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<b>Grantee, prepared by and return to:</b>	<b>Grantor Address:</b>
<u>Madison County, Mississippi a body politic</u>	<u>Minnie J. Bozeman Family</u>
<u>125 West North Street</u>	<u>Limited Partnership</u>
<u>P.O. Box 608</u>	<u>184 Cornerstone Drive</u>
<u>Canton, MS 39046</u>	<u>Madison, Mississippi 39110</u>
<u>Phone: 601-790-2590</u>	<u>Phone: 601-331-3900 / 620-842-2847</u>

**WARRANTY DEED**

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

Initial     MJB    

Minnie J. Bozeman Family Limited Partnership  
Project No. 105278  
001-00-00-W (Parcels 6, 7, and 8)

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**STATE OF MISSISSIPPI**  
**COUNTY OF MADISON**

For and in consideration of Ten and NO/100 Dollars (\$10.00), 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 lands:

**Complete Legal Description is attached hereto as Exhibit A (Parcel 6),  
Exhibit B (Parcel 7), and Exhibit C (Parcel 8)**

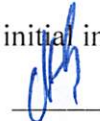
The grantor(s) herein further warrants that the above-described property is no part of his/her/their homestead.

The grantor(s) acknowledge(s) 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(s) is/are 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 of the subject property; and,

Initial



Minnie J. Bozeman Family Limited Partnership  
Project No. 105278  
001-00-00-W (Parcels 6, 7, and 8)

(C) An opportunity to have the value of the property determined by a Court of competent jurisdiction and to be compensated therefore.

The grantor(s) does/do 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(s) further acknowledge(s) that the grantee has complied with any and all laws and procedures set forth above. The grantor(s) also expressly waive(s) any right to an appraisal and just compensation and donates the property and rights described herein to the grantee.

Witness my/our signatures this the 5<sup>th</sup> day of January, 2023.

**MINNIE J. BOZEMAN FAMILY LIMITED PARTNERSHIP,  
a Mississippi limited partnership**

Signature: 

By: Charles Richard Skinner

Title: General Partner

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Initial CB

Minnie J. Bozeman Family Limited Partnership  
Project No. 105278  
001-00-00-W (Parcels 6, 7, and 8)

**STATE OF MISSISSIPPI  
COUNTY OF MADISON**

Personally appeared before me, the undersigned authority in and for the said county and state, on this 5 day of January, 2023, within my jurisdiction, the within named **Charles Richard Skinner**, who acknowledged to me that he is a general partner of the Minnie J. Bozeman Family Limited Partnership, a Mississippi limited partnership, and that for and on behalf of said limited partnership, and as its act and deed, he executed the above and foregoing instrument on the day and in the year therein mentioned, after first having been duly authorized by said limited partnership to do so.

(SEAL)  \_\_\_\_\_ (NOTARY PUBLIC)  
*Greg M. Thompson*

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

Initial *CRS*

Minnie J. Bozeman Family Limited Partnership  
Project No. 105278  
001-00-00-W (Parcels 6, 7, and 8)



**RIGHT OF WAY ACQUISITION FOR  
REUNION PARKWAY – PHASE II  
BOZEMAN ROAD TO PARKWAY EAST  
MADISON COUNTY, MISSISSIPPI  
PROJECT No. 105278**

**PARCEL NO. 001-00-00-W**

**Parcel 6**

**MINNIE J. BOZEMAN FAMILY, LTD.**

Tax Parcel ID # 082I-31-004/01.00

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 North half (N ½) of the Southeast ¼ (SE ¼) an the South half (S 1/2) of the Northeast Quarter (NE 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 Minnie J. Bozeman Family Limited Partnership, as recorded in Deed Book 349, Page 65 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 3,056.30 feet to a point; thence run East for a distance of 4,796.37 feet to a ½” rebar with cap set at the intersection of the recently acquired right of way for proposed Reunion Parkway as conveyed to Madison County and recorded in Deed Book 4131, Page 868 within said Chancery Clerks Office, with the proposed Westerly right of way line Interstate 55 and being **N= 1089807.12, E= 2360809.53**, on the above referenced coordinate system and also the **Point of Beginning** of the herein described parcel;

Thence along said recently acquired right of way, run South 02°07’36” East, a distance of 35.89 feet to a ½” rebar with cap found at the point of curvature of a curve to the right;

Thence continuing along said recently acquired right of way, and the arc of a curve to the right for a distance of 607.35 feet to a ½” rebar with cap set at the intersection of the proposed right of way of Interstate 55 and being on the arc of a curve to the left. Said curve having a radius of 1325.00 feet, a central angle of 26°15’47” and a chord distance of 602.05 feet bearing South 11°00’18” West;

Thence departing said recently acquired right of way and along the proposed right of way of Interstate 55 and the arc of a curve to the left, run Northeasterly for a distance of 182.78 feet to a ½" rebar with cap set at the point of tangency. Said curve having a radius of 1,310.00 feet, a central angle of 07°59'40" and a chord distance of 182.63 feet bearing North 13°07'25" East;

Thence continuing along the proposed right of way line of said Interstate 55, run North 09°07'35" East, a distance of 454.74 feet to the **Point of Beginning**, and containing 0.301 acres, (13,115 Square Feet), more or less.

