

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 6, 2021

To: Sheila Jones, Supervisor, District I  
Trey Baxter, Supervisor, District II  
Gerald Steen, Supervisor, District III  
Karl Banks, Supervisor, District IV  
Paul Griffin, Supervisor, District V

From: Tim Bryan, P.E., PTOE  
County Engineer

Re: Request for Payment  
Project: Mt. Pilgrim State Aid Bridge Project  
Parcel: 002-00-00

The Engineering Department recommends that the Board accept the invoice for \$480.00 for the acquisition of right of way for Mr. Pilgrim State Aid Bridge Project from Roy Anthony Girard and wife, Kim Marie Lassere Girard and to authorize the Comptroller to issue the check.

Check payment to:

Payee: Roy Anthony Girard and wife, Kim Marie Lassere Girard  
204 Bedford Street  
Laplace, LA 70068

SHEILA JONES  
District One

TREY BAXTER  
District Two

GERALD STEEN  
District Three

KARL BANKS  
District Four

PAUL GRIFFIN  
District Five

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



## Right of Way Acquisition Closing Statement

**Project** Mt. Pilgrim State Aid Bridge Project      **Parcel** 002-00-00  
**County** Madison  
**Owner** Roy Anthony Girard and wife,  
Kim Marie Lassere Girard      **Address** 204 Bedford Street  
Laplace, LA 70068

### Payment Due

FMVO:	\$480.00
Damages:	\$0.00
Administrative Adjustment:	\$0.00
<b>Total:</b>	<b>\$480.00</b>

Included herein:

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

1. *All considerations agreed on by the above-named Owner(s) and the Right of Way Agent signing this statement are embodied in the instrument of conveyance, there being no oral agreements or representations of any kind.*
2. *The considerations embodied in this instrument of conveyance on the abovementioned project and parcel number were reached without coercion, promises other than those shown in the agreement, or threats of any kind whatsoever by or to either party whose name appears on this instrument.*
3. *The undersigned Right of Way Agent has no direct or indirect, present or contemplated future personal interest in the abovementioned parcels nor will in any way benefit from the acquisition of such property.*

Date: 12/06/2021

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

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



**Fair Market Value Offer**

Date: July 14, 2021

Name: Roy Anthony Girard and wife, Kim Marie Lassere Girard Project: 2021-2048 - Mt. Pilgrim State Aid Bridge Project  
Address: 204 Bedford Street County: Madison  
Laplace, LA 70068 ROW Parcel(S): 002-00-00

It is necessary that the Madison County Board of Supervisors acquire from you certain property necessary for the construction of this project. The identification of the real property and the particular interests being acquired are indicated on the attached instrument.

The value of the real property interests being acquired is based on the fair market value of the property and is not less than the approved waiver valuation disregarding any decrease or increase in the fair market value caused by the project. This fair market value offer includes all damages and is based on our approved waiver valuation in the amount of \$480.00.

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

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

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


The real property improvement being acquired are:

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

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

Land Value: 002-00-00 - 0.173 acre(s) X \$2,750 Per Acre	\$	<u>480.00</u>
Improvements:	\$	<u>0.00</u>
Damages:	\$	<u>0.00</u>
X Parcel:		<u>0.00</u>
<b>Total Fair Market Value Offer</b>	\$	<u>480.00</u>

