

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 8, 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: 002-00-00-W/002-00-00-T-001

The Engineering Department recommends that the Board accept the invoice for \$1,658.00 for the acquisition of right of way for Reunion Parkway, Phase II from JAMPOP, LLC. and to authorize the Comptroller to issue the check.

Check payment to:

Payee: JAMPOP, LLC.
184 Cornerstone Drive
Madison, MS 39110

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



Fair Market Value Offer

Date: August 5, 2021

Name: JAMPOP, LLC Project: 105278 - Reunion Parkway- Phase II

Address: 105 Cold Creek Hollow County: Madison

Madison, MS 39110 ROW Parcel(S): 002-00-00-W / 002-00-00-T-001

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 \$1,658.00.

Appraisal Waiver Valuation. This waiver valuation was made based upon recent market data in this area.

This acquisition does not include oil, gas, or mineral rights but includes all other interests.

Unless noted otherwise, this acquisition does not include any items which are considered personal property under Mississippi State Law. Examples of such items are household and office furniture and appliances, machinery, business and farm inventory, etc.

The real property improvement being acquired are:

The following real property and improvements are being acquired but not owned by you N/A

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

Land (W) Fee Simple Value .056 Acres: \$ 1,008.00

Land (T) Temporary Easement Value .138 Acres: \$ 650.00

Improvements: \$ 0.00

Damages: \$ 0.00

Total Fair Market Value Offer \$ 1,658.00

A handwritten signature in blue ink is written over a horizontal line. Below the line, the text "Right of Way Acquisition Agent" is printed.

Right of Way Acquisition Agent



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

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:
JAMPOP, LLC
105 Cold Creek Hollow
Madison, MS 39110
Phone: (601) 898-9235

WARRANTY DEED

INDEXING INSTRUCTIONS:

SE ¼ of the W ½ of the W ½ of Section 29,
Township 8 North, Range 2 East, Madison
County, Mississippi

Initial P.A., PMA, _____

JAMPOP, LLC
Project No. 105278
002-00-00-W

STATE OF MISSISSIPPI
COUNTY OF MADISON

For and in consideration of One Thousand Eight and NO/100 Dollars (\$1,008.00) the receipt and sufficiency of which is hereby acknowledged, 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 Southeast quarter (SE ¼) of the West half (W1/2) of the West half (W1/2) of Section 29, Township 8 North, Range 2 East, Madison County, Mississippi and being out of and a part of a tract of land conveyed to JAMPOP, LLC, as recorded in Deed Book 2886, Page 50 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 5,586.54 feet to a point; thence run East for a distance of 6,588.49 feet to the intersection of the East line of said JAMPOP, LLC property with the proposed right of way line of Reunion Parkway, and being the **N= 1092337.33, E= 2362601.65**, on the above referenced coordinate system and also being the **Point of Beginning** of the herein described parcel;

Thence along the East line of said JAMPOP, LLC property run, South 00°05'56" East, a distance of 18.72 feet to a point on the Westerly right of way line of Interstate 55 and being on the arc of a curve to left;

Initial PA, PMA, _____

JAMPOP, LLC
Project No. 105278
002-00-00-W

Thence along said Westerly right of way line and the arc of said curve to the left, for a distance of 243.80 feet to the intersection of the South line of said JAMPOP, LLC property. Said curve having a radius of 15,735.41 feet a central angle of 00°53'16" and a chord distance of 243.80 feet bearing South 30°57'13" West;

Thence departing said Westerly right of way line and along the South line of said JAMPOP property, run South 89°44'10" West, a distance of 10.73 feet to a point on the above referenced proposed right of way line of said Reunion Parkway and being on the arc of a curve to the right;

Thence along the proposed right of way line of said Reunion Parkway and the arc of a curve to the right for a distance of 265.40 feet to the **Point of Beginning**, and containing 0.056 acres, (2,419 Square Feet), more or less. Said curve having a radius of 15,737.09 feet a central angle of 00°57'59" and a chord distance of 265.40 feet bearing North 30°50'57" East;

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

The grantor herein further warrants that the above described property is no part of his/her 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 of the applicable laws and statutes of the State of Mississippi.