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

**RIGHT OF WAY ACQUISITION FOR  
REUNION PARKWAY – PHASE II  
BOZEMAN ROAD TO PARKWAY EAST  
MADISON COUNTY, MISSISSIPPI  
PROJECT No. 105278**

**PARCEL NO. 001-00-00-W**

**(Parcel 7)**

**MINNIE J. BOZEMAN FAMILY, LTD.**

Tax Parcel ID # 082I-31-004/01.00

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 Northeast Quarter (NE 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 Minnie J. Bozeman Family Limited Partnership, as recorded in Deed Book 349, Page 65 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 4,268.45 feet to a point; thence run East for a distance of 5,161.06 feet to a ½" iron rod with cap set at the intersection of the recently acquired right of way for the proposed Reunion Parkway as conveyed to Madison County, Mississippi and described in Deed Book 4131, Page 847 with the proposed right of way line of the Interstate 55 northwesterly ramp, and being **N= 1091019.24, E= 2361174.22**, on the above referenced coordinate system and also being the **Point of Beginning** of the herein described parcel;

Thence Southwesterly along the recently acquired right of way line of said Reunion Parkway and the arc of a curve to the left, for a distance of 56.44 feet to a ½" iron rod with cap found at the point of tangency. Said curve having a radius of 593.00 feet and a central angle of 05°32'54" and a chord distance of 56.42 feet bearing South 32°25'31" West;

Thence continuing along said recently acquired right of way, run South 29°39'06" West a distance of 123.40 feet to a ½" iron rod with cap found;



Thence continuing along said recently acquired right of way, run South  $81^{\circ}55'01''$  West a distance of 54.15 feet to a  $\frac{1}{2}$ " iron rod with cap set at the intersection of the proposed right of way line of said northwesterly ramp;

Thence departing said recently acquired right of way, and along the proposed right of way line of said northwesterly ramp, run North  $72^{\circ}48'48''$  East, a distance of 23.80 feet to a  $\frac{1}{2}$ " rebar with cap set and being 766.23 feet left of and perpendicular to the centerline of Interstate 55 at Station 400+61.78;

Thence continuing along said proposed right of way, run North  $34^{\circ}39'06''$  East, a distance of 12.86 feet to a  $\frac{1}{2}$ " rebar with cap set at the point of curvature of a curve to the right and being 766.23 feet left of and perpendicular to centerline of Interstate 55 at Station 400+74.61;

Thence continuing along said proposed right of way line and the arc a curve to the right for a distance of 185.02 feet to the **Point of Beginning**, and containing 0.063 acres, (2,724 Square Feet), more or less. Said curve having a radius of 1,410.00 feet a central angle of  $07^{\circ}31'05''$  and a chord distance of 184.88 feet bearing North  $38^{\circ}24'39''$  East;

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

**RIGHT OF WAY ACQUISITION FOR  
REUNION PARKWAY – PHASE II  
BOZEMAN ROAD TO PARKWAY EAST  
MADISON COUNTY, MISSISSIPPI  
PROJECT No. 105278**

**PARCEL NO. 001-00-00-W**

**(Parcel 8)**

**MINNIE J. BOZEMAN FAMILY, LTD.**

Tax Parcel ID # 082I-31-004/01.00

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 Northeast Quarter (NE 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 Minnie J. Bozeman Family Limited Partnership, as recorded in Deed Book 349, Page 65 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 4,937.83 feet to a point; thence run East for a distance of 6,164.58 feet to a ½" iron rod with cap set at the intersection of the recently acquired right of way for the proposed Reunion Parkway as conveyed to Madison County, Mississippi and described in Deed Book 4131, Page 847 with the proposed right of way line of the Interstate 55 northwesterly ramp, and being **N= 1091688.62, E= 2362177.74**, on the above referenced coordinate system and also being the **Point of Beginning** of the herein described parcel;

Thence Southwesterly along the recently acquired right of way line of said Reunion Parkway and the arc of a curve to the right, for a distance of 545.27 feet to a ½" iron rod with cap found at the point of tangency. Said curve having a radius of 1135.00 feet and a central angle of 23°24'07" and a chord distance of 541.48 feet bearing South 51°59'58" West;

Thence continuing along said recently acquired right of way, run South 63°42'02" West a distance of 387.80 feet to a ½" iron rod with cap found;

Thence continuing along said recently acquired right of way, run North 26°17'58" West a distance of 25.00 feet to a ½" iron rod with cap found;

Thence continuing along said recently acquired right of way, and the arc of a curve to the left for a distance of 49.14 feet to a ½" iron rod with cap set at the intersection of the proposed right of way line of the Interstate 55 northwesterly ramp. Said curve having a radius of 583.00 feet a central angle of 04°49'47" and a chord distance of 49.13 feet bearing South 61°17'08" West;

Thence departing said recently acquired right of way and along the proposed right of way line of said northwesterly ramp and the arc of a curve to the right, for a distance of 304.34 to a ½" rebar with cap set and being 542.29 feet left of and perpendicular to the centerline of Interstate 55 at Station 407+59.89. Said curve having a radius of 1410.00 feet a central angle of 12°22'01" and a chord distance of 303.75 feet bearing North 58°05'00" East;