*RAG  
KMLG*

  
Right of Way Acquisition Agent



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

**LEGEND**

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

**LEGAL DESCRIPTION:**

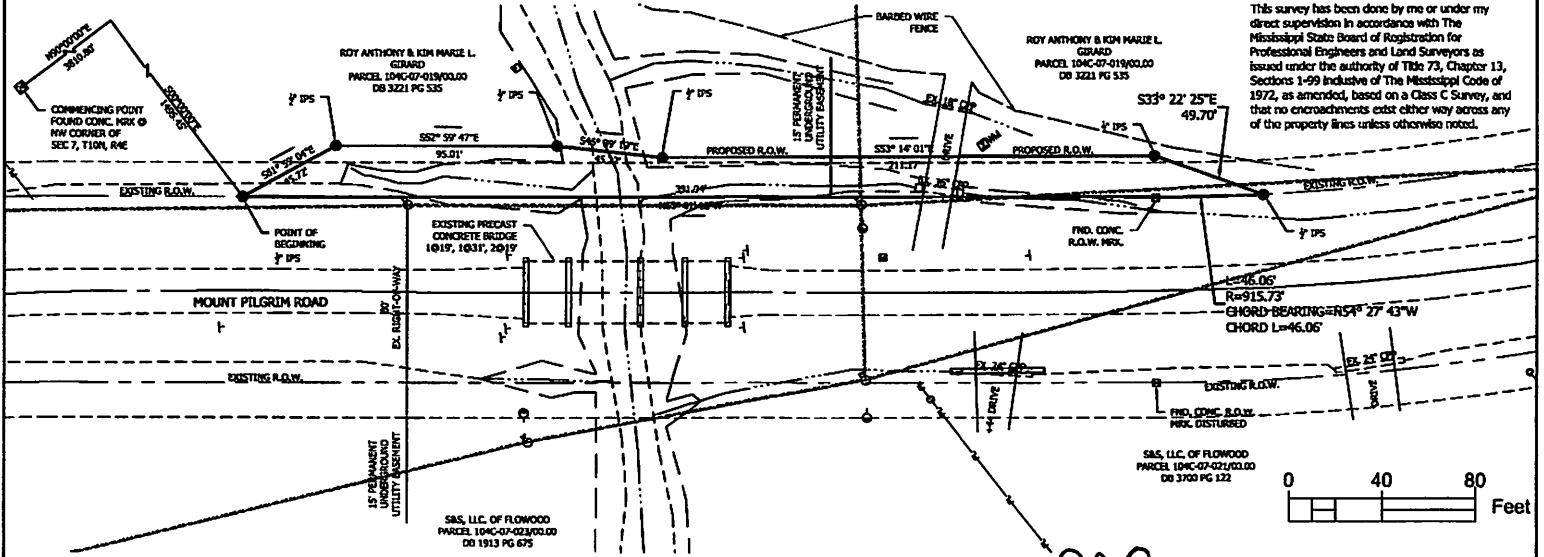
A parcel of land situated in Section 7, Township 10 North, Range 4 East, County of Madison, State of Mississippi containing 0.173 acres ± and more particularly described as follows:

Commencing at a concrete monument found marking the northwest corner of Section 7, Township 10N, Range 4E; run thence N50°00'00"E, a distance of 3810.80 feet to a point; run thence, S00°00'00"E, a distance of 1495.45 feet to a 1/2" iron pin set on the existing north Right-of-Way of Mt. Pilgrim Road as constructed under Project SAP-45(37) on file in the Office of State Aid Road Construction, said point being the Point of Beginning; Thence, leaving said Right-of-Way run S81°59'04"E, a distance of 45.72 feet to a 1/2" iron pin set; thence run S52°59'47"E, a distance of 95.01 feet to a 1/2" iron pin set; run thence, S46°39'19"E, a distance of 45.27 feet to a 1/2" iron pin set; run thence, S53°14'01"E, a distance of 211.17 feet to a 1/2" iron pin set; run thence, S33°22'25"E, a distance of 49.70 feet to a 1/2" iron pin set on the existing Right-of-Way of said Mt. Pilgrim Road; run thence along the existing Right-of-Way of said Mt. Pilgrim Road 46.06 feet along a curve to the right with a 46.06 foot chord that bears N54°22'43"W with a 915.73 foot radius to a found concrete r.o.w. marker; continuing along said Right-of-Way run thence, N53°01'12"W, a distance of 391.94 feet to the Point of Beginning.



