterly right of way line of said Interstate 55, run North 27°39'25" East, a distance of 61.79 feet to a concrete monument found at the point of curvature of a curve to the right;

Thence continuing along the Easterly right of way line of said Interstate 55 and the arc of a curve to the right for a distance of 537.39 feet to a ½" iron pin found at the Northwest corner of the above referenced Barnett Place Properties tract. Said curve having a radius of 14,215.95 feet a central angle of 02°09'58" and a chord distance of 537.36 feet bearing North 28°44'24" East;

Thence departing the Easterly right of way line of said Interstate 55 and run along the North line of said "Barnett Place" tract, run South 87°46'52" East, a distance of 213.45 feet to a point;

Thence continuing along a Northerly line of said "Barnett Place" tract, run North 37°24'33" East, a distance of 172.18 feet to a point;

Thence continuing along a Northerly line of said "Barnett Place" tract, run North 80°00'27" East, a distance of 189.87 feet to a point;

Thence continuing along a Northerly line of said "Barnett Place" tract, run South 60°20'54" East, a distance of 392.60 feet to a point;

Thence continuing along said Northerly line, run South 87°46'52" East, a distance of 53.80 feet to a point on the Westerly right of way line of Parkway East;

Thence along the Westerly right of way line of said Parkway East, run South 14°15'00" East, a distance of 62.58 feet to a ½" iron rod with cap set on the proposed right of way line of Reunion Parkway and being 150.00 feet right of and perpendicular to Reunion Parkway centerline Station 73+28.106;

Initial LB, _____, _____

Barnett Place Properties, LLC
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Thence departing the Westerly right of way line of Parkway East and along the proposed right of way line of said Reunion Parkway, run North 60°20'54" West, a distance of 371.52 feet to a ½" iron rod with cap set being 150.00 feet right of and perpendicular to Reunion Parkway centerline Station 69+56.599;

Thence along the proposed right of way line of said Reunion Parkway, run South 74°39'06" West, a distance of 187.33 feet to a ½" iron rod with cap set being 125.00 feet right of and perpendicular to centerline Station 2396+42.308 as shown on plans. Said point also being the point of curvature of a curve to the right;

Thence continuing along said proposed right of way line and the arc of a curve to the right for a distance of 185.35 feet to a ½" iron rod with cap at the point of tangency, being 125.00 feet right of and perpendicular to centerline Station 2394+95.061. Said curve having a radius of 608.00 feet a central angle of 19°28'02" and a chord distance of 184.64 feet bearing South 41°26'46" West;

Thence continuing along the proposed right of way line of said Reunion Parkway, run South 50°10'47" West, a distance of 145.06 feet to a ½" iron rod with cap set being 125.00 feet right of and perpendicular to centerline Station 2393+50.000;

Thence continuing along the proposed right of way line of said Reunion Parkway, run North 39°49'13" West, a distance of 40.00 feet to a ½" iron rod with cap set being 85.00 feet right of and perpendicular to centerline Station 2393+50.000;

Thence continuing along the proposed right of way line of said Reunion Parkway, run South 50°10'47" West, a distance of 242.74 feet to a ½" iron rod with cap set at the point of curvature of a curve to the left and being 85.00 feet right of and perpendicular to centerline Station 2391+07.261;

Thence continuing along said proposed right of way line and the arc of a curve to the left for a distance of 285.76 feet to a ½" iron rod with cap at the point of curvature of another curve to the left and being 85.00 feet right of and perpendicular to centerline Station 2388+03.167. Said curve having a radius of 1325.00 feet a central angle of 12°21'25" and a chord distance of 285.21 feet bearing South 44°00'05" West;

Thence continuing along said proposed right of way line and the arc of another curve to the left for a distance of 418.16 feet to a ½" iron rod with cap set at the point of curvature of a curve to the right and being 85.00 feet right of and perpendicular to centerline Station

Initial db, _____, _____

Barnett Place Properties, LLC
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2383+72.330. Said curve having a radius of 2804.99 feet a central angle of 08°32'29" and a chord distance of 417.78 feet bearing South 33°33'07" West;

Thence continuing along said proposed right of way line and the arc of a curve to the right for a distance of 544.00 feet to a 1/2" iron rod with cap set at the point of tangency and being 121.00 feet right of and perpendicular to centerline Station 378+32.030. Said curve having a radius of 14,444.92 feet a central angle of 02°09'28" and a chord distance of 543.97 feet bearing South 30°21'37" West;

Thence continuing along the proposed right of way line of said Reunion Parkway, run South 31°26'21" West, a distance of 107.03 feet to a 1/2" iron rod with cap set being 121.00 feet right of and perpendicular to centerline Station 377+25.000;

Thence continuing along the proposed right of way line of said Reunion Parkway, run North 58°33'39" West, a distance of 8.49 feet to the Point of Beginning and containing 3.719 acres, (161,984 Square Feet), more or less.

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

The grantor(s) herein further warrant 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, it 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 BP, _____, _____

Barnett Place Properties, LLC
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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 our signatures this the 9th day of November A.D. 2021.

Barnett Place Properties, LLC

Signature: Barnett Place Properties, LLC

By: Harvey Bozeman

Title: Member



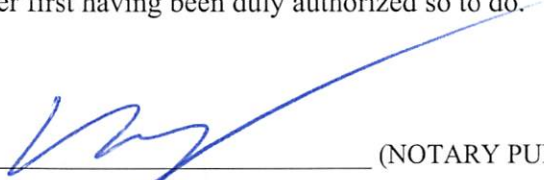
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Initial HB, _____, _____

Barnett Place Properties, LLC
Project No. 105278
006-00-00-W

**STATE OF MISSISSIPPI
COUNTY OF MADISON**

Personally appeared before me, the undersigned authority in and for the said county and state, on this 9 day of December, 2021, within my jurisdiction, the within named **Harvey Bozeman**, who acknowledged to me that he is a Member of Barnett Place Properties, LLC, a Mississippi Limited Liability Company, and that in said capacity, and that for and on behalf of said limited liability company, and as its act and deed, he executed the above and foregoing instrument, after first having been duly authorized so to do.



(NOTARY PUBLIC)

(SEAL)

My commission expires: _____



Initial HB, _____, _____

Barnett Place Properties, LLC
Project No. 105278
006-00-00-W

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:

Barnett Place Properties, LLC

P.O. Box 270

Flora, MS 39071

Phone: 601-879-8547

**VARIABLE WIDTH PERMANENT UTILITY EASEMENT AND TEMPORARY
CONSTRUCTION EASEMENT**

INDEXING INSTRUCTIONS:

W ½ of the NW ¼ and the W ½ of the SW
Quarter of Section 32, and the NE ¼ pf the SE
¼ of Section 31, Township 8 North, Range 2
East, Madison County, Mississippi

Initial BP, _____, _____

Barnett Place Properties, LLC

Project No. 105278

006-00-00 PUE and ADJACENT TEMPORARY CONSTRUCTION EASEMENT

STATE OF MISSISSIPPI

COUNTY OF MADISON

For and in consideration of Nineteen Thousand Nine Hundred Ninety and NO/100 Dollars (\$19,990.00), the receipt and sufficiency of which is hereby acknowledged, I/we, the undersigned, hereby grant, sell, convey and warrant unto Madison County, Mississippi a political subdivision of the State of Mississippi, a variable width permanent utility easement for public utilities and all public utility related infrastructure through, over, on and across the following described land:

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 proposed easement as defined below:

Being a parcel of land situated in the West half (W ½) of the Northwest Quarter (NW ¼) and the West half (W ½) of the Southwest Quarter (SW ¼) of Section 32, and the NE Quarter (NE ¼) of 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 Barnett Place Properties, LLC as recorded in Deed Book 2885, Page 654 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 1,626.72 feet to a point; thence run East for a distance of 4,664.03 feet to a point on the Easterly right of way line of Interstate 55 being 112.508 feet right of and perpendicular to Station 377+25.000 as

Initial  , _____

Barnett Place Properties, LLC
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shown on the Reunion Parkway plans and N= 1088377.51, E= 2360677.19, on the above referenced coordinate system;

Thence departing the existing right of way line of Interstate 55, run South 58°33'39" East, a distance of 20.00 feet to a point on the Easterly line of an existing twenty foot wide easement as conveyed to Mississippi Major Economic Impact Authority (MMEIA) and recorded in Deed Book 1729, Page 506 with the Chancery Clerk's Office of said Madison County and being the **Point of Beginning** of the herein described variable width utility easement;

Thence along the Easterly line of said existing MMEIA easement run North 31°25'25" East, a distance of 88.75 feet to the point of curvature of a curve to the left;