Initial P.A., PMA, _____

JAMPOP, LLC
Project No. 105278
002-00-00-W

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.

THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK

Initial P.A., BMA, _____

JAMPOP, LLC
Project No. 105278
002-00-00-W

Witness our signatures this the 8 day of December A.D. 2021.

Signature: Paul M. Andy
JAMPOP, LLC
By: Paul M. Andy

**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 December, 2021, within my jurisdiction, the within named **Paul M. Andy**, who acknowledged to me that he is a **Member of JAMPOP, 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 P.A., PMA, _____

JAMPOP, LLC
Project No. 105278
002-00-00-W

Witness my signature this the 8 day of December A.D. 2021.

Signature: Patrick Andy
JAMPOP, LLC
By: Patrick Andy

**STATE OF MISSISSIPPI
COUNTY OF MADISON**

Personally appeared before me, the undersigned authority in and for the said county and state, on this 8 day of December, 2021, within my jurisdiction, the within named **Patrick Andy**, who acknowledged to me that he is a **Member of JAMPOP, 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, they executed the above and foregoing instrument, after first having been duly authorized so to do.

Greg M. Thompson (NOTARY PUBLIC)

(SEAL)

My commission expires: _____



Initial P.A., PMA, _____

JAMPOP, LLC
Project No. 105278
002-00-00-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:

JAMPOP, LLC

105 Cold Creek Hollow

Madison, MS 39110

Phone: (601) 898-9235

TEMPORARY EASEMENT

INDEXING INSTRUCTIONS:

SE ¼ of the W ½ of the W ½ of Section 29,
Township 8 North, Range 2 East, Madison
County, Mississippi

Initial P.A., PMA, _____

JAMPOP, LLC
Project No. 105278
002-00-00-T-001

STATE OF MISSISSIPPI

COUNTY OF MADISON

For and in consideration of Six Hundred Fifty and NO/100 Dollars (\$650.00) the receipt and sufficiency of which is hereby acknowledged, we, the undersigned hereby grant, 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:

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 ¼ of the West half (W1/2) of the West half (1/2) of Section 29, Township 8 North, Range 2 East, Madison County, Mississippi and being out of and a part of a tract of land conveyed to JAMPOP, LLC, as recorded in Deed Book 2886, Page 50 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 5,544.34 feet to a point; thence run East for a distance of 6,504.49 feet to a ½" iron rod with cap set being 125.00 feet left of and perpendicular to Station 1423+75.000 as shown on plans of said Reunion Parkway, and being the **N= 1092295.13, E= 2362517.65**, on the above referenced coordinate system and also being the **Point of Beginning** of the herein described parcel;

Initial P.A., PMA, _____

JAMPOP, LLC
Project No. 105278
002-00-00-T-001

Thence run North 31°19'09" East, a distance of 161.28 feet to a ½" iron rod with cap set on the Easterly line of said JAMPOP, LLC property;

Thence along the Easterly line of said JAMPOP property, run South 00°05'56" East, a distance of 95.58 feet to a ½" iron rod with cap set point on the proposed right of way line of said Reunion Parkway and being on the arc of a curve to the left;

Thence along the proposed right of way line of said Reunion Parkway and the arc of a curve to the left for a distance of 79.47 feet to a ½" iron rod with cap set. Said curve having a radius of 15,737.09 feet a central angle of 00°17'22" and a chord distance of 79.47 feet bearing South 31°11'16" West;

Thence departing said proposed right of way line, run North 58°57'30" West, a distance of 50.00 feet to the **Point of Beginning**, and containing 0.138 acres, (6,003 Square Feet), more or less.

