

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

April 25, 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 Payment
Project: Reunion Parkway Phase II
Parcel: 007-00-00-W

The Engineering Department recommends that the Board accept the invoice for \$30,000.00 for the acquisition of right of way for Reunion Parkway Phase II Project from Magnolia Speech School and to authorize the Comptroller to issue the check.

Check payment to:

Payee: Magnolia Speech School
733 Flag Chapel Road
Jackson, MS 39209

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** 007-00-00-W
County Madison
Owner Magnolia Speech School **Address** 733 Flag Chapel Road
Jackson, MS 39209

Payment Due

Land:	\$27,000.00
Damages:	\$0.00
Administrative Adjustment:	\$3,000.00
Total:	\$30,000.00

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 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: 04/25/2022

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:	Grantor Address:
Madison County, Mississippi a body politic	Magnolia Speech School
125 West North Street	733 Flag Chapel Road
P.O. Box 608	Jackson, MS 39209
Canton, MS 39046	
Phone: 601-790-2590	Phone: 601-922-5530

WARRANTY DEED

INDEXING INSTRUCTIONS: NW ¼ of the NW ¼ of Section 31, Township 8 North, Range 2 East, Madison County, Mississippi

Initial vl, _____, _____

Magnolia Speech School
 Project No. 105278
 007-00-00-W

STATE OF MISSISSIPPI

COUNTY OF MADISON

For and in consideration of Thirty Thousand and NO/100 Dollars (\$30,000.00), the receipt and sufficiency of which is hereby acknowledged, I/we, the undersigned, hereby grant, bargain, sell, convey and warrant unto Madison County, Mississippi, a political subdivision of the State of Mississippi, the following described 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 Northwest Quarter (NW 1/4) of the Northwest Quarter (NW 1/4) of Section 31, Township 8 North, Range 2 East, Madison County, Mississippi and being out of and a part of a tract of land conveyed to Magnolia Speech School, as recorded in Deed Book 3709, Page 211 within the Chancery Clerk's Office of Madison County, Mississippi. Said parcel being more particularly described as follows:

Commencing at a 1/2" rebar found at the Northeast corner of Ingleside II Subdivision as recorded in Plat Cabinet C, Slide 5 within the Chancery Clerks Office of said Madison County, Mississippi, and being **N= 1086750.79, E= 2356013.16**, on the above referenced coordinate system. Thence from the **Point of Commencing**, run North for a distance of 4,530.85 feet to a point; thence run East for a distance of 473.51 feet to a 1/2" iron rebar found on the existing Easterly right of way line of Bozeman Road, and being the Southwest corner of the above referenced Magnolia Speech School parcel, being **N= 1091281.64, E= 2356486.67** on the above referenced coordinate system, and also being the **Point of Beginning** of the herein described parcel;

Thence along the Easterly right of way line of Bozeman Road, run North 00°28'01" West, passing at a distance of 50.00 feet a 1/2" rebar with cap found, and continuing for a total distance of 282.78 feet to a 1/2" rebar with cap set at the intersection of the proposed right of way line of Bozeman Road and Reunion Parkway and being 15.1983 feet right of and Initial , _____, _____

Magnolia Speech School
Project No. 105278
007-00-00-W

perpendicular to Bozeman Road centerline at Station 111+75.000;

Thence departing the existing right of way line of said Bozeman Road, and run along said proposed right of way line of Reunion Parkway, run North 88°39'48" East, a distance of 34.81 feet to a ½" rebar with cap set, being 50.00 feet right of and perpendicular to Bozeman Road centerline at Station 111+75.000;

Thence continuing along said proposed right of way line, run South 00°04'14" East, a distance of 175.00 feet to a ½" rebar with cap set, being 50.00 feet right of and perpendicular to Bozeman Road centerline at Station 110+00.000;

Thence continuing along said proposed right of way line, run South 09°31'58" East, a distance of 110.01 feet to a ½" rebar with cap set on the South line of the above referenced Magnolia Speech School parcel;

Thence departing said proposed right of way line, and along the South line of said Magnolia Speech School parcel, run South 89°53'50" West, a distance of 50.93 feet the **Point of Beginning**, and containing 0.242 acres, (10,559 Square Feet), more or less.

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, its Agents, and/or Assigns are hereby granted the right of Ingress and Egress on Grantor's remaining land for removing or demolishing said improvements. The consideration herein named is in full payment of all said improvements.