Thence continuing along the Easterly line of said existing easement and the arc of a curve to the left for a distance of 782.45 feet to a point at the intersection of the proposed right of way line of the Interstate 55 and Reunion Parkway interchange. Said curve having a radius of 14,451.95 feet a central angle of 03°06'07" and a chord distance of 782.35 feet bearing North 29°52'22" East;

Thence departing the Easterly line of said existing utility easement and run along said proposed right of way line and the arc of a curve to the right for a distance of 198.20 feet to a ½" iron rod with cap set at the point of curvature of another curve to the right and being 85.00 feet right of and perpendicular to centerline Station 2388+03.167. Said curve having a radius of 2804.99 feet a central angle of 08°32'29" and a chord distance of 198.16 feet bearing North 35°47'55" East;

Thence continuing along said proposed right of way line and the arc of a curve to the right for a distance of 285.76 feet to a ½" iron rod with cap at the point of tangency being 85.00 feet right of and perpendicular to centerline Station 2391+07.261. Said curve having a radius of 1325.00 feet a central angle of 12°21'25" and a chord distance of 285.21 feet bearing North 44°00'05" East;

Thence continuing along the proposed right of way line of said Interstate 55 and Reunion Parkway interchange, run North 50°10'47" East, a distance of 242.74 feet to a ½" iron rod with cap set and being 85.00 feet right of and perpendicular to centerline Station 2393+50.000;

Thence continuing along the proposed right of way line, run South 39°49'13" East, a distance of 40.00 feet to a ½" iron rod with cap set being 125.00 feet right of and perpendicular to centerline Station 2393+50.000;

Initial  , _____

Barnett Place Properties, LLC
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Thence continuing along the proposed right of way line, run North $50^{\circ}10'47''$ East, a distance of 145.06 feet to a $\frac{1}{2}$ " iron rod with cap set at the point of curvature of a curve to the left being 125.00 feet right of and perpendicular to centerline Station 2394+95.061;

Thence continuing along said proposed right of way line and the arc of a curve to the left for a distance of 185.35 feet to a $\frac{1}{2}$ " iron rod with cap set being 125.00 feet right of and perpendicular to centerline Station 2396+42.308. Said curve having a radius of 608.00 feet a central angle of $17^{\circ}28'02''$ and a chord distance of 184.64 feet bearing North $41^{\circ}26'46''$ East;

Thence continuing along the proposed right of way line of said Reunion Parkway, run North $74^{\circ}39'06''$ East, a distance of 187.33 feet to a $\frac{1}{2}$ " iron rod with cap set being 150.00 feet right of and perpendicular to centerline Station 69+56.599 as shown on plans;

Thence continuing along the proposed right of way line of said Reunion Parkway, run South $60^{\circ}20'54''$ East, a distance of 20.09 feet to a point;

Thence departing the proposed right of way line of said Reunion Parkway, run South $35^{\circ}09'59''$ West for a distance of 9.11 feet to a point;

Thence run parallel to, adjacent to and 20 feet Easterly of the proposed right of way line of the above reference Reunion Parkway and Interstate 55 interchange the following courses and distances:

South $74^{\circ}39'06''$ West, a distance of 186.92 feet to a point on the arc of a curve to the right;

Thence Southwesterly along arc of a curve to the right for a distance of 183.73 feet to the point of tangency. Said curve having a radius of 628.00 feet a central angle of $16^{\circ}45'47''$ and a chord distance of 183.08 feet bearing South $41^{\circ}47'54''$ West;

Thence South $50^{\circ}10'47''$ West, a distance of 165.06 feet to point; Thence North $39^{\circ}49'13''$ West, a distance of 40.00 feet to a point;

Thence South $50^{\circ}10'47''$ West, a distance of 222.74 feet to the point of curvature of a curve to the left;

Thence Southwesterly along the arc of a curve to the left for a distance of 281.45 feet to the point of curvature of another curve to the left. Said curve having a radius of

Initial  _____, _____, _____

Barnett Place Properties, LLC
Project No. 105278

006-00-00 PUE and ADJACENT TEMPORARY CONSTRUCTION EASEMENT

1305.00 feet a central angle of $12^{\circ}21'25''$ and a chord distance of 280.90 feet bearing South $44^{\circ}00'05''$ West;

Thence Southwesterly along the arc of another curve to the left for a distance of 415.18 feet to a point of curvature of a curve to the right. Said curve to the left having a radius of 2784.99 feet a central angle of $08^{\circ}32'29''$ and a chord distance of 414.80 feet bearing South $33^{\circ}33'07''$ West;

Thence Southwesterly along the arc of a curve to the right for a distance of 544.76 feet to the point of tangency. Said curve to the left having a radius of 14,464.92 feet a central angle of $02^{\circ}09'28''$ and a chord distance of 544.72 feet bearing South $30^{\circ}21'37''$ West;

Thence South $31^{\circ}26'21''$ West, a distance of 127.03 feet to point;

Thence North $58^{\circ}33'39''$ West, a distance of 8.49 feet to a point on the existing Easterly line of the above referenced existing 20 wide permanent utility easement;

Thence along the Easterly line of said existing utility easement, run North $31^{\circ}25'25''$ East, a distance of 20.00 feet to the **Point of Beginning** and containing 0.876 acres, (38,152 Square Feet), more or less.

Also for said consideration, the Grantors do hereby grant, bargain, sell, convey, and warrant to Madison County, Mississippi, a political subdivision of the State of Mississippi, a temporary easement as temporary workspace for the construction and installation of the aforesaid utilities through, over, on and across the following described land:

Being a ten (10) foot wide temporary construction easement running parallel to, adjacent to and along the Easterly limits of the above described variable width permanent utility easement and, containing 0.504 acres (21,950 Square Feet), more or less.

Upon the completion of construction and installation of public utilities, this temporary easement shall terminate and all right, title and interest in and to the immediate above

Initial  , _____, _____

Barnett Place Properties, LLC
Project No. 105278

006-00-00 PUE and ADJACENT TEMPORARY CONSTRUCTION EASEMENT

described land shall revert to the Grantor(s) herein, their heirs, assigns, legal representatives or Grantees.

The perpetual easement herein conveyed shall not be affected by the aforesaid completion or the termination of the temporary easement.

It is understood and agreed, and it is the intention of the parties hereto, that the Grantee shall have the right ingress and egress to, from, on, over, across, and through the easement areas and the adjacent and contiguous property of the Grantor(s) by reasonable means. The Grantee shall further have the right to sell, assign, transfer, or convey to others the perpetual easement or any part thereof.

The Grantor(s) herein further warrants that the above described property is no part of his/her 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 Grantor(s) 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 and the Grantee, there being no oral agreements or representations of any kind.

Initial  , _____, _____

Barnett Place Properties, LLC
Project No. 105278

006-00-00 PUE and ADJACENT TEMPORARY CONSTRUCTION EASEMENT

Witness our signatures this the 9 day of November A.D. 2021.

Barnett Place Properties, LLC

Signature: Barnett Place Properties, LLC
By: Harvey Bozeman [Signature]
Title: Member

**STATE OF MISSISSIPPI
COUNTY OF MADISON**

Personally appeared before me, the undersigned authority in and for the said county and state, on this 9 day of November, 2021, within my jurisdiction, the within named **Harvey Bozeman**, who acknowledged to me that he is a Member of Barnett Place Properties, LLC, a Mississippi Limited Liability Company, and that in said capacity, and that for and on behalf of said limited liability company, and as its act and deed, he executed the above and foregoing instrument, after first having been duly authorized so to do.

[Signature] (NOTARY PUBLIC)

(SEAL)

My commission expires: _____



Initial [Signature], _____, _____


Barnett Place Properties, LLC
Project No. 105278

BARNETT PLACE PROPERTIES, LLC
P.O. Box 270
Flora, MS 39071
601-879-8547

To Whom It May Concern:

Harvey Bozeman, as Member of BARNETT PLACE PROPERTIES, LLC is hereby given authority to sign on behalf of BARNETT PLACE PROPERTIES, LLC for right of way (fee, permanent utility easement, and temporary construction easement) to the Madison County Board of Supervisors for the purpose of transferring ownership and title of land owned by BARNETT PLACE PROPERTIES, LLC.

Signed:


Harvey Bozeman as Member

of BARNETT PLACE PROPERTIES, LLC

Print Name

Title

Date: 9-12-21

STATE OF Mississippi
COUNTY OF Madison

Personally appeared before me, the undersigned authority in and for the said county and state, on this 9 day of December, 2021, within my jurisdiction, the within named Harvey Bozeman who acknowledged that he/she executed the above and foregoing instrument.