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

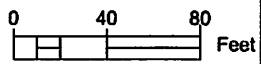
This survey has been done by me or under my direct supervision in accordance with the Mississippi State Board of Registration for Professional Engineers and Land Surveyors as issued under the authority of Title 73, Chapter 13, Sections 1-99 inclusive of The Mississippi Code of 1972, as amended, based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



- Flood Statement: Subject property is located in an "A Zone" according to Madison County F.I.R.M. Panel 40275R of Map 28089C0275R
  - Bearings are derived from performing GPS observations and based upon the North American Datum 1983 (NAD83), Mississippi State Plane, Grid Coordinate System, West Zone using INET.
  - Concrete R.O.W. markers that were found appear to be in conformance with and set under State Aid Project SAP-45(37) on Mount Pilgrim Road.
- Reference Materials:
- |                |               |                |                |
|----------------|---------------|----------------|----------------|
| DB 1932 PG 897 | DB 83 PG 256  | DB 273 PG 533  | DB 3700 PG 122 |
| DB 3229 PG 72  | DB 184 PG 205 | DB 2322 PG 853 | DB 1913 PG 675 |
| DB 3221 PG 535 | DB 202 PG 446 | DB 1843 PG 158 | DB 2732 PG 678 |
| DB 29 PG 5     | DB 232 PG 26  | DB 2689 PG 697 | DB 3700 PG 119 |
| DB 43 PG 527   | DB 273 PG 338 | DB 2108 PG 214 |                |

**MAP SHOWING THE SURVEY OF THE  
 ROY ANTHONY & KIM MARIE L. GIRARD PROPERTY  
 LOCATED IN SECTION 7, T-10-N, R-4-E,  
 FOR  
 THE MADISON COUNTY BOARD OF SUPERVISORS**

RAG  
KMLG



101 WEBSTER CIRCLE, SUITE 101  
 MADISON, MISSISSIPPI 39110  
 Phone: 601-853-3780  
 March 8, 2021  
 Field Survey - February 23, 2021

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

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

**WARRANTY DEED**

STATE OF MISSISSIPPI  
COUNTY OF MADISON

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the GRANTOR:

**Roy Anthony Girard & wife,  
Kim Marie Lassere Griard  
204 Bedford Street  
Laplace, LA 70068  
(985) 651-0550**

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

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

the following described land and property located in Madison County, Mississippi, and more particularly described as follows:

Complete Legal Description is attached hereto as Exhibit A.

INDEXING INSTRUCTIONS: Section 7, Township 10 North, Range 4 East,  
Madison County, Mississippi

The foregoing warranty is made subject to the following exceptions:

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

The Grantor acknowledges the existence of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, Public Law 91-646, and Sections 43-37-1, et seq., and Sections 43-39-1, et seq., of the Mississippi Code Annotated (1972), and acknowledges that Grantor is aware of its rights under said Act and laws, including, but not limited to:

- A. Notification of the Grantee's desire to obtain the property and receipt of a copy of the above named Act; and,
- B. The opportunity to receive an appraisal and to accompany the appraiser during the initial inspection; and,
- C. An opportunity to have the value of the property determined by a Court of competent jurisdiction and to be compensated therefore.

The Grantor does hereby waive all additional rights and privileges pursuant to Public Law 91-646, and under the "Real Property Acquisition Policies Law", plus any rights and privileges under the "Relocation Assistance Law" and Sections 43-37-1 et seq., and Sections 43-39-1 et seq., of the Mississippi Code Annotated (1972), and Grantor further acknowledges that the Grantee has complied with any and all laws and procedures set forth above. Grantor further acknowledges that it has received just compensation for the real property herein described.

## EXHIBIT A - COMPLETE LEGAL DESCRIPTION

A parcel of land situated in Section 7, Township 10 North, Range 4 East, County of Madison, State of Mississippi containing 0.173 acres ± and more particularly described as follows:

Commencing at a concrete monument found marking the northwest corner of Section 7, Township 10N, Range 4E; run thence N90°00'00"E, a distance of 3810.80 feet to a point; run thence, S00°00'00"E, a distance of 1495.45 feet to a 1/2" iron pin set on the existing north Right-of-Way of Mt. Pilgrim Road as constructed under Project SAP-45(37) on file in the Office of State Aid Road Construction, said point being the **Point of Beginning**; Thence, leaving said Right-of-Way run S81°59'04"E, a distance of 45.72 feet to a 1/2" iron pin set; thence run S52°59'47"E, a distance of 95.01 feet to a 1/2" iron pin set; run thence, S46°39'19"E, a distance of 45.27 feet to a 1/2" iron pin set; run thence, S53°14'01"E, a distance of 211.17 feet to a 1/2" iron pin set; run thence, S33°22'25"E, a distance of 49.70 feet to a 1/2" iron pin set on the existing Right-of-Way of said Mt. Pilgrim Road; run thence along the existing Right-of-Way of said Mt. Pilgrim Road 46.06 feet along a curve to the right with a 46.06 foot chord that bears N54°27'43"W with a 915.73 foot radius to a found concrete r.o.w. marker; continuing along said Right-of-Way run thence, N53°01'12"W, a distance of 391.94 feet to the **Point of Beginning**.