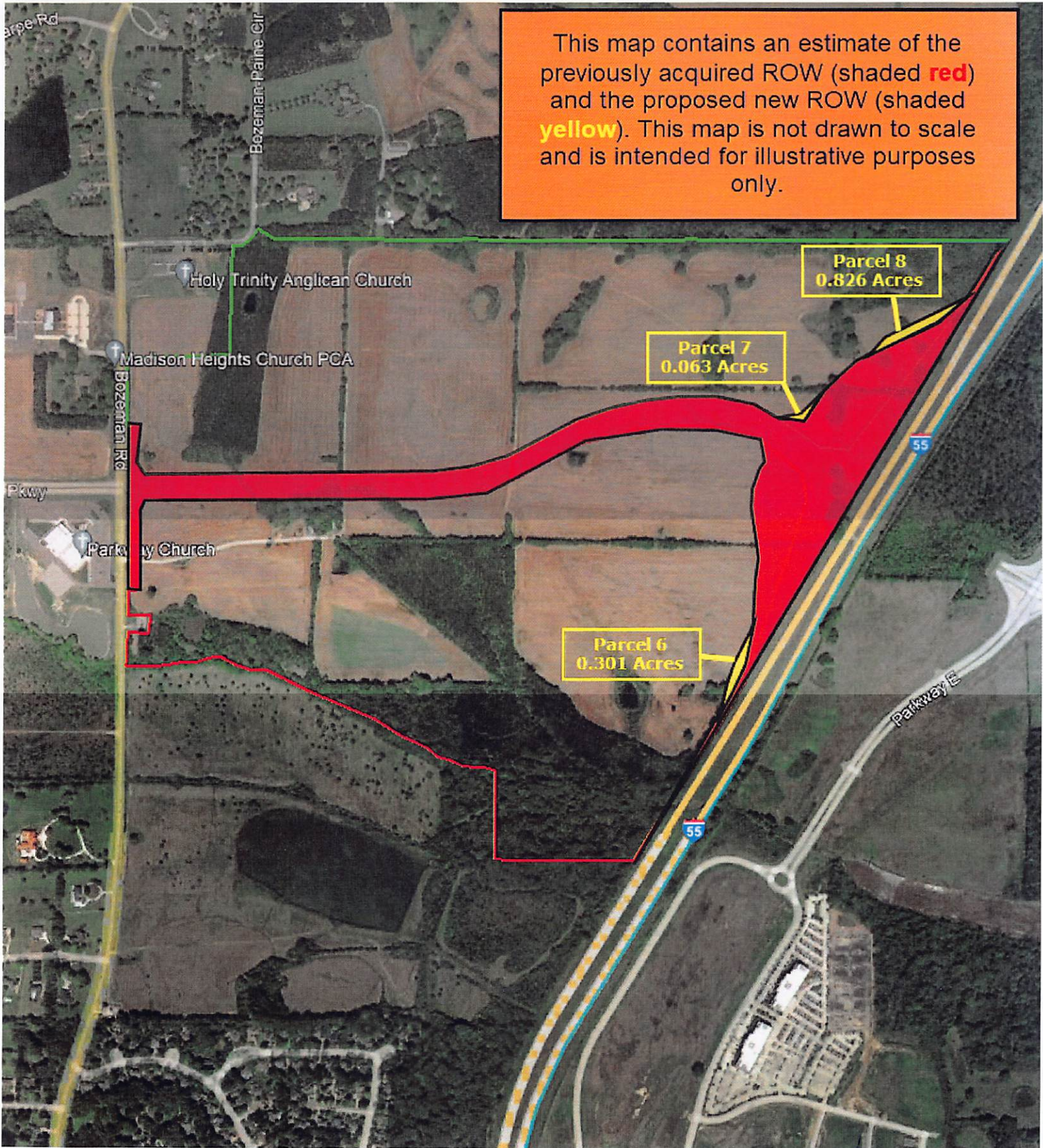
Thence continuing along said proposed right of way, run North 64°16'00" East, a distance of 260.63 feet to a ½" rebar with cap set at the point of curvature of a curve to the left and being 400.91 feet left of and perpendicular to centerline of Interstate 55 at Station 409+78.85;

Thence continuing along said proposed right of way line and the arc a curve to the left for a distance of 410.27 feet to the **Point of Beginning**, and containing 0.826 acres, (35,976 Square Feet), more or less. Said curve having a radius of 1,310.00 feet a central angle of 17°56'38" and a chord distance of 408.59 feet bearing North 55°17'41" East;