_____ (NOTARY PUBLIC)

(SEAL)

My commission expires: _____



Integrated Right of Way
P. O. Box 3066
Madison MS, 39130
Fax: 601-852-1170
Phone: 601-790-0443

i r o w

December 6, 2021

To: Madison County Board of Supervisors

RE: Landowner Counteroffer
Reunion Parkway Phase II – Parcel 006-00-00-W / 006-00-00-T-001*
*Permanent Utility Language included in Parcel identified as 006-00-00-T-001
Barnett Place Properties, LLC (Landowner) / Harvey Bozeman (Landowner Representative)


Members of the Board:

Please find below a second landowner counteroffer for the above referenced parcel on the Reunion Parkway Phase 2 Project. The justification for the counteroffer is based around the recoupment of PID assessments that have been paid by the landowner for the 3.719 acres of right-of-way needed. The Board previously denied a Counteroffer of \$96,115.00 on October 18, 2021. The landowner has now requested to settle the matter for approximately 1/2 of his 1st Counteroffer. As justification for the administrative adjustment, Mr. Bozeman provided the attached emails.

FMVO (8/23/2021):	\$153,885.00	(Fee Acquisition Area)
	\$14,500.00	(Temp. Construction Easement)
	\$5,490	(Permanent Utility Easement)
	\$173,875.00	(TOTAL)
1 st Admin. Adjust. Request (10/11/2021):	\$96,115.00	(DENIED)
2 nd Admin. Adjust. Request (12/1/2021):	\$47,952.50	(REQUESTED)
1 st LO Counteroffer Total (10/11/2021):	\$269,990.00	(DENIED)
2 nd LO Counteroffer Total (12/1/2021):	\$221,827.50	(Inclusive of All Acquisition Rights)

Please consider the counteroffer and advise how to proceed. Thank you for your attention to this matter.

Sincerely,



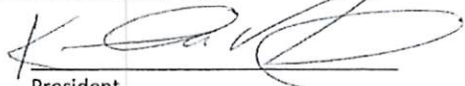
Greg Thompson, Lead Acquisitions Agent

BOARD ACTION - Please check one of the following:

After due consideration of the above and attached documents, the Madison County Board of Supervisors has authorized an Administrative Adjustment in the amount of \$ 17,000.00 (ENTER ADJUSTMENT AMOUNT), for a total offer to purchase all necessary acquisition rights for Reunion Parkway Phase II Parcel 006 in the amount of \$ 190,875.00 (ENTER TOTAL AMOUNT).

After due consideration of the above and attached documents, the Madison County Board of Supervisors has denied the second landowner counter offer.

Signature:


President
Madison County Board of Supervisors

Date:

12/12/21

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



Fair Market Value Offer

Name: Barnett Place Properties, LLC Date: August 20, 2021
Project: 105278 - Reunion Parkway-Phase II
Address: P.O. Box 270 County: Madison
Flora, MS 39071 ROW Parcel(S): 006-00-00-W and PUE/Adjacent TCE

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 appraisal 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 appraisal in the amount of 173,875.00.

Appraisal Waiver Valuation.

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: N/A

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 (W) Fee Simple Value (161,984 SF): \$ 153,885.00
Land Permanant Utility Easement / TCE (60,102 SF Combined): \$ 19,990.00
Damages: \$ 0.00
Improvements: \$ 0.00

Total Fair Market Value Offer \$ 173,875.00

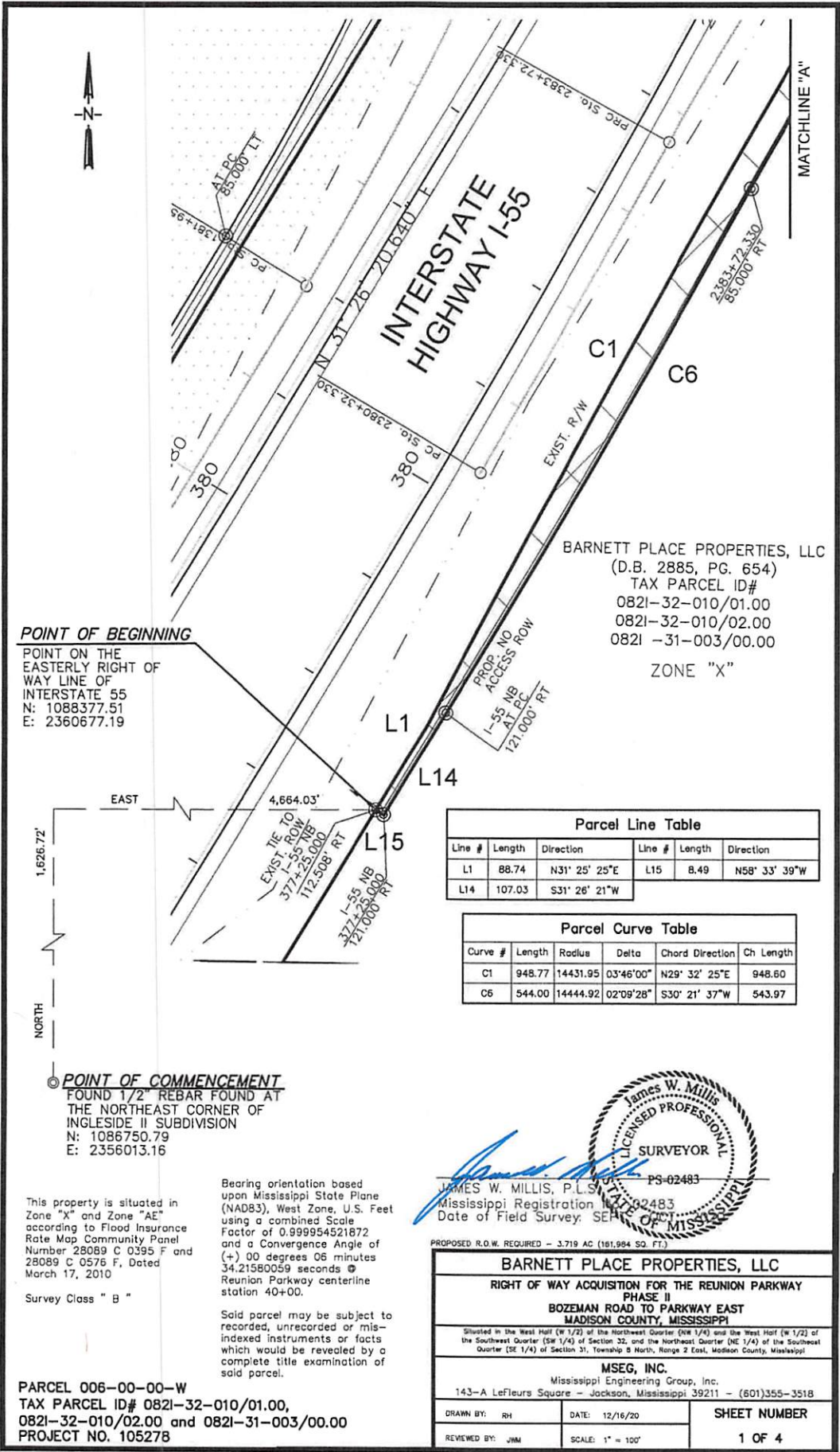
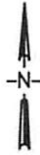


Right of Way Acquisition Agent



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





POINT OF BEGINNING

POINT ON THE
EASTERLY RIGHT OF
WAY LINE OF
INTERSTATE 55
N: 1088377.51
E: 2360677.19

1,626.72'
NORTH

POINT OF COMMENCEMENT

FOUND 1/2" REBAR FOUND AT
THE NORTHEAST CORNER OF
INGLESIDE II SUBDIVISION
N: 1086750.79
E: 2356013.16

This property is situated in
Zone "X" and Zone "AE"
according to Flood Insurance
Rate Map Community Panel
Number 28089 C 0395 F and
28089 C 0576 F, Dated
March 17, 2010

Survey Class " B "

Bearing orientation based
upon Mississippi State Plane
(NAD83), West Zone, U.S. Feet
using a combined Scale
Factor of 0.999954521872
and a Convergence Angle of
(+) 00 degrees 06 minutes
34.21580059 seconds @
Reunion Parkway centerline
station 40+00.

Said parcel may be subject to
recorded, unrecorded or mis-
indexed instruments or facts
which would be revealed by a
complete title examination of
said parcel.