WITNESS MY SIGNATURE, THIS THE 4<sup>TH</sup> DAY OF August, 2021

Roy Anthony Girard

Roy Anthony Girard

STATE OF ~~MISSISSIPPI~~ **Louisiana**  
COUNTY OF St. John the Baptist

PERSONALLY appeared before me, the undersigned authority in and for the said jurisdiction, on this the 4<sup>TH</sup> day of August, 2021, the within named Roy Anthony Girard, he signed, delivered and executed the above and foregoing instrument on the day and year therein mentioned for the purposes therein stated after first having been duly authorized by said corporation to do so.

WITNESS MY HAND AND OFFICIAL SEAL on this, the 4<sup>TH</sup> day of August, 2021.

Michelle L. Sweeney  
NOTARY PUBLIC

Michelle L. Sweeney  
NOTARY PUBLIC  
LA Commission #58124

My Commission Expires:  
Lifetime Commission





WITNESS MY SIGNATURE, THIS THE 4<sup>TH</sup> DAY OF August, 2021

Kim Marie Lassere Girard

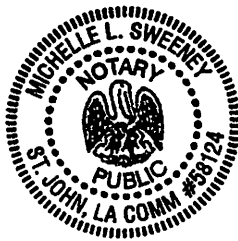
Kim Marie Lassere Girard

STATE OF ~~MISSISSIPPI~~ **Louisiana**  
COUNTY OF St. John the Baptist

PERSONALLY appeared before me, the undersigned authority in and for the said jurisdiction, on this the 4<sup>th</sup> day of August, 2021, the within named Kim Marie Lassere Griard, she signed, delivered and executed the above and foregoing instrument on the day and year therein mentioned for the purposes therein stated after first having been duly authorized by said corporation to do so.

WITNESS MY HAND AND OFFICIAL SEAL on this, the 4<sup>TH</sup> day of August, 2021.

My Commission Expires:  
Lifetime Commission



Michelle L. Sweeney  
NOTARY PUBLIC

Michelle L. Sweeney  
NOTARY PUBLIC  
LA Commission #58124

*Louisiana*  
**LAND BANK**

810 C. M. Fagan Drive, Suite B

P. O. Box 37

Hammond LA 70404

(985) 542-1142 / FAX (985) 542-1107

December 2, 2021

IROW  
Greg M. Thompson  
PO Box 3066  
Madison MS 39130

RE: Loan number 929920  
Partial Release 0.173 acres

Dear Mr. Thompson:

Please see attached:

1. Original Partial Release
2. LLB Fee Letter
3. LLB W9

Upon receipt of the recorded partial release please forward a copy to our office. Thank you for your help with this and please do not hesitate to contact us should you have any questions.

Sincerely,



Brandee H. Pittman  
Sr. Loan Administrator



Prepared by: Louisiana Land Bank, ACA  
H. Marcell Parker, J.  
P.O. Box 37  
Hammond, LA 70404

Return to: IROW  
PO Box 3066  
Madison MS 39130

**PARTIAL RELEASE INSTRUMENT**

**Borrower:** Roy Anthony Girard

**Loan Number(s):** 929920

THE STATE OF MISSISSIPPI §  
COUNTY OF Madison §

THAT, Louisiana Land Bank, ACA for itself and as agent/nominee for others (hereinafter "Lender") is the owner and holder of certain indebtedness, evidenced by promissory note(s) and secured by deed of trust or mortgage lien(s), respectively, either as original payee and mortgagee therein, or as assignee and/or transferee by instrument of record (or held unrecorded) in the county in which the land is situated, which note(s) and deed(s) of trust or mortgage(s) are particularly referred to herein as follows:

Amount of Note	Date of Deed of Trust or Mortgage	Executed By Guarantors Name, Address and Phone Number	Recorded In	
			Book	Page
\$66,000	June 24, 2015	Roy Anthony Girard and Kim Marie Lassere Girard, 204 Bedford St., LaPlace LA 70068, 504-613-7204	3221	538

Of the Deed of Trust or Land Mortgage Records of Madison County, Mississippi, to which deed(s) of trust or mortgage(s) and the record thereof reference is here made for all pertinent purposes.