It is understood and agreed that the consideration herein named is in full payment and settlement of any and all damage and compensation which would be allowable under a decree were it rendered by the Court and jury in an Eminent Domain proceeding under the provision

Initial rl, _____, _____

Magnolia Speech School
Project No. 105278
007-00-00-W

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

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

Witness my/our signatures this the 11 day of March A.D. 2022.

Magnolia Speech School

By: Valerie Linn (signature)

Name: Valerie Linn

Title: Executive Director

THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK

Initial vl, _____, _____

Magnolia Speech School
Project No. 105278
007-00-00-W

**STATE OF MISSISSIPPI
COUNTY OF MADISON**

Personally appeared before me, the undersigned authority in and for the said county and state, on this 11th day of March, 2022, within my jurisdiction, the within named **VALERIE LINN**, who acknowledged to me that she is the **EXECUTIVE DIRECTOR** of **MAGNOLIA SPEECH SCHOOL, INC.**, a Mississippi Non-Profit Corporation, and that in said capacity, and that for and on behalf of said corporation, and as its act and deed, she executed the above and foregoing instrument, after first having been duly authorized by said corporation so to do.



(NOTARY PUBLIC)

(SEAL)

My commission expires: _____



Initial vl, _____, _____

Magnolia Speech School
Project No. 105278
007-00-00-W

Prepared by and Return to:

Roger W. Williams
MSB#10298
WATKINS & EAGER PLLC
400 East Capitol Street
Jackson, MS 39201
Telephone: 601.965.1900

Beneficiary:

Trustmark National Bank
1029 Highland Colony Parkway
Ridgeland, MS 39157
Telephone: 601.605.0827

Marginal Notation: Please note partial release on the margin of instrument recorded as Instrument No. 943615 in Book 4128 at Page 866

PARTIAL RELEASE

To the Chancery Clerk of Madison County, Mississippi:

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 all of which is hereby acknowledged, the undersigned **TRUSTMARK NATIONAL BANK** does hereby release from the lien of that certain Deed of Trust, Assignment of Leases and Security Agreement executed by **MAGNOLIA SPEECH SCHOOL, INC.**, A/K/A Magnolia Speech School to C. Joyce Hall, Trustee for Trustmark National Bank, recorded as Instrument No. 943615 in Book 4128 at Page 866, in the office of the Chancery Clerk of Madison County, Mississippi, the following described land and property lying and being situated in Madison County, Mississippi, to-wit:

SEE EXHIBIT A ATTACHED HERETO FOR THE LEGAL DESCRIPTION.

Other than as to the property hereby released, said deed of trust shall remain in full force and effect as to all other property covered thereby.

[signatures on next page]

IN WITNESS WHEREOF, the undersigned has caused this Partial Release to be executed on this the 21st
day of April 2022.

TRUSTMARK NATIONAL BANK

By: *Steven Singleterry*
Steven Singleterry, Vice President

STATE OF MISSISSIPPI
COUNTY OF HINDS

Personally appeared before me, the undersigned authority in and for the said county and state, on this 21
day of April, 2022 within my jurisdiction, the within named Steven Singleterry who acknowledged that
he is Vice President of Trustmark National Bank, and that for and on behalf of said bank, and as its act and deed, he
executed the above and foregoing instrument, after first having been duly authorized by said bank so to do.