PARCEL 006-00-00-W
TAX PARCEL ID# 0821-32-010/01.00,
0821-32-010/02.00 and 0821-31-003/00.00
PROJECT NO. 105278

BARNETT PLACE PROPERTIES, LLC
(D.B. 2885, PG. 654)
TAX PARCEL ID#
0821-32-010/01.00
0821-32-010/02.00
0821-31-003/00.00
ZONE "X"

Parcel Line Table					
Line #	Length	Direction	Line #	Length	Direction
L1	88.74	N31° 25' 25"E	L15	8.49	N58° 33' 39"W
L14	107.03	S31° 26' 21"W			

Parcel Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Ch Length
C1	948.77	14431.95	03°46'00"	N29° 32' 25"E	948.60
C6	544.00	14444.92	02°09'28"	S30° 21' 37"W	543.97



JAMES W. MILLIS, P.L.S.
Mississippi Registration No. 02483
Date of Field Survey, SEP 17, 2010

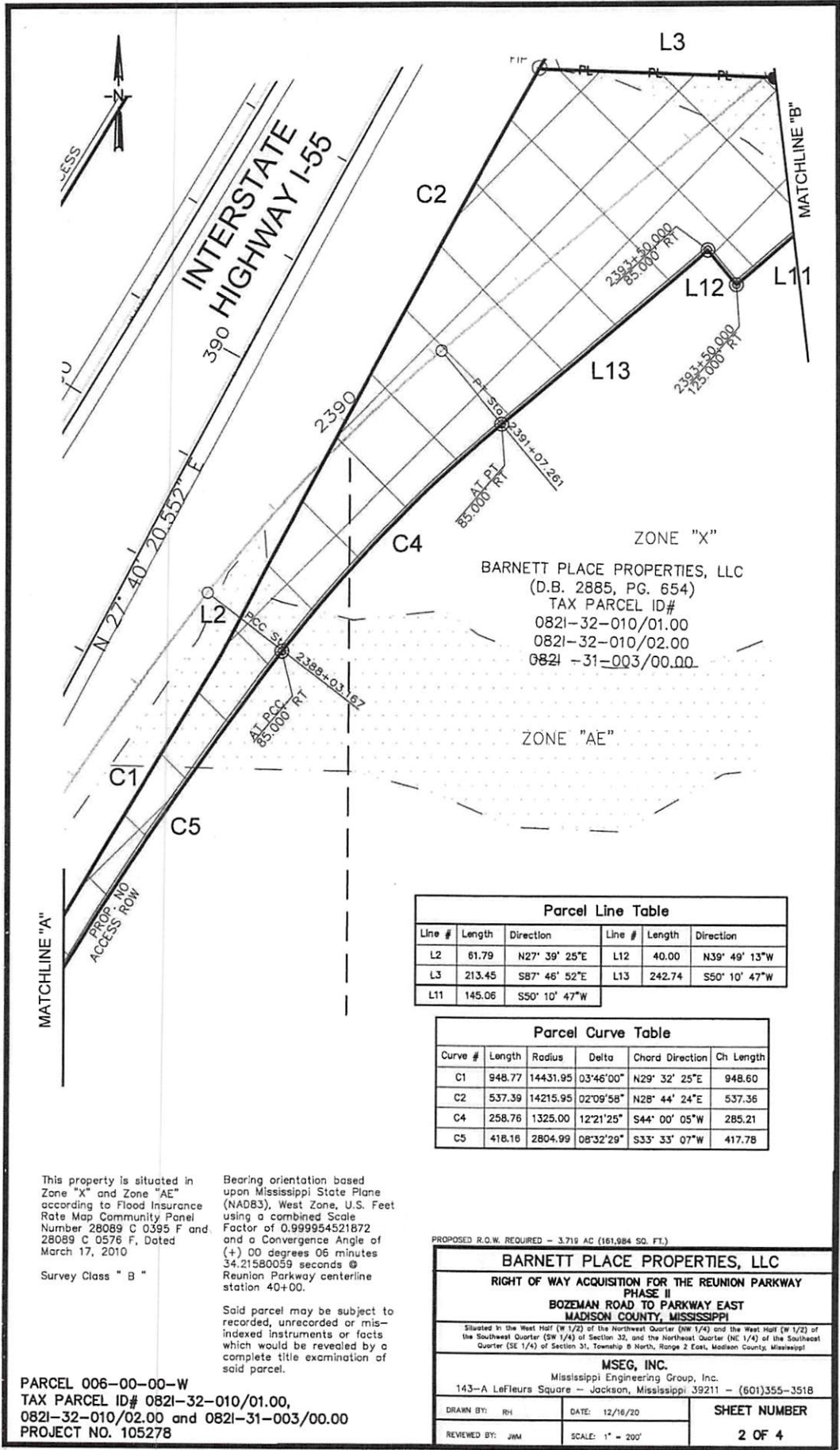
PROPOSED R.O.W. REQUIRED - 3.719 AC (161,984 SQ. FT.)

BARNETT PLACE PROPERTIES, LLC
RIGHT OF WAY ACQUISITION FOR THE REUNION PARKWAY
PHASE II
BOZEMAN ROAD TO PARKWAY EAST
MADISON COUNTY, MISSISSIPPI

Situated in the West Half (W 1/2) of the Northwest Quarter (NW 1/4) and the West Half (W 1/2) of the Southwest Quarter (SW 1/4) of Section 32, and the Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) of Section 31, Township 8 North, Range 2 East, Madison County, Mississippi.

MSEG, INC.
Mississippi Engineering Group, Inc.
143-A LeFleurs Square - Jackson, Mississippi 39211 - (601)355-3518

DRAWN BY: RH	DATE: 12/16/20	SHEET NUMBER
REVIEWED BY: JMM	SCALE: 1" = 100'	1 OF 4



BARNETT PLACE PROPERTIES, LLC
 (D.B. 2885, PG. 654)
 TAX PARCEL ID#
 0821-32-010/01.00
 0821-32-010/02.00
 0821-31-003/00.00

Line #	Length	Direction	Line #	Length	Direction
L2	61.79	N27° 39' 25"E	L12	40.00	N39° 49' 13"W
L3	213.45	S87° 46' 52"E	L13	242.74	S50° 10' 47"W
L11	145.06	S50° 10' 47"W			

Curve #	Length	Radius	Delta	Chord Direction	Ch Length
C1	948.77	14431.95	03°46'00"	N29° 32' 25"E	948.60
C2	537.39	14215.95	02°09'58"	N28° 44' 24"E	537.36
C4	258.76	1325.00	12°21'25"	S44° 00' 05"W	285.21
C5	418.16	2804.99	08°32'29"	S33° 33' 07"W	417.78

This property is situated in Zone "X" and Zone "AE" according to Flood Insurance Rate Map Community Panel Number 28089 C 0395 F and 28089 C 0576 F, Dated March 17, 2010
 Survey Class " B "

Bearing orientation based upon Mississippi State Plane (NAD83), West Zone, U.S. Feet using a combined Scale Factor of 0.999954521872 and a Convergence Angle of (+) 00 degrees 06 minutes 34.21580059 seconds @ Reunion Parkway centerline station 40+00.

Said parcel may be subject to recorded, unrecorded or mis-indexed instruments or facts which would be revealed by a complete title examination of said parcel.

PARCEL 006-00-00-W
 TAX PARCEL ID# 0821-32-010/01.00,
 0821-32-010/02.00 and 0821-31-003/00.00
 PROJECT NO. 105278

PROPOSED R.O.W. REQUIRED - 3.719 AC (161,984 SQ. FT.)