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

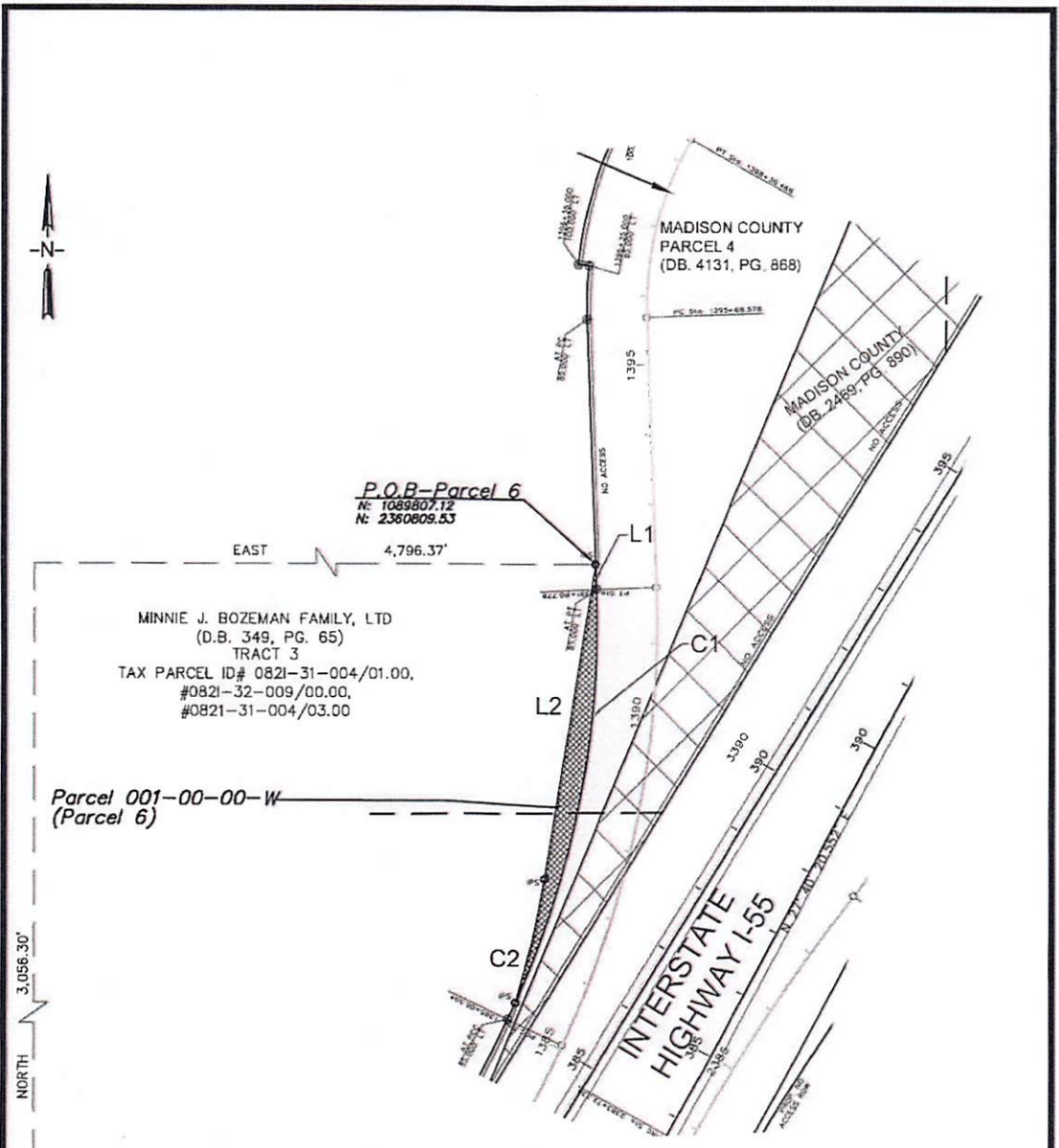


This map contains an estimate of the previously acquired ROW (shaded **red**) and the proposed new ROW (shaded **yellow**). This map is not drawn to scale and is intended for illustrative purposes only.



*Handwritten signature*





**P.O.B-Parcel 6**  
 N: 1089607.12  
 N: 2360809.53

MINNIE J. BOZEMAN FAMILY, LTD  
 (D.B. 349, PG. 65)  
 TRACT 3  
 TAX PARCEL ID# 0821-31-004/01.00,  
 #0821-32-009/00.00,  
 #0821-31-004/03.00

Parcel 001-00-00-W  
 (Parcel 6)

NORTH 3,056.30'

Line #	Length	Direction
L1	35.89	S02° 07' 36"E
L2	454.74	N09° 07' 35"E

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	607.35	1325.00	28° 15' 47"	S11° 00' 18"W	602.05
C2	182.78	1310.00	07° 59' 40"	N13° 07' 25"E	182.64

James W. Millis  
 LICENSED PROFESSIONAL  
 SURVEYOR  
 MISSISSIPPI  
 JAMES W. MILLIS, S.S. PS-02483  
 Mississippi Registration No. 02483  
 Field Survey: Nov., 1995

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

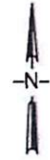
PARCEL 001-00-00-W  
 Parcel 6  
 PROJECT NO. 105278

PROPOSED R.O.W. REQUIRED - 0.301 AC (13,115 SQ. FT.)

<b>MINNIE J. BOZEMAN FAMILY, LTD.</b>		
RIGHT OF WAY ACQUISITION FOR THE REUNION PARKWAY PHASE II BOZEMAN ROAD TO PARKWAY EAST MADISON COUNTY, MISSISSIPPI		
Sited in the North Half (N 1/2) of the Southeast Quarter (SE 1/4) and the South Half (S 1/2) of the Northeast Quarter (NE 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: 11/25/22	SHEET NUMBER 1 OF 1
REVIEWED BY: JWM	SCALE: 1" = 200'	



Parcel Line Table		
Line #	Length	Direction
L1	123.40	S29° 39' 06"W
L2	54.15	S81° 55' 01"W
L3	23.80	N72° 48' 48"E
L4	12.86	N34° 39' 06"E