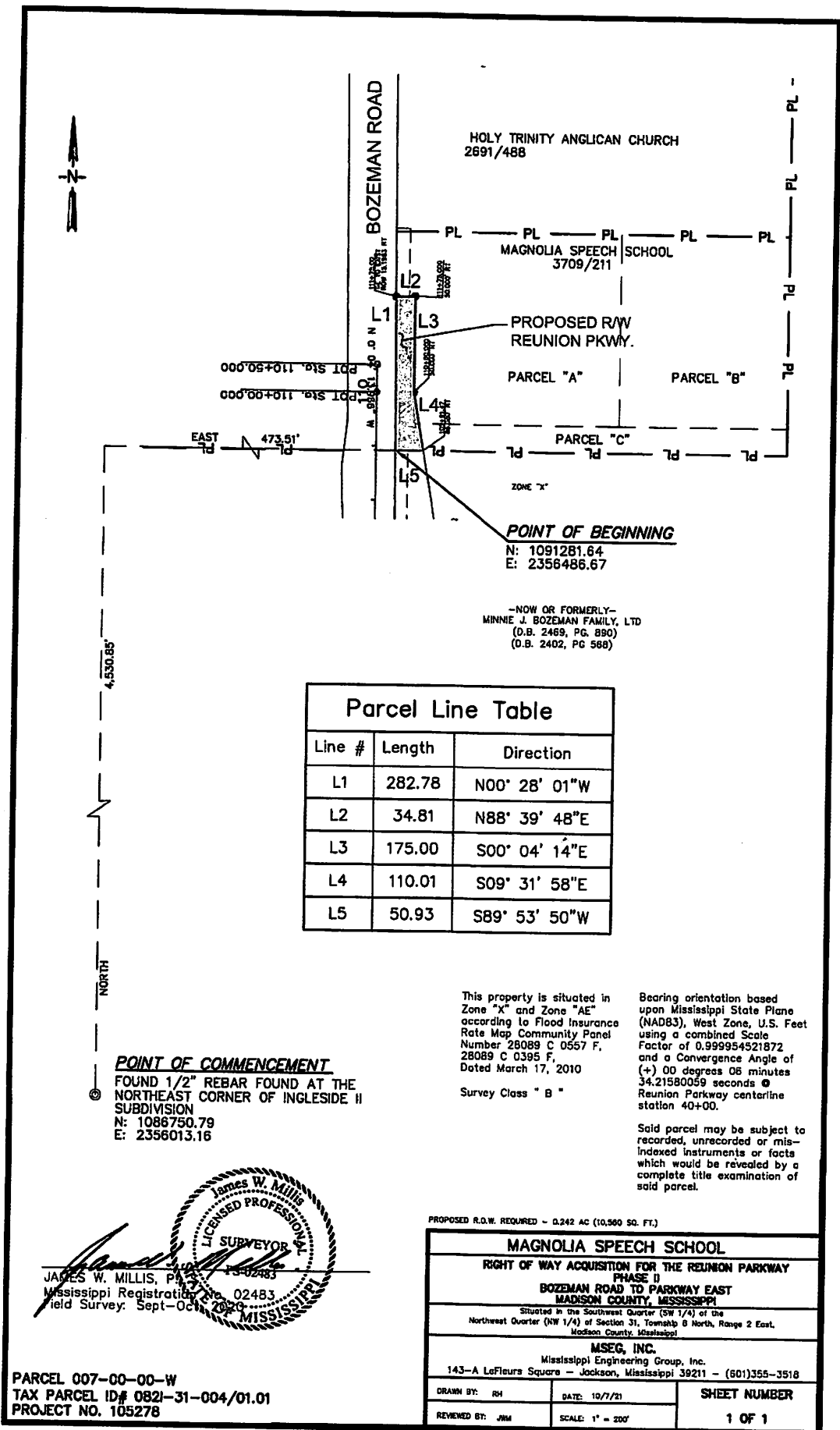
Turanda S. Harkless

NOTARY PUBLIC

MY COMMISSION EXPIRES: 11/08



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HOLY TRINITY ANGLICAN CHURCH
2691/488

MAGNOLIA SPEECH SCHOOL
3709/211

PROPOSED R/W
REUNION PKWY.

PARCEL "A"

PARCEL "B"

PARCEL "C"

ZONE "X"

POINT OF BEGINNING
N: 1091281.64
E: 2356486.67

-NOW OR FORMERLY-
MINNIE J. BOZEMAN FAMILY, LTD
(D.B. 2469, PG. 890)
(D.B. 2402, PG. 588)

Parcel Line Table		
Line #	Length	Direction
L1	282.78	N00° 28' 01"W
L2	34.81	N88° 39' 48"E
L3	175.00	S00° 04' 14"E
L4	110.01	S09° 31' 58"E
L5	50.93	S89° 53' 50"W

This property is situated in Zone "X" and Zone "AE" according to Flood Insurance Rate Map Community Panel Number 28089 C 0557 F, 28089 C 0395 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.

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

James W. Millis
LICENSED PROFESSIONAL SURVEYOR
JAMES W. MILLIS, P.E. 18-02483
Mississippi Registration No. 02483
Field Survey: Sept-02-2010

PROPOSED R.O.W. REQUIRED - 0.242 AC (10,560 SQ. FT.)

MAGNOLIA SPEECH SCHOOL		
RIGHT OF WAY ACQUISITION FOR THE REUNION PARKWAY PHASE II		
BOZEMAN ROAD TO PARKWAY EAST MADISON COUNTY, MISSISSIPPI		
Situated in the Southwest Quarter (SW 1/4) of the Northwest Quarter (NW 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: 10/7/21	SHEET NUMBER 1 OF 1
REVIEWED BY: JWM	SCALE: 1" = 200'	

PARCEL 007-00-00-W
TAX PARCEL ID# 0821-31-004/01.01
PROJECT NO. 105278

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



March 4, 2022

To: Madison County Board of Supervisors

Memo RE: Landowner Counter Offer – Reunion 2 - 007 – Magnolia Speech School

Please find attached a landowner counter offer for the above referenced parcel on the Reunion Phase 2 construction project.