BARNETT PLACE PROPERTIES, LLC

RIGHT OF WAY ACQUISITION FOR THE REUNION PARKWAY PHASE II

BOZEMAN ROAD TO PARKWAY EAST

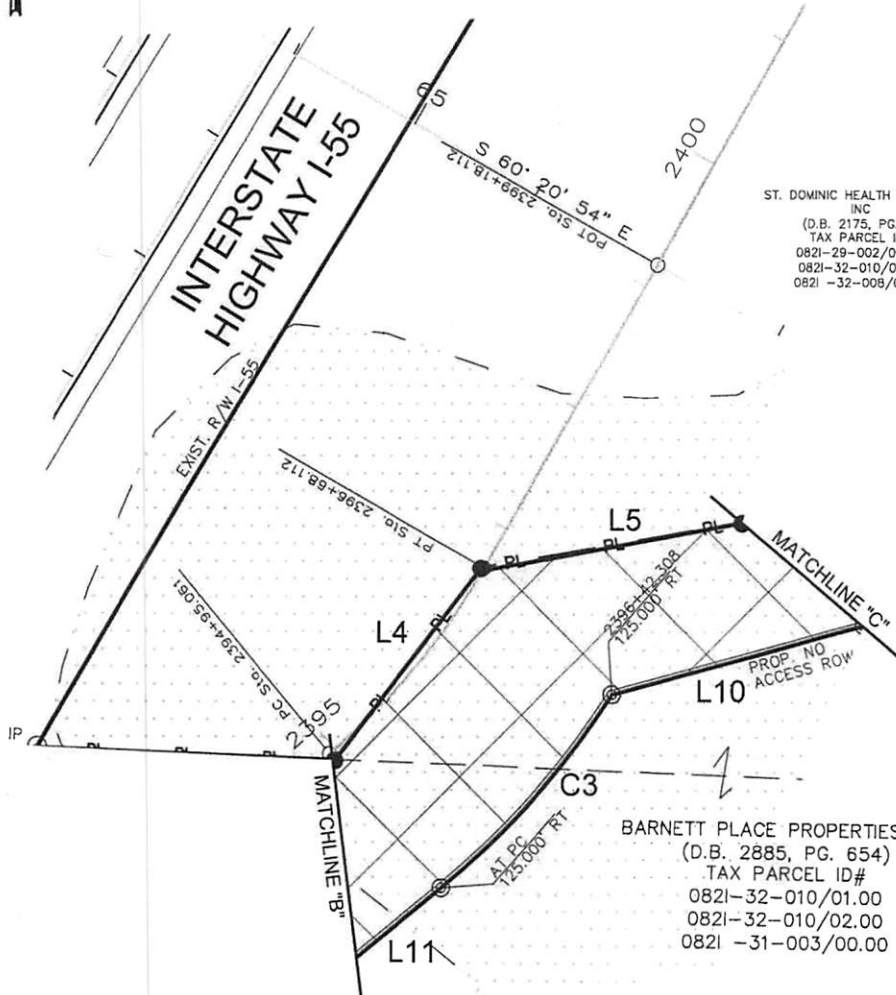
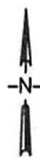
MADISON COUNTY, MISSISSIPPI

Situated in the West Half (W 1/2) of the Northwest Quarter (NW 1/4) and the West Half (W 1/2) of the Southwest Quarter (SW 1/4) of Section 32, and the Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) of Section 31, Township 9 North, Range 2 East, Madison County, Mississippi

MSEG, INC.
 Mississippi Engineering Group, Inc.
 143-A LeFleurs Square - Jackson, Mississippi 39211 - (601)355-3518

DRAWN BY: RH	DATE: 12/16/20	SHEET NUMBER 2 OF 4
REVIEWED BY: JHM	SCALE: 1" = 200'	





ST. DOMINIC HEALTH SERVICES, INC
 (D.B. 2175, PG. 55)
 TAX PARCEL ID#
 0821-29-002/00.00,
 0821-32-010/03.00
 0821-32-008/00.00

BARNETT PLACE PROPERTIES, LLC
 (D.B. 2885, PG. 654)
 TAX PARCEL ID#
 0821-32-010/01.00
 0821-32-010/02.00
 0821-31-003/00.00

Parcel Line Table

Line #	Length	Direction	Line #	Length	Direction
L4	172.18	N37° 24' 33"E	L10	187.33	S74° 39' 06"W
L5	189.87	N80° 00' 27"E	L11	145.06	S50° 10' 47"W

Parcel Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Ch Length
C3	185.35	608.00	19°28'02"	S41° 26' 46"W	184.64

This property is situated in Zone "X" and Zone "AE" according to Flood Insurance Rate Map Community Panel Number 28089 C 0395 F and 28089 C 0576 F, Dated March 17, 2010

Survey Class " B "

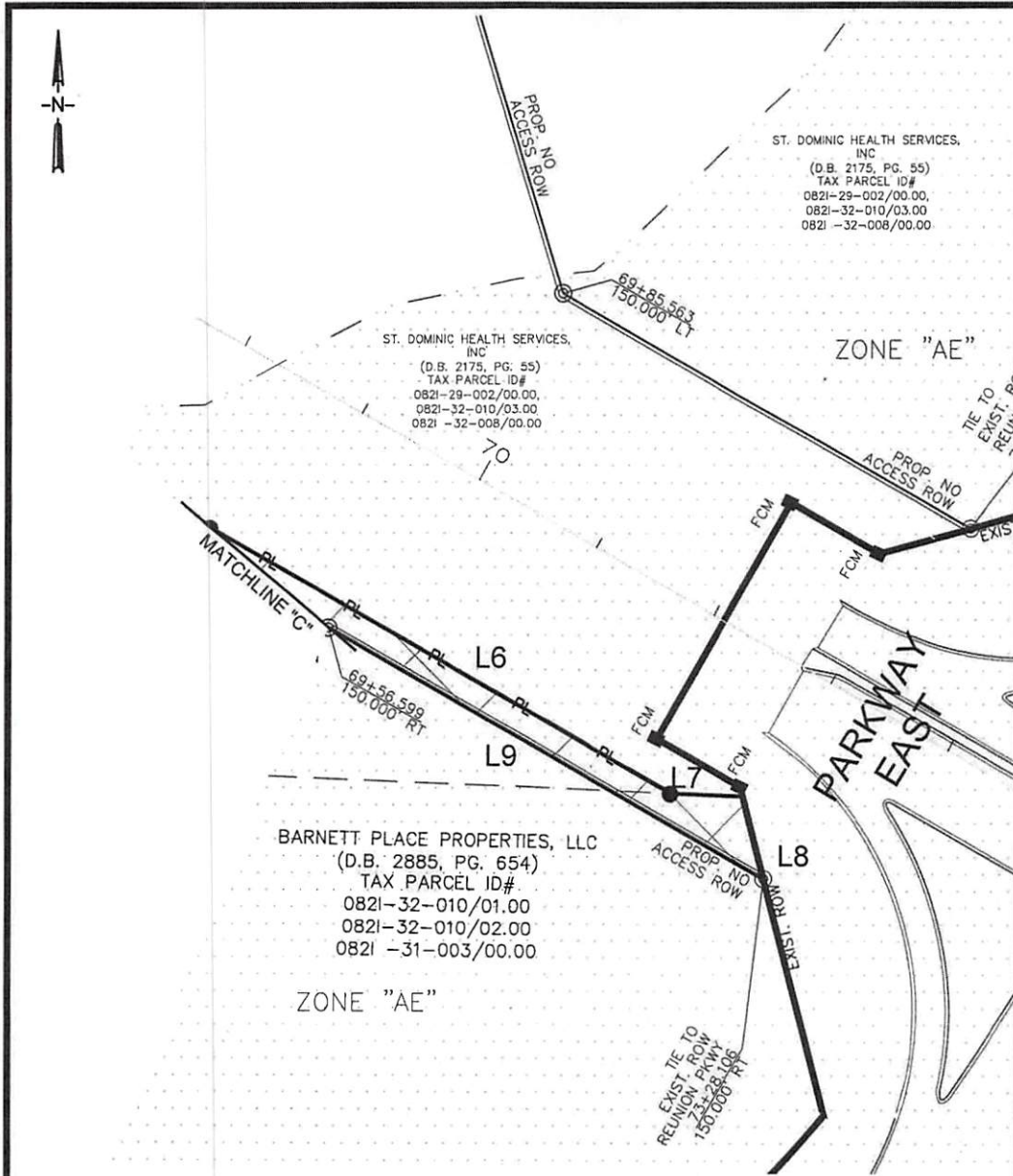
Bearing orientation based upon Mississippi State Plane (NAD83), West Zone, U.S. Feet using a combined Scale Factor of 0.999954521872 and a Convergence Angle of (+) 00 degrees 05 minutes 34.21580059 seconds @ Reunion Parkway centerline station 40+00.

Said parcel may be subject to recorded, unrecorded or mis-indexed instruments or facts which would be revealed by a complete title examination of said parcel.

PARCEL 006-00-00-W
 TAX PARCEL ID# 0821-32-010/01.00,
 0821-32-010/02.00 and 0821-31-003/00.00
 PROJECT NO. 105278

PROPOSED R.O.W. REQUIRED - 3.719 AC (161,964 SQ. FT.)

BARNETT PLACE PROPERTIES, LLC	
RIGHT OF WAY ACQUISITION FOR THE REUNION PARKWAY	
PHASE II	
BOZEMAN ROAD TO PARKWAY EAST	
MADISON COUNTY, MISSISSIPPI	
Sited in the West Half (W 1/2) of the Northwest Quarter (NW 1/4) and the West Half (W 1/2) of the Southwest Quarter (SW 1/4) of Section 32, and the Northwest Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) of Section 31, Township 8 North, Range 2 East, Madison County, Mississippi.	
MSEG, INC.	
Mississippi Engineering Group, Inc. 143-A Lefleurs Square - Jackson, Mississippi 39211 - (601)355-3518	
DRAWN BY: RH	DATE: 12/16/20
REVIEWED BY: JHM	SCALE: 1" = 200'
SHEET NUMBER	
3 OF 4	



Parcel Line Table					
Line #	Length	Direction	Line #	Length	Direction
L6	392.60	S60° 20' 54"E	L8	62.58	S14° 15' 00"E
L7	53.80	S87° 46' 52"E	L9	371.52	N60° 20' 54"W

This property is situated in Zone "X" and Zone "AE" according to Flood Insurance Rate Map Community Panel Number 28089 C 0395 F and 28089 C 0576 F, Dated March 17, 2010

Survey Class " B "

Bearing orientation based upon Mississippi State Plane (NAD83), West Zone, U.S. Feet using a combined Scale Factor of 0.999954521872 and a Convergence Angle of (+) 00 degrees 06 minutes 34.21580059 seconds @ Reunion Parkway centerline station 40+00.