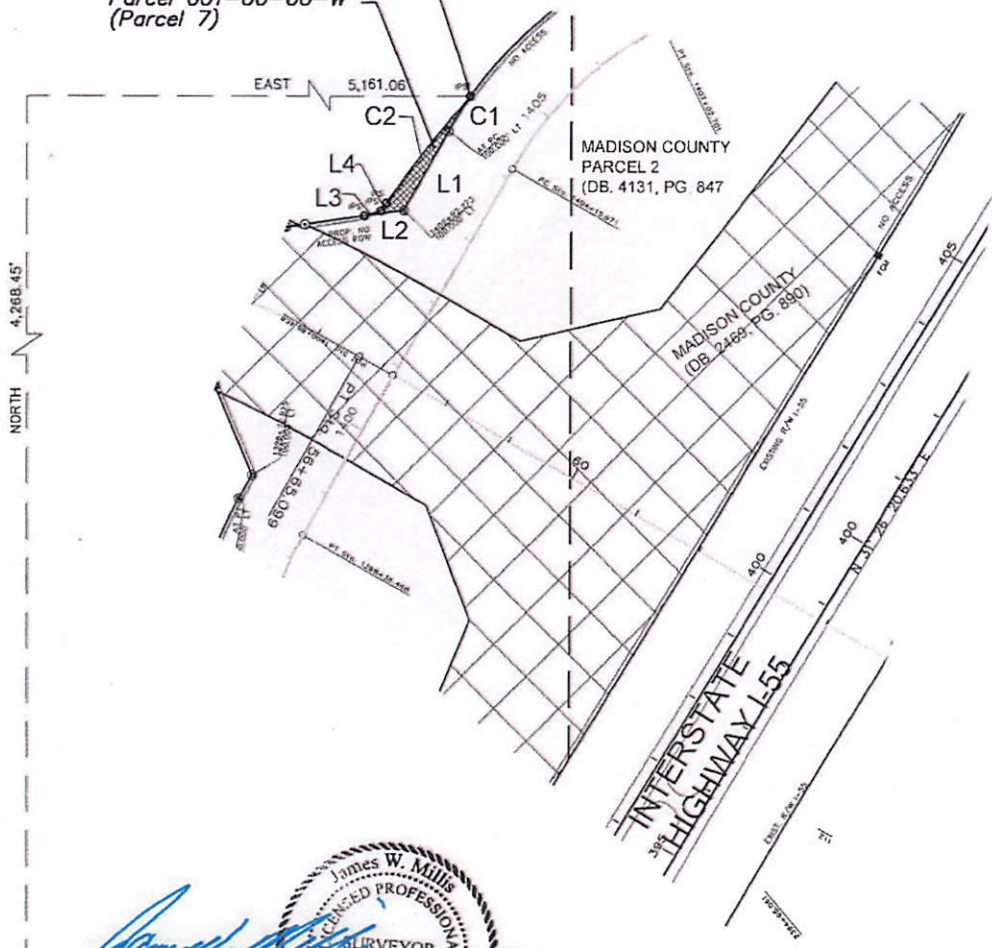


MINNIE J. BOZEMAN FAMILY, LTD  
 (D.B. 349, PG. 65)  
 TRACT 3  
 TAX PARCEL ID# 0821-31-004/01.00,  
 #0821-32-009/00.00,  
 #0821-31-004/03.00

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	56.44	593.00	05° 32' 54"	S32° 25' 31"W	56.42
C2	185.02	1410.00	07° 31' 05"	N38° 24' 39"E	184.88

**P.O.B. - PARCEL 7**  
 N: 1091019.24  
 E: 2361174.22

**Parcel 001-00-00-W  
 (Parcel 7)**



*James W. Mills*  
 JAMES W. MILLIS, P.E.  
 MISSISSIPPI REGISTERED PROFESSIONAL SURVEYOR  
 MISSISSIPPI REGISTRATION NO. 0524283  
 FIELD SURVEY, NOV., 2011

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

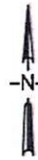
PROPOSED R.O.W. REQUIRED - 0.063 AC (2,724 SQ. FT.)

<b>MINNIE J. BOZEMAN FAMILY, LTD.</b>		
RIGHT OF WAY ACQUISITION FOR THE REUNION PARKWAY PHASE II BOZEMAN ROAD TO PARKWAY EAST MADISON COUNTY, MISSISSIPPI		
Sited in the Northeast Quarter (NE 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: 11/25/22	SHEET NUMBER <b>1 OF 1</b>
REVIEWED BY: JWM	SCALE: 1" = 200'	

PARCEL 001-00-00-W  
 Parcel 7  
 PROJECT NO. 105278

*JWS*

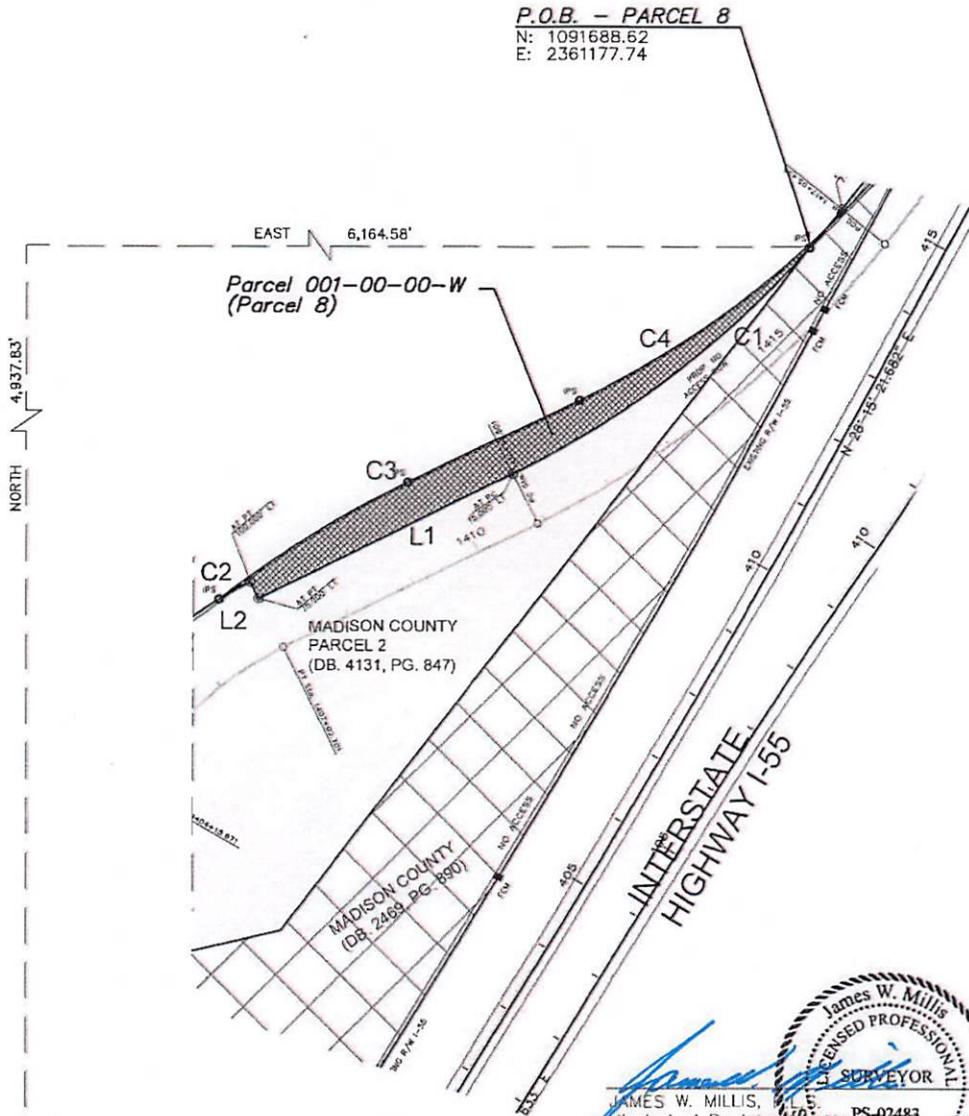
Parcel Line Table		
Line #	Length	Direction
L1	387.80	S63° 42' 02" W
L2	25.00	N26° 17' 58" W
L3	260.63	N64° 16' 00" E



