

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**

February 2, 2022

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 Distribution of Payment  
Project: Heindl Road State Aid Bridge Project  
Parcel: 001-00-00

The Engineering Department requests the Board approve the distribution of funds for the above referenced parcel as outlined in the attached Pay Distribution sheet. The payment of \$1600.00 was approved at the January 18, 2022, meeting but the minutes do not reflect the distribution of the \$1600 amount to the recipients.

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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** Heindl Rd State Aid Bridge Project **Parcel** 001-00-00  
**County** Madison  
**Owner** Rose Mary Lukett Wenstrup, et al **Address** see attached pay distribution sheet

<b>Payment Due</b>	
FMVO:	\$1,600.00
Damages:	\$0.00
Administrative Adjustment:	\$0.00
<b>Total:</b>	<b>\$1,600.00</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.*

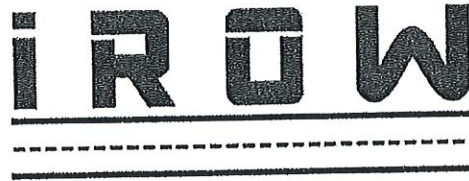
Date: 12/28/2021

Authorized Acquisition Agent:

A handwritten signature in black 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



Pay Distribution Sheet

1/6 Payment - \$266.67

Payable to:

Rosemary Lockett Wenstrup  
2930 Ivanhoe Road  
Silver Lake, OH 44224

1/6 Payment - \$266.67

Payable to:

Mary Virginia Lockett Balestra  
55 1<sup>st</sup> Street  
Pelham, NY 10803

1/6 Payment - \$266.67 DO NOT PAY

Payable to:

Estate of William Gillis Lockett C/O Christine Lockett \*DO NOT  
SEND CHECK. NO w-9 ON FILE. iROW will send w-9 at a later date for  
payment of this portion.

3919 Perrin Central Blvd  
Apt. 916  
San Antonio, TX 78217

**W-9 HAS NOW BEEN RECEIVED, SEE  
UPDATED PAY DISTRIBUTION SHEET**

1/4 Payment - \$400.00

Payable to:

Ann Reynaud  
2901 Bammel Lane #54  
Houston, TX 77098

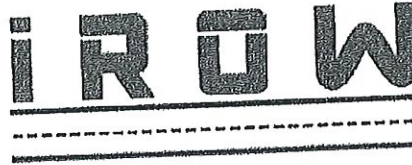
1/4 Payment - \$400.00

Payable to:

Sidney Reynaud  
98 E Mistybreeze Circle  
The Woodlands, TX 77381

Total: \$1600.00

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



Fair Market Value Offer

Date: November 3, 2021

Name: Rose Mary Lockett Wenstrup, et al. Project: Heindle Road Project 2021-2049

Address: 2930 Ivanhoe Road County: Madison

Silver Lake, OH 44224 ROW Parcel(S): SAP-40(61)

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 \$1,600.00.

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: 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 Value: \$ 1,600.00

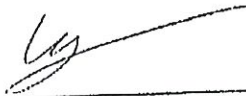
Improvements: \$ 0.00

Damages: \$ 0.00

X Parcel: \$ 0.00

Total Fair Market Value Offer \$ 1,600.00

RMLW

  
Right of Way Acquisition Agent



Providing Professional Right of Way  
Acquisition & Consultation Services



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**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:**  
Rose Mary Lockett Wenstrup, et al.  
2930 Ivanhoe Rd.  
Silver Lake, OH 44224  
Phone: 330-573-6284

**WARRANTY DEED**

**INDEXING INSTRUCTIONS:**

Section 11, Township 9 North, Range 2 East,  
Madison County, Mississippi

Initial Rmcw, \_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_  
Rose Mary Lockett Wenstrup, et al.  
SAP-45 (61)

STATE OF MISSISSIPPI

COUNTY OF MADISON

For and in consideration of One Thousand Six Hundred and NO/100 Dollars (\$1,600.00), 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 lands:

Parcel 1

Commencing at a 1/2" iron rod found at the northwest corner of Kingston Place Subdivision - Part II-E, Section 14, T9N, R2E; run thence N51°21'47"W a distance of 3474.28 feet to a found concrete Right-of-Way marker on the existing north Right-of-Way of Heindl Rd; run thence N51°45'21"W a distance of 93.00 feet to an iron pin set on the north Right-of-Way of Heindl Rd., said point being the **Point of Beginning**; Thence, leaving said Right-of-Way run N28°53'24"E a distance of 15.25 feet to an iron pin set; thence run N61°06'36"W a distance of 185.00 feet to an iron pin set; run thence N59°53'28"W a distance of 235.05 feet to an iron pin set; run thence N28°53'24"E a distance of 10.00 feet to an iron pin set; run thence N61°13'01"W a distance of 149.77 feet to an iron pin set; run thence S83°15'14"W a distance of 50.11 feet to an iron pin set on the existing north Right-of-Way of Heindl Rd.; run thence along said Right-of-Way S61°02'14"E, a distance of 610.49 feet to the **Point of Beginning** and containing 0.273 acres ±.

Parcel 2

Commencing at a 1/2" iron rod found at the northwest corner of Kingston Place Subdivision - Part II-E, Section 14, T9N, R2E; run thence N53°01'51"W a distance of 3581.44 feet to a set iron pin on the existing south Right-of-Way of Heindl Rd, said point being the **Point of Beginning**; thence leaving said Right-of-Way, run S28°53'24"W a distance of 14.79 feet to an iron pin set, thence run N61°06'36"W a distance of 240.00 feet to an iron pin set; thence run N59°12'03"W a distance of 150.08 feet to an iron pin set; run thence N61°20'40"W a distance of 209.31 feet to an iron pin set; run thence N28°20'27"E a distance of 11.41 feet to a found concrete marker on the existing south Right-of-Way of Heindl Rd.; run thence along said Right-of-Way S61°02'14"E a distance of 599.42 feet to the **Point of Beginning** and containing 0.178 acres ±.

Initial RMW, \_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_

Rose Mary Luckett Wenstrup, et al.  
SAP-45 (61)

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The above-described lands ("Parcel 1" and "Parcel 2") are located in Section 11, Township 9 North, Range 2 East, Madison County, Mississippi. A copy of a survey depicting said lands is attached hereto as Exhibit "A."

The grantors 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 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.

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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SIGNATURE PAGES FOLLOW**

Initial RMZW, \_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_  
Rose Mary Luckett Wenstrup, et al.  
SAP-45 (61)



Witness our signatures this the 15 day of November A.D. 2021.

Signature: Rose Mary Luckett Wenstrup  
Rose Mary Luckett Wenstrup

STATE OF Ohio

COUNTY OF Summit

Personally appeared before me, the undersigned authority in and for the said county and state, on this the 15 day of November, 2021, within my jurisdiction, the within named **Rose Mary Luckett Wenstrup**, who acknowledged that she executed the above and foregoing instrument.

SARENA L. BAER  
(NOTARY PUBLIC)

(SEAL)

My commission expires: 6-17-23



SARENA L. BAER  
Notary Public, State of Ohio  
My Comm. Expires June 17, 2023

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ADDITIONAL SIGNATURE PAGES and ACKNOWLEDGMENTS FOLLOW**

Initial Rmw, \_\_\_\_\_, \_\_\_\_\_  
Rose Mary Luckett Wenstrup, et al.  
SAP-45 (61)

Signature: Mary Virginia Lockett Balestra  
Mary Virginia Lockett Balestra

STATE OF New York  
COUNTY OF Westchester

Personally appeared before me, the undersigned authority in and for the said county and state, on this the 17<sup>th</sup> day of November, 2021, within my jurisdiction, the within named Mary Virginia Lockett Balestra, who acknowledged that she executed the above and foregoing instrument.