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 grantors herein, their heirs, assigns, legal representatives or grantees.

The grantor herein further warrants that the above described property is no part of his/her homestead.

Initial PA., PMA, _____

JAMPOP, LLC
Project No. 105278
002-00-00-T-001

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 and the grantee, there being no oral agreements or representations of any kind.

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Initial P.A., PMA, _____

JAMPOP, LLC
Project No. 105278
002-00-00-T-001

Witness my signature this the 8 day of December A.D. 2021.

Signature: Paul M. Andy
JAMPOP, LLC
By: Paul M. Andy

**STATE OF MISSISSIPPI
COUNTY OF MADISON**

Personally appeared before me, the undersigned authority in and for the said county and state, on this 8 day of December, 2021, within my jurisdiction, the within named **Paul M. Andy**, who acknowledged to me that he is a **Member of JAMPOP, 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.

Greg M. Thompson

(NOTARY PUBLIC)

(SEAL)

My commission expires: _____



Initial P.A., PMA, _____

JAMPOP, LLC
Project No. 105278
002-00-00-T-001

Witness my signature this the 8 day of December A.D. 2021.

Signature: Patrick Andy
JAMPOP, LLC
By: Patrick Andy

**STATE OF MISSISSIPPI
COUNTY OF MADISON**

Personally appeared before me, the undersigned authority in and for the said county and state, on this 8 day of December, 2021, within my jurisdiction, the within named **Patrick Andy**, who acknowledged to me that he is a **Member of JAMPOP, 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.

Greg M. Thompson (NOTARY PUBLIC)

(SEAL)