Said parcel may be subject to recorded, unrecorded or mis-indexed instruments or facts. Complete title examination of said parcel.

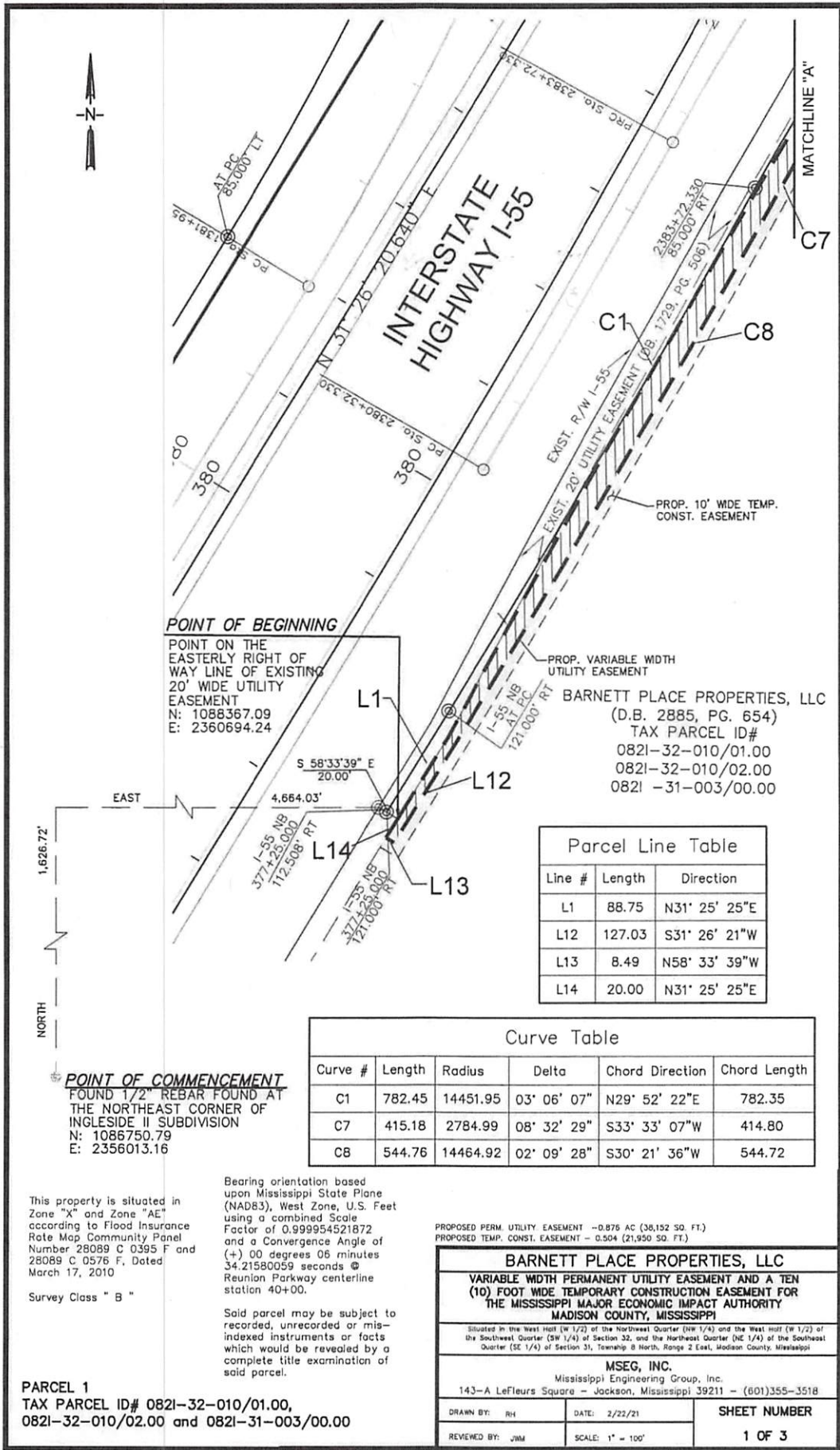
PROPOSED R.O.W. WHERE SHOWN IS SUBJECT TO A COMPLETE TITLE EXAMINATION OF SAID PARCEL.

PARCEL 006-00-00-W
 TAX PARCEL ID# 0821-32-010/01.00,
 0821-32-010/02.00 and 0821-31-003/00.00
 PROJECT NO. 105278

PROPOSED R.O.W. REQUIRED - 3.719 AC (161,984 SQ. FT.)

BARNETT PLACE PROPERTIES, LLC	
RIGHT OF WAY ACQUISITION FOR THE REUNION PARKWAY PHASE II BOZEMAN ROAD TO PARKWAY EAST MADISON COUNTY, MISSISSIPPI	
Sited in the West Half (W 1/2) of the Northwest Quarter (NW 1/4) and the West Half (W 1/2) of the Southwest Quarter (SW 1/4) of Section 32, and the Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) of Section 31, Township 9 North, Range 2 East, Madison County, Mississippi	
MSEG, INC. Mississippi Engineering Group, Inc. 143-A LeFleurs Square - Jackson, Mississippi 39211 - (601)355-3518	
DRAWN BY: RH	DATE: 12/16/20
REVIEWED BY: JWM	SCALE: 1" = 200'
SHEET NUMBER 4 OF 4	

Handwritten signature/initials in blue ink.



POINT OF BEGINNING

POINT ON THE
EASTERLY RIGHT OF
WAY LINE OF EXISTING
20' WIDE UTILITY
EASEMENT
N: 1088367.09
E: 2360694.24

POINT OF COMMENCEMENT
FOUND 1/2" REBAR FOUND AT
THE NORTHEAST CORNER OF
INGLESIDE II SUBDIVISION
N: 1086750.79
E: 2356013.16

This property is situated in
Zone "X" and Zone "AE"
according to Flood Insurance
Rate Map Community Panel
Number 28089 C 0395 F and
28089 C 0576 F, Dated
March 17, 2010
Survey Class " B "

Bearing orientation based
upon Mississippi State Plane
(NAD83), West Zone, U.S. Feet
using a combined Scale
Factor of 0.999954521872
and a Convergence Angle of
(+) 00 degrees 06 minutes
34.21580059 seconds @
Reunion Parkway centerline
station 40+00.

Said parcel may be subject to
recorded, unrecorded or mis-
indexed instruments or facts
which would be revealed by a
complete title examination of
said parcel.

PARCEL 1
TAX PARCEL ID# 0821-32-010/01.00,
0821-32-010/02.00 and 0821-31-003/00.00

BARNETT PLACE PROPERTIES, LLC
(D.B. 2885, PG. 654)
TAX PARCEL ID#
0821-32-010/01.00
0821-32-010/02.00
0821-31-003/00.00

Line #	Length	Direction
L1	88.75	N31° 25' 25"E
L12	127.03	S31° 26' 21"W
L13	8.49	N58° 33' 39"W
L14	20.00	N31° 25' 25"E

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	782.45	14451.95	03° 06' 07"	N29° 52' 22"E	782.35
C7	415.18	2784.99	08° 32' 29"	S33° 33' 07"W	414.80
C8	544.76	14464.92	02° 09' 28"	S30° 21' 36"W	544.72

PROPOSED PERM. UTILITY EASEMENT - 0.875 AC (38,152 SQ. FT.)
PROPOSED TEMP. CONST. EASEMENT - 0.504 (21,950 SQ. FT.)