[Signature]  
(NOTARY PUBLIC)

(SEAL)

My commission expires: \_\_\_\_\_



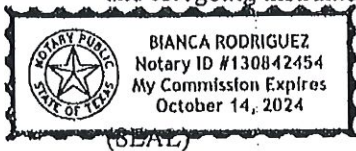
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ADDITIONAL SIGNATURE PAGES and ACKNOWLEDGMENTS FOLLOW**

Initial MVLB, \_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_  
Rose Mary Lockett Wenstrup, et al.  
SAP-45 (61)

Signature: Ann Luckett Reynaud  
Ann Luckett Reynaud

STATE OF Texas  
COUNTY OF Harris

Personally appeared before me, the undersigned authority in and for the said county and state, on this the 17<sup>th</sup> day of November, 2021, within my jurisdiction, the within named Ann Luckett Reynaud, who acknowledged that she executed the above and foregoing instrument.



Bianca Rodriguez  
(NOTARY PUBLIC)

My commission expires: October 14, 2024

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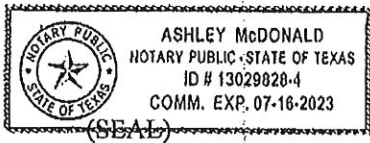
Initial AMR, \_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_

Rose Mary Luckett Wenstrup, et al.  
SAP-45 (61)

Signature: *Sidney Edmond Reynaud*  
Sidney Edmond Reynaud

STATE OF TEXAS  
COUNTY OF MONTGOMERY

Personally appeared before me, the undersigned authority in and for the said county and state, on this the 22<sup>nd</sup> day of NOVEMBER, 2021, within my jurisdiction, the within named Sidney Edmond Reynaud, who acknowledged that he executed the above and foregoing instrument.



*Ashley McDonald*  
(NOTARY PUBLIC)

My commission expires: 07-16-2023

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ADDITIONAL SIGNATURE PAGES and ACKNOWLEDGMENTS FOLLOW**

Initial REA, \_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_

Rose Mary Luckett Wenstrup, et al.  
SAP-45 (61)

Signature: Adam Luckett  
Adam Luckett, as Executor of and for and on behalf of  
The Estate of William Gillis Luckett

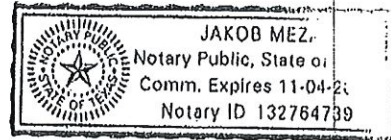
STATE OF ~~Arkansas~~ Texas  
COUNTY OF ~~Arkansas~~ Bexar

Personally appeared before me, the undersigned authority in and for the said county and state, on this the 7 day of December, 2021, within my jurisdiction, the within named **Adam Luckett**, who acknowledged he is Executor of the Estate of **William Gillis Luckett**, deceased, and that as Executor of said Estate and for and on behalf of the Estate of **William Gillis Luckett**, deceased, he executed the above and foregoing instrument, after first having been duly authorized to do so.

Jakob Mez  
(NOTARY PUBLIC)

(SEAL)

My commission expires: 11/04/2024



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ADDITIONAL SIGNATURE PAGE and ACKNOWLEDGMENT FOLLOWS**

Initial A, T, L, \_\_\_\_\_  
Rose Mary Luckett Wenstrup, et al.  
SAP-45 (61)

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



**Pay Distribution Sheet**

1/6 Payment - \$266.67

Completed payment to:  
Rosemary Lockett Wenstrup

1/6 Payment - \$266.67

Completed payment to:  
Mary Virginia Lockett Balestra

1/6 Payment - **\$266.67 Payable as of 1/11/21**  
Estate of William Gillis Lockett

**Payable to:**  
**Christine Lockett**  
**3919 Perrin Central Blvd**  
**Apt. 916**  
**San Antonio, TX 78217**

1/4 Payment - \$400.00

Completed payment to:  
Ann Reynaud

1/4 Payment - \$400.00

Completed payment to:  
Sidney Reynaud

Total: \$1600.00