MINNIE J. BOZEMAN FAMILY, LTD  
 (D.B. 349, PG. 65)  
 TRACT 3  
 TAX PARCEL ID# 0821-31-004/01.00,  
 #0821-32-009/00.00,  
 #0821-31-004/03.00

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	545.27	1135.00	23° 24' 07"	S51° 59' 58" W	541.48
C2	49.14	583.00	04° 49' 47"	S81° 17' 08" W	49.13
C3	304.34	1410.00	12° 22' 01"	N58° 05' 00" E	303.75
C4	410.27	1310.00	17° 56' 38"	N55° 17' 41" E	408.59

P.O.B. - PARCEL 8  
 N: 1091688.62  
 E: 2361177.74



● **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  
 PS-02483  
 MISSISSIPPI REGISTERED  
 FIELD SURVEY, NOV. 2011  
 STATE OF MISSISSIPPI

PROPOSED R.O.W. REQUIRED - 0.826 AC (35,976 SQ. FT.)

<b>MINNIE J. BOZEMAN FAMILY, LTD.</b> RIGHT OF WAY ACQUISITION FOR THE REUNION PARKWAY PHASE II <b>BOZEMAN ROAD TO PARKWAY EAST</b> <b>MADISON COUNTY, MISSISSIPPI</b> Situated in the Northeast Quarter (NE 1/4) of Section 31, Township 8 North, Range 2 East, Madison County, Mississippi		
<b>MSEG, INC.</b> Mississippi Engineering Group, Inc. 143-A LeFleurs Square - Jackson, Mississippi 39211 - (601)355-3518		
DRAWN BY: RH	DATE: 11/25/22	SHEET NUMBER <b>1 OF 1</b>
REVIEWED BY: JWM	SCALE: 1" = 200'	

PARCEL 001-00-00-W  
 Parcel 8  
 PROJECT NO. 105278

*JWS*



**Waiver of Rights to Just Compensation**  
**Reunion Parkway Phase II Project – 001-00-00-W Parcel 6, 7, and 8**  
**Project No. 105278**  
**Madison County, Mississippi**

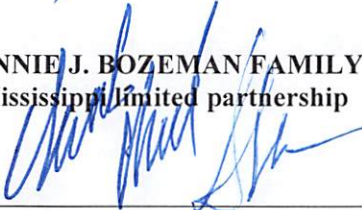
I/we, the undersigned, acknowledge the existence of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, Public Law 91-646, and Sections 43-37-1, et seq., and Sections 43-39-1, et seq., of the Mississippi Code Annotated (1972), and acknowledges that I/we is/are aware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

- (A) Notification of the Madison County’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 of the subject property; and,
- (C) An opportunity to have the value of the property determined by a Court of competent jurisdiction and to be compensated therefore.

I/we 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 I/we further acknowledge(s) that Madison County and its agents have complied with any and all laws and procedures set forth above. I/we also expressly waive(s) any right to an appraisal and just compensation and donate the property and rights described herein, **specifically that 0.301 acres identified as 001-00-00-W (Parcel 6), that 0.063 acres identified as 001-00-00-W (Parcel 7), and that 0.826 acres identified as 001-00-00-W (Parcel 8) on the Reunion Parkway Phase II Project (Project No. 105278), to Madison County. The applicable plats and legal descriptions for the aforementioned Parcels 6, 7, and 8 are attached hereto.**

IN WITNESS WHEREOF, I/we have hereunto set my/our hands and seal on this the 5<sup>th</sup> day of January, 2023.

**MINNIE J. BOZEMAN FAMILY LIMITED PARTNERSHIP,**  
a Mississippi limited partnership


Signature: 