FMVO:	\$27,000.00 – 01/20/2022
Administrative adjustment:	<u>\$ 3,000.00</u>
Landowner Counter Total:	\$30,000.00 – 03/02/2022

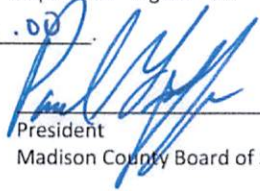
Attorney Scott Jones provided by email the attached justification for an administrative adjustment.

Please consider the landowner counter offer and advise as to how we should proceed. Thank you for your attention to this matter.

Sincerely,

Greg Thompson,
Lead Acquisitions Agent

After due consideration of the above and attached documents, the Madison County Board of Supervisors has authorized an Administrative Adjustment in the amount of \$ 3,000.00, for a total offer to purchase all necessary acquisition rights for Reunion Parkway Phase II Parcel 007 in the amount of \$ 30,000.00.

Signature: 
President
Madison County Board of Supervisors

Date: 3/7/22

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



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Fair Market Value Offer

Name: Magnolia Speech School Date: January 20, 2022
Project: 105278 - Reunion Parkway-Phase II
Address: 733 Flag Chapel Road County: Madison
Jackson, MS 39209 ROW Parcel(S): 007-00-00-W

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 (0.242 Acres \$110,000.00/Acre - Rounded): \$ 27,000.00
Damages: \$ 0.00
Improvements: \$ 0.00

Total Fair Market Value Offer

\$ 27,000.00



Right of Way Acquisition Agent



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

A motion was made by Jimmy Robertson and seconded by Mitch Stringer to approve the adoption of goals for Magnolia Speech School. **Motion approved.**

Goals for Magnolia Speech School:

1. Expand development/fundraising activities
2. Complete and occupy the new facility/campus as a place for students to grow and thrive
3. Establish a data collection process and database
4. Achieve regional and national recognition through improved community relations and information sharing
5. Ensure human resources capacity to occupy the new facility/campus and address needs of MSS students and families

Stephanie called on Scott Jones to inform the members about the required resolution from the Board of Directors giving expressing approval in all respects for Valerie Linn, Executive Director, to enter into a loan from Trustmark National Bank for the construction of the new building.

Motion was made by Mitch Stringer and seconded by Jimmy Robertson to approve the resolution. **Motion approved.**

Stephanie called on Mitch Stringer to discuss forming a standing Legislative Committee. Mitch reminded us that the annual allocation from the MS Department of Education grant is approved by the legislature. In addition to negotiating this annual funding for teacher pay, other legislative issues are always present. A standing Legislative Committee will allow for conversations with the lobbyists, parents, and staff to keep the legislative needs of the school in focus.

Stephanie noted that as a new standing committee, the addition will be noted in the Bylaws, requiring a 2/3 majority vote.

Motion was made by Jimmy Robertson and seconded by Shannon Miller to amend Bylaws to add a standing Legislative Committee to the Board of Directors. **Motion Approved.**

The board approved a request from Valerie Linn to approve funding from the United Way of West Central Mississippi should funding be obtained. **Motion Approved.**

COMMITTEE REPORTS

Finance Committee

Angie Turner provided a review of the finance report. The audit is finishing up and we should have first draft in about a month.

A motion was made by Donna Kaye Byrd and seconded by Thomas Woods to approve the financial report as presented. **Motion approved.**

Building Committee

Mitch Stringer discussed success of groundbreaking event. The Building Committee and staff continue to work on kitchen equipment, furniture, and playground equipment. Glen Ulrich was named the new project manager.

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



Monday, April 25, 2022

Shelton Vance, County Administrator
Madison County Board of Supervisors
3137 South Liberty Street
Canton, MS 39046

RE: Reunion Parkway – Phase II ROW Parcel: 007-00-00 - Magnolia Speech School

**Upon filing the Warranty Deed and Partial Release for the referenced parcel,
please send official copies to the following:**

Magnolia Speech School
733 Flag Chapel Road
Jackson, MS 39209

Please send the original Warranty Deed to:

Mike Espy, PLLC
4450 Old Canton Road
Suite 205
Jackson, MS 39211

Please send the original Partial Release to:

Roger W. Williams - MSB#10298
WATKINS & EAGER PLLC
400 East Capitol Street
Jackson, MS 39201

Please feel free to call 601-790-0443 with any questions.

Thank you,

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

Greg M. Thompson