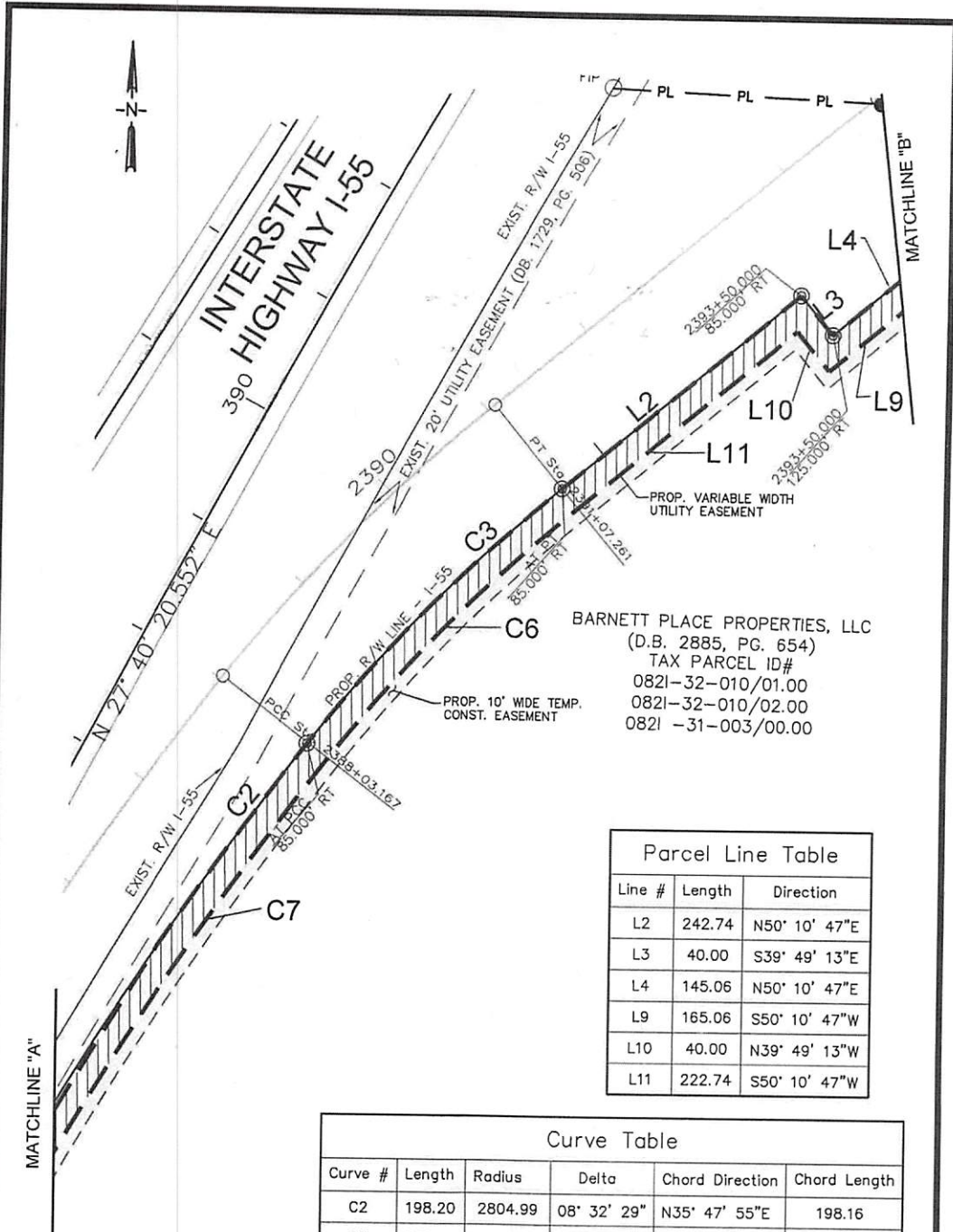
BARNETT PLACE PROPERTIES, LLC

VARIABLE WIDTH PERMANENT UTILITY EASEMENT AND A TEN (10) FOOT WIDE TEMPORARY CONSTRUCTION EASEMENT FOR THE MISSISSIPPI MAJOR ECONOMIC IMPACT AUTHORITY MADISON COUNTY, MISSISSIPPI

Situated in the West Half (W 1/2) of the Northwest Quarter (NW 1/4) and the West Half (W 1/2) of the Southwest Quarter (SW 1/4) of Section 32, and the Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) of Section 31, Township 8 North, Range 2 East, Madison County, Mississippi

MSEG, INC.
Mississippi Engineering Group, Inc.
143-A LeFleurs Square - Jackson, Mississippi 39211 - (601)355-3518

DRAWN BY: RH	DATE: 2/22/21	SHEET NUMBER 1 OF 3
REVIEWED BY: JMM	SCALE: 1" = 100'	



BARNETT PLACE PROPERTIES, LLC
 (D.B. 2885, PG. 654)
 TAX PARCEL ID#
 0821-32-010/01.00
 0821-32-010/02.00
 0821-31-003/00.00

Parcel Line Table

Line #	Length	Direction
L2	242.74	N50° 10' 47"E
L3	40.00	S39° 49' 13"E
L4	145.06	N50° 10' 47"E
L9	165.06	S50° 10' 47"W
L10	40.00	N39° 49' 13"W
L11	222.74	S50° 10' 47"W

Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C2	198.20	2804.99	08° 32' 29"	N35° 47' 55"E	198.16
C3	285.76	1325.00	12° 21' 25"	N44° 00' 05"E	285.21
C6	281.45	1305.00	12° 21' 25"	S44° 00' 05"W	280.90
C7	415.18	2784.99	08° 32' 29"	S33° 33' 07"W	414.80

This property is situated in Zone "X" and Zone "AE" according to Flood Insurance Rate Map Community Panel Number 28089 C 0395 F and 28089 C 0576 F, Dated March 17, 2010
 Survey Class " B "

Bearing orientation based upon Mississippi State Plane (NAD83), West Zone, U.S. Feet using a combined Scale Factor of 0.999954521872 and a Convergence Angle of (+) 00 degrees 06 minutes 34.21580059 seconds @ Reunion Parkway centerline station 40+00.

Said parcel may be subject to recorded, unrecorded or mis-indexed instruments or facts which would be revealed by a complete title examination of said parcel.

PARCEL 1
 TAX PARCEL ID# 0821-32-010/01.00,
 0821-32-010/02.00 and 0821-31-003/00.00

PROPOSED PERM. UTILITY EASEMENT - 0.876 AC (38,152 SQ. FT.)
 PROPOSED TEMP. CONST. EASEMENT - 0.504 (21,950 SQ. FT.)

BARNETT PLACE PROPERTIES, LLC

VARIABLE WIDTH PERMANENT UTILITY EASEMENT AND A TEN (10) FOOT WIDE TEMPORARY CONSTRUCTION EASEMENT FOR THE MISSISSIPPI MAJOR ECONOMIC IMPACT AUTHORITY MADISON COUNTY, MISSISSIPPI

Situated on the West Half (W 1/2) of the Northwest Quarter (NW 1/4) and the West Half (W 1/2) of the Southwest Quarter (SW 1/4) of Section 32, and the Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) of Section 31, Township 8 North, Range 2 East, Madison County, Mississippi

MSEG, INC.
 Mississippi Engineering Group, Inc.
 143-A LeFleurs Square - Jackson, Mississippi 39211 - (801)355-3518

DRAWN BY: RH	DATE: 2/22/21	SHEET NUMBER
REVIEWED BY: JWM	SCALE: 1" = 200'	2 OF 3

PATH: W:\MSEG\0219168.000 - Reunion Parkway Phase 2\2 - Planning-Design Phase\4 - Survey\Conventional\Reunion Parkway Property Water Line Map.dwg

Handwritten initials: *MB*

REVIEWED BY: JMM	SCALE: 1" = 200'
DRAWN BY: RM	DATE: 2/23/21
SHEET NUMBER 3 OF 3	
MSEG, INC. Mississippi Engineering Group, Inc. 143-A LeFleurs Square - Jackson, Mississippi 39211 - (601)355-3518	
BARNETT PLACE PROPERTIES, LLC VARIABLE WIDTH PERMANENT UTILITY EASEMENT AND A TEN (10) FOOT WIDE TEMPORARY CONSTRUCTION EASEMENT FOR THE MISSISSIPPI MAJOR ECONOMIC IMPACT AUTHORITY MADISON COUNTY, MISSISSIPPI	

PARCEL 1
TAX PARCEL ID# 0821-32-010/01.00,
0821-32-010/02.00 and 0821-31-003/00.00

This property is situated in Zone "X" and Zone "AE" upon Mississippi State Plane according to Flood Insurance Rate Map Community Panel Number 28089 C 0395 F and 28089 C 0576 F, Dated March 17, 2010.

Survey Class "B"

Said parcel may be subject to recorded, unrecorded or mis-indexed instruments or facts which would be revealed by a complete title examination of said parcel.

PROPOSED PERM. UTILITY EASEMENT - 0.876 AC (38,192 SQ. FT.)
PROPOSED TEMP. CONST. EASEMENT - 0.804 (21,860 SQ. FT.)