By: Charles Richard Skinner  
Title: General Partner

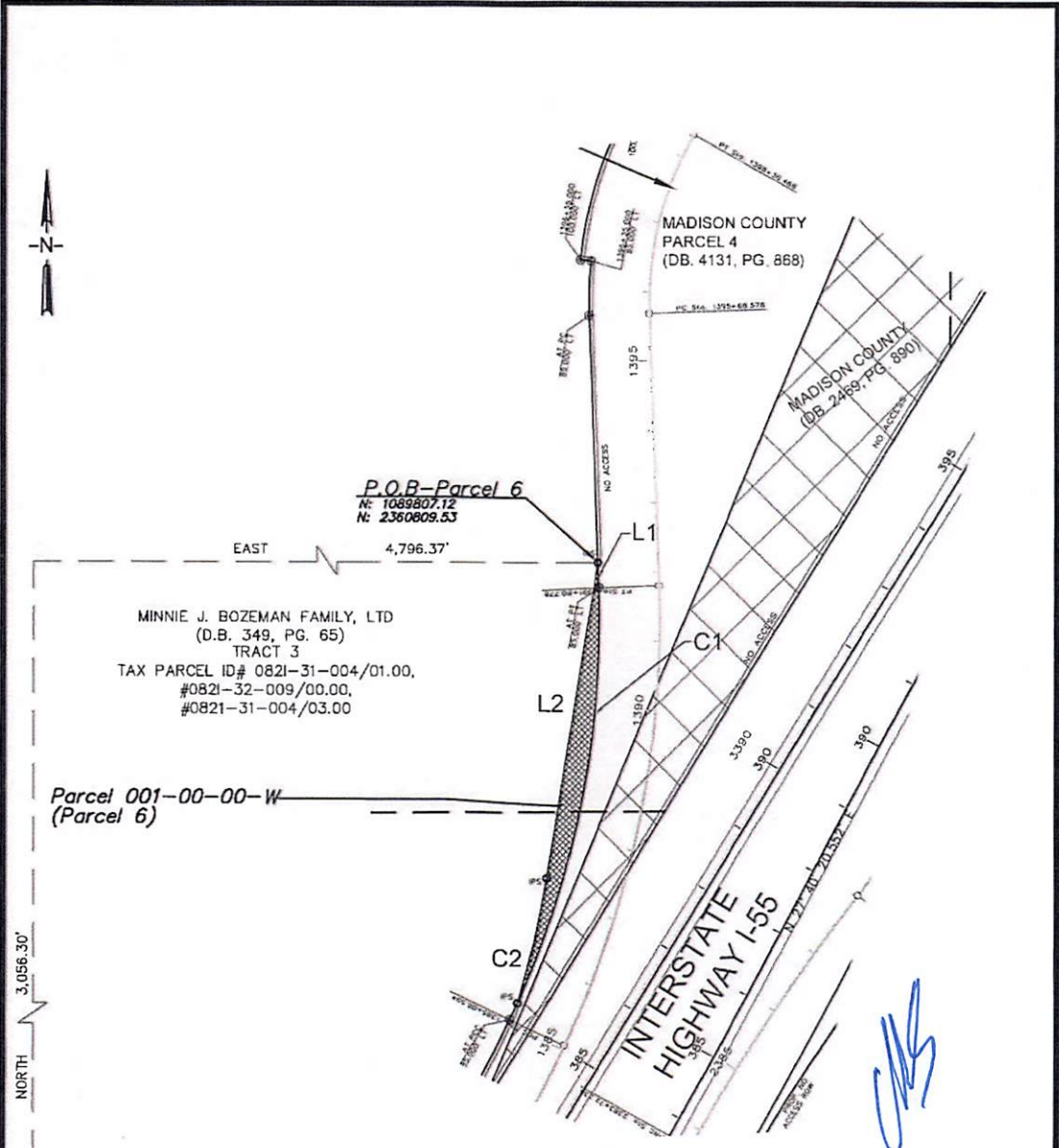
STATE OF MISSISSIPPI  
COUNTY OF MADISON

Personally appeared before me, the undersigned authority in and for the said county and state, on this 5<sup>th</sup> day of January, 2023, within my jurisdiction, the within named **Charles Richard Skinner**, who acknowledged to me that he is a general partner of the Minnie J. Bozeman Family Limited Partnership, a Mississippi limited partnership, and that for and on behalf of said limited partnership, and as its act and deed, he executed the above and foregoing instrument on the day and in the year therein mentioned, after first having been duly authorized by said limited partnership to do so.



  
\_\_\_\_\_(NOTARY PUBLIC)  
*Greg M. Thompson*

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



Parcel Line Table

Line #	Length	Direction
L1	35.89	S02° 07' 36"E
L2	454.74	N09° 07' 35"E

Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	607.35	1325.00	26° 15' 47"	S11° 00' 18"W	602.05
C2	182.78	1310.00	07° 59' 40"	N13° 07' 25"E	182.64

James W. Millis  
 LICENSED PROFESSIONAL SURVEYOR  
 MISSISSIPPI  
 JAMES W. MILLIS, S.S. PS-02483  
 Mississippi Registration No. 02483  
 Field Survey: Nov., 1991

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

PARCEL 001-00-00-W  
 Parcel 6  
 PROJECT NO. 105278

PROPOSED R.O.W. REQUIRED - 0.301 AC (13,115 SQ. FT.)

**MINNIE J. BOZEMAN FAMILY, LTD.**  
 RIGHT OF WAY ACQUISITION FOR THE REUNION PARKWAY  
 PHASE II  
 BOZEMAN ROAD TO PARKWAY EAST  
 MADISON COUNTY, MISSISSIPPI

Situated in the North Half (N 1/2) of the Southeast Quarter (SE 1/4) and the South Half (S 1/2) of the Northeast Quarter (NE 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: 11/25/22	SHEET NUMBER 1 OF 1
REVIEWED BY: JMW	SCALE: 1" = 200'	



**RIGHT OF WAY ACQUISITION FOR  
REUNION PARKWAY – PHASE II  
BOZEMAN ROAD TO PARKWAY EAST  
MADISON COUNTY, MISSISSIPPI  
PROJECT No. 105278**

**PARCEL NO. 001-00-00-W**

**Parcel 6**

**MINNIE J. BOZEMAN FAMILY, LTD.**

**Tax Parcel ID # 082I-31-004/01.00**

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 North half (N ½) of the Southeast ¼ (SE ¼) an the South half (S 1/2) of the Northeast Quarter (NE 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 Minnie J. Bozeman Family Limited Partnership, as recorded in Deed Book 349, Page 65 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 3,056.30 feet to a point; thence run East for a distance of 4,796.37 feet to a ½” rebar with cap set at the intersection of the recently acquired right of way for proposed Reunion Parkway as conveyed to Madison County and recorded in Deed Book 4131, Page 868 within said Chancery Clerks Office, with the proposed Westerly right of way line Interstate 55 and being **N= 1089807.12, E= 2360809.53**, on the above referenced coordinate system and also the **Point of Beginning** of the herein described parcel;