WHEREAS, the mortgagor(s) or assign(s) desire a release of the lien(s) above set forth insofar ONLY AND NO FURTHER as is concerned that certain tract of land or interest therein, located in Madison County, Mississippi, and described as follows:

"See attached EXHIBIT A"

NOW, THEREFORE, for a valuable consideration, the receipt of which is hereby acknowledged, the LENDER, as mortgagee ONLY, acting herein by its duly authorized officers, does by these presents release from the lien(s) described, and to which it as mortgagee may be entitled, such tract or interest in land which is particularly described above.

IT IS EXPRESSLY UNDERSTOOD, AND BY THE ACCEPTANCE OF THIS INSTRUMENT THE MORTGAGOR(S) OR THEIR ASSIGNS AGREE, that this is a partial release ONLY of the tract or interest in land above particularly described and shall not and does not in any manner whatsoever release, change, modify, or affect the deed of trust or mortgage lien(s), contracts, covenants and powers of sale on the remaining lands and premises described in such deed(s) of trust or mortgage(s), and the same shall for all purposes exist and continue in full force and effect and to the extent and for the purposes therein set forth, the same as if this partial release had not been executed.

- This instrument is executed in multiple originals.
- This instrument is executed in lieu of and in substitution for a similar instrument executed by \_\_\_\_\_ on \_\_\_\_\_ which instrument was lost or misplaced before being filed for record.
- This instrument is executed in lieu of and in correction of a similar instrument executed by \_\_\_\_\_ on \_\_\_\_\_, and recorded in Book \_\_\_\_\_, Page \_\_\_\_\_; \_\_\_\_\_ County, Mississippi.

Executed by the Lender on the 2 day of December 2021.

LOUISIANA LAND BANK, ACA

BY: H. Marcell Parker, Jr.  
H. Marcell Parker, Jr.  
ITS: Vice President

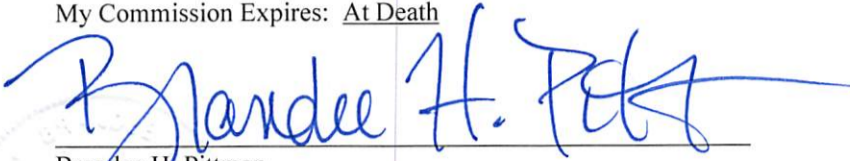
STATE OF LOUISIANA §  
PARISH OF Tangipahoa §

I, Brandee H. Pittman, a Notary Public, in and for the jurisdiction aforesaid, hereby certify that on this date, personally appeared before me, H. Marcell Parker, who is known to me, and whose name as Vice President of Louisiana Land Bank, ACA, a

federally chartered corporate instrumentality of the United States of America, is signed to the above and foregoing Partial Release, who acknowledged to me that being informed of the contents of said document, and in said representative capacity and with full authority and having been duly authorized so to do, he signed and executed the same voluntarily as his own free act and deed, and for the purposes therein set forth, for and as the act of said Louisiana Land Bank, ACA, on the day and date therein set forth.

Given under my hand and official seal, this the 2 day of December, 2021.

My Commission Expires: At Death



Brandee H. Pittman  
Notary Id No.: 81362

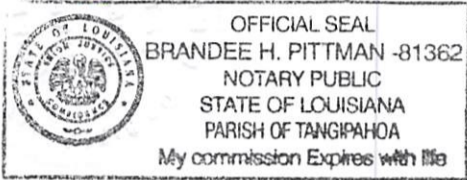


Exhibit "A"

A parcel of land situated in Section 7, Township 10 North, Range 4 East, County of Madison, State of Mississippi containing 0.173 acres  $\pm$  and more particularly described as follows:

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