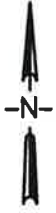
My commission expires: _____



Initial P.A., PMA, _____

JAMPOP, LLC
Project No. 105278
002-00-00-T-001

FLOODWAY JAMPOP, LLC
ZONE "AE"
(D.B. 2886, PG. 50)
TAX PARCEL ID# 0821-29-001/00.00

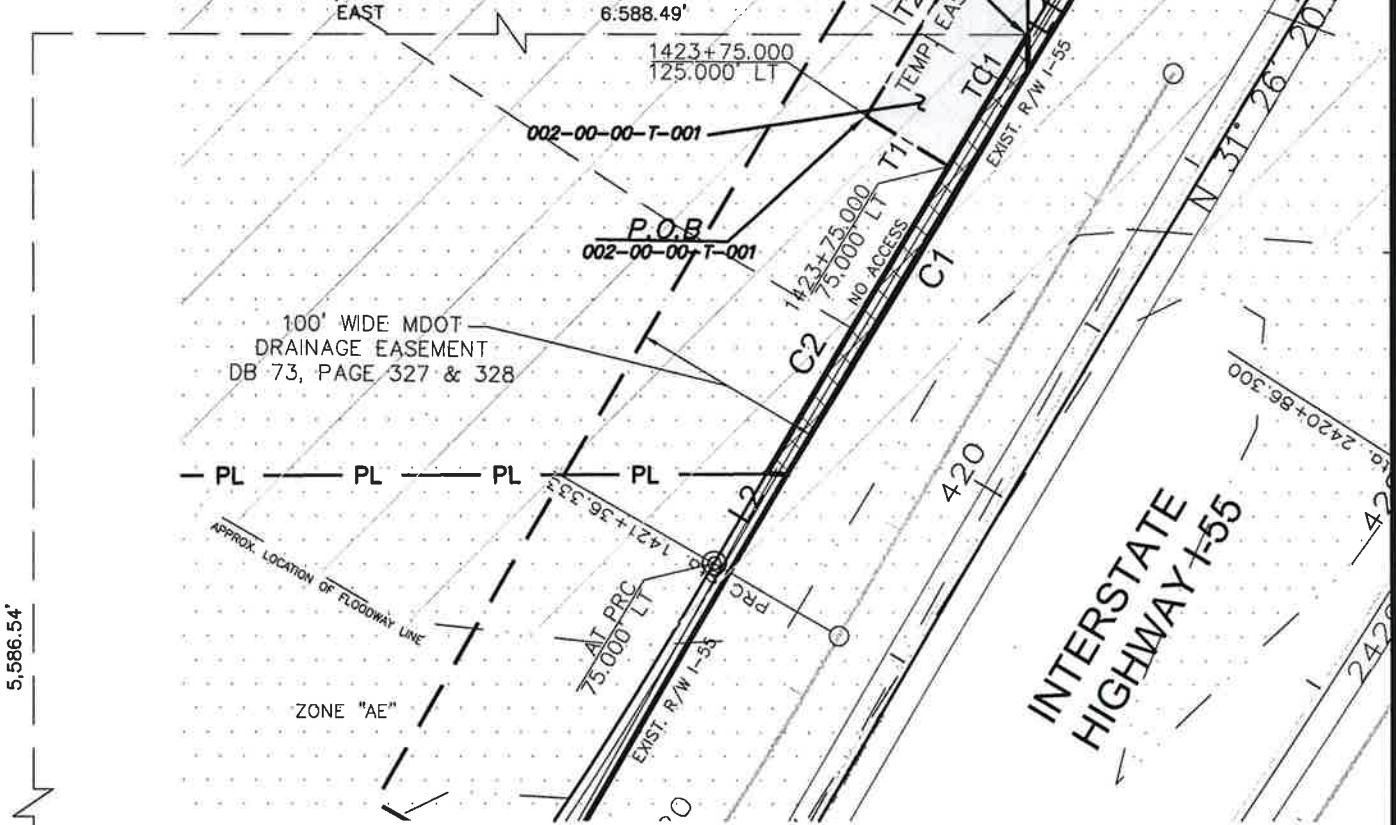


POINT OF BEGINNING

INTERSECTION OF EAST
LINE OF JAMPOP, LLC
PROPERTY AND
PROPOSED RIGHT OF
WAY LINE OF REUNION
PARKWAY
N: 1092337.33
E: 2362601.65

150' WIDE
ENTERGY EASEMENT
(D.B. 1972, PG. 959)

100' WIDE MDOT
DRAINAGE EASEMENT
DB 73, PAGE 327 & 328



Parcel Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Ch Length
C1	243.80	15735.41	00°23'16"	S30° 57' 13"W	243.80
C2	265.40	15737.09	00°57'59"	N30° 50' 58"E	265.40

Temporary Easement Line Table					
Line #	Length	Direction	Line #	Length	Direction
T1	50.00	N58° 57' 30"W	T3	95.58	S00° 05' 56"E
T2	161.28	N31° 19' 09"E			

Parcel Line Table					
Line #	Length	Direction	Line #	Length	Direction
L1	18.72	S00° 05' 56"E	L2	10.73	S89° 44' 10"W

Temporary Easement Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Ch Length
TC1	79.47	15737.09	00°17'22"	S31° 11' 16"W	79.47

Ⓞ **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 002-00-00-W and 002-00-00-T-001
TAX PARCEL ID# 0821-29-001/00.00
PROJECT NO. 105278

PROPOSED R.O.W. REQUIRED - 0.056 AC (2,419 SQ. FT.)
PROPOSED TEMP. CONST. EASEMENT REQUIRED - 0.138 AC. (6,003 SQ. FT.)

JAMPOP, LLC		
RIGHT OF WAY ACQUISITION FOR THE REUNION PARKWAY PHASE II BOZEMAN ROAD TO PARKWAY EAST MADISON COUNTY, MISSISSIPPI		
<small>Situated in the Southeast Quarter (SE 1/4) of the West Half (W 1/2) of the West Half (W 1/2) of Section 29, Township 8 North, Range 2 East, Madison County, Mississippi</small>		
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: JWM	SCALE: 1" = 100'	1 OF 1