Curve Table

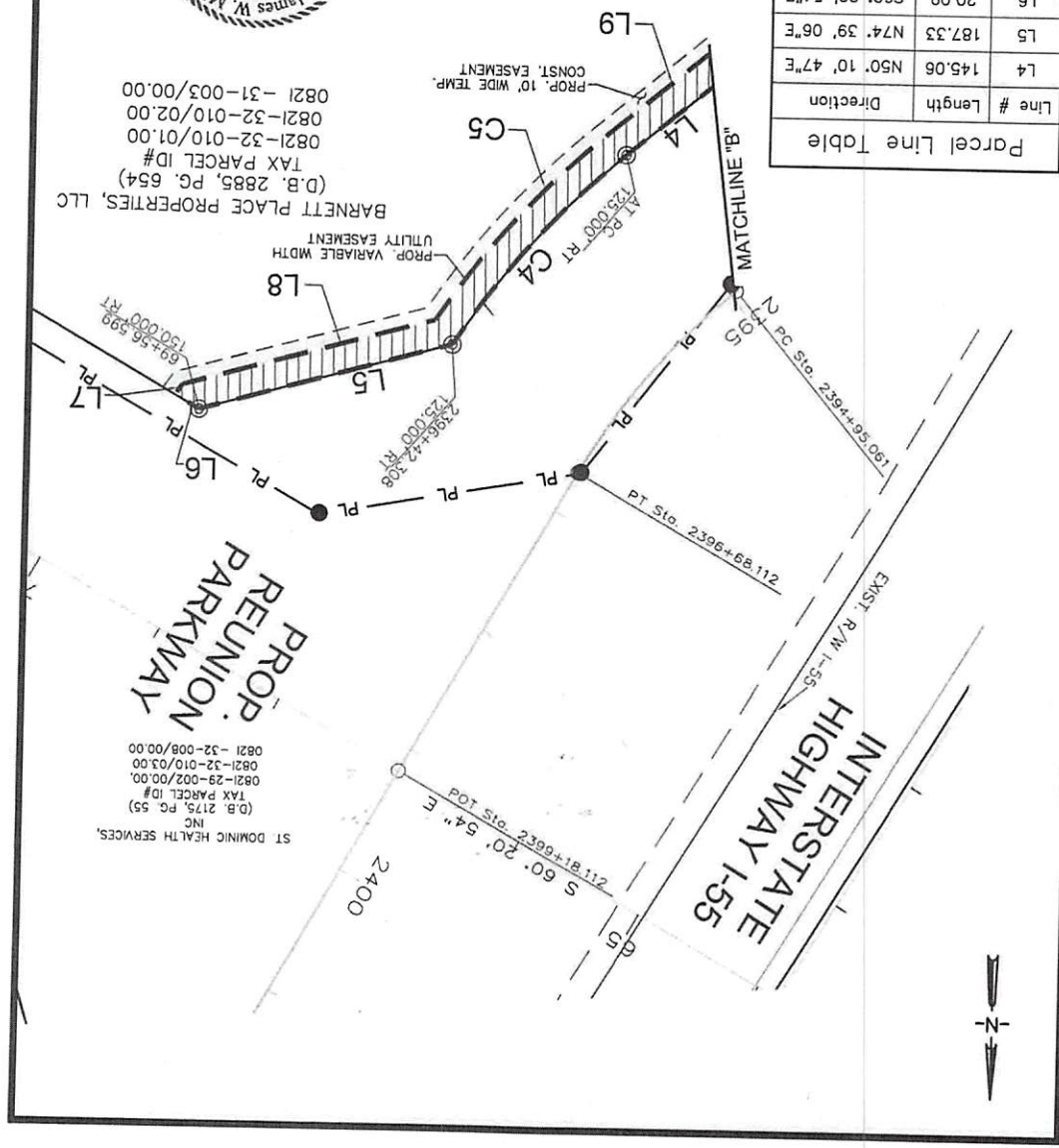
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C3	183.73	628.00	16° 45' 47"	S41° 47' 54"W	183.08
C4	185.35	608.00	17° 28' 02"	N41° 26' 46"E	184.64



JAMES W. MILLS, P.E.
Mississippi Registered Professional Engineer
No. 02883
Date of Field Survey: 02/23/21

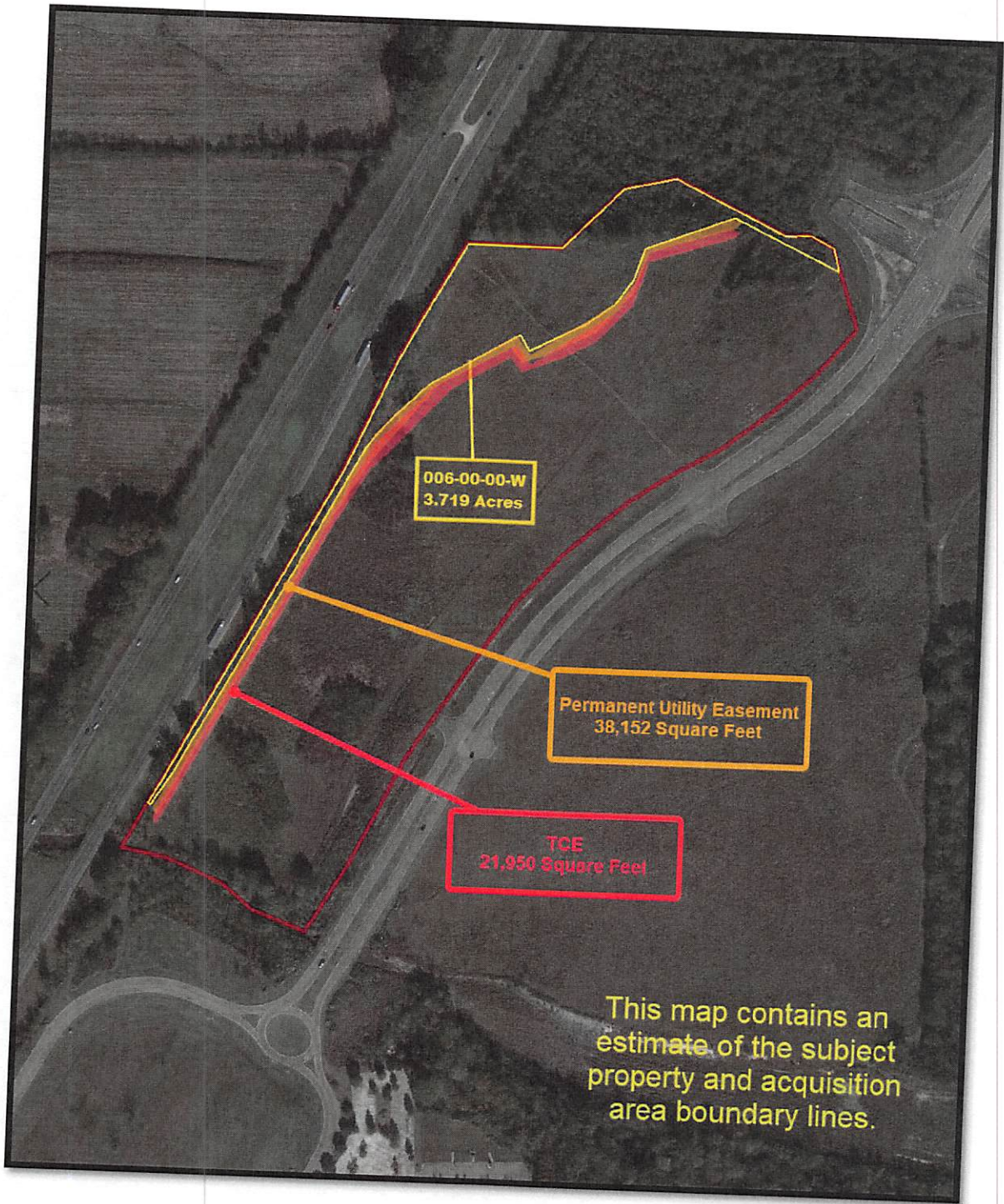
Parcel Line Table

Line #	Length	Direction
L4	145.06	N50° 10' 47"E
L5	187.33	N74° 39' 06"E
L6	20.09	S60° 20' 54"E
L7	9.11	S35° 09' 59"W
L8	186.92	S74° 39' 06"W
L9	165.06	S50° 10' 47"W



ST DOMINIC HEALTH SERVICES, INC.
TAX PARCEL ID# 0821-29-002/00.00,
0821-32-010/03.00,
0821-32-008/00.00

BARNETT PLACE PROPERTIES, LLC
(D.B. 2885, PG. 654)
TAX PARCEL ID# 0821-32-010/01.00,
0821-32-010/02.00,
0821-31-003/00.00



46