Thence along said recently acquired right of way, run South 02°07’36” East, a distance of 35.89 feet to a ½” rebar with cap found at the point of curvature of a curve to the right;

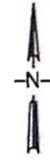
Thence continuing along said recently acquired right of way, and the arc of a curve to the right for a distance of 607.35 feet to a ½” rebar with cap set at the intersection of the proposed right of way of Interstate 55 and being on the arc of a curve to the left. Said curve having a radius of 1325.00 feet, a central angle of 26°15’47” and a chord distance of 602.05 feet bearing South 11°00’18” West;

Thence departing said recently acquired right of way and along the proposed right of way of Interstate 55 and the arc of a curve to the left, run Northeasterly for a distance of 182.78 feet to a ½" rebar with cap set at the point of tangency. Said curve having a radius of 1,310.00 feet, a central angle of 07°59'40" and a chord distance of 182.63 feet bearing North 13°07'25" East;

Thence continuing along the proposed right of way line of said Interstate 55, run North 09°07'35" East, a distance of 454.74 feet to the **Point of Beginning**, and containing 0.301 acres, (13,115 Square Feet), more or less.

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

Parcel Line Table		
Line #	Length	Direction
L1	123.40	S29° 39' 06"W
L2	54.15	S81° 55' 01"W
L3	23.80	N72° 48' 48"E
L4	12.86	N34° 39' 06"E

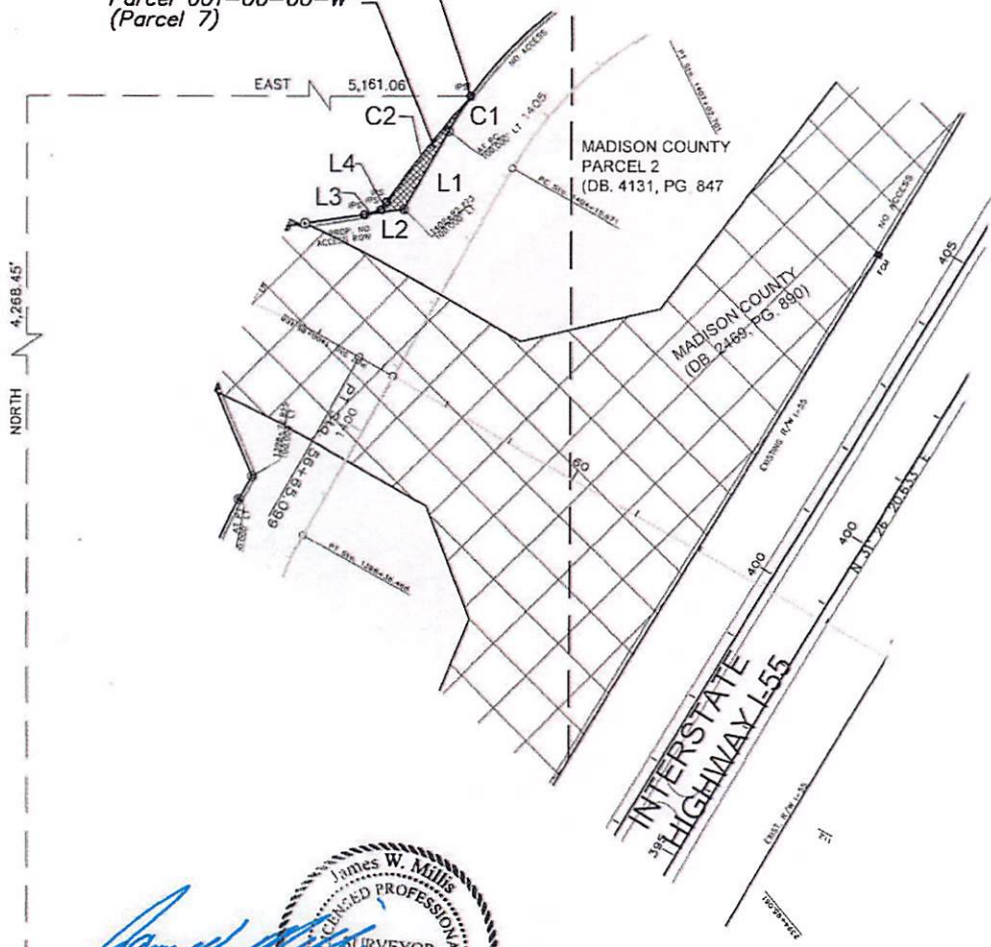


MINNIE J. BOZEMAN FAMILY, LTD  
 (D.B. 349, PG. 65)  
 TRACT 3  
 TAX PARCEL ID# 0821-31-004/01.00,  
 #0821-32-009/00.00,  
 #0821-31-004/03.00

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	56.44	593.00	05° 32' 54"	S32° 25' 31"W	56.42
C2	185.02	1410.00	07° 31' 05"	N38° 24' 39"E	184.88

**P.O.B. - PARCEL 7**  
 N: 1091019.24  
 E: 2361174.22

**Parcel 001-00-00-W  
 (Parcel 7)**



*James W. Mills*  
 JAMES W. MILLIS, P.E.  
 MISSISSIPPI REGISTERED PROFESSIONAL SURVEYOR  
 MISSISSIPPI REGISTRATION NO. 1524283  
 FIELD SURVEY: NOV., 2011  
 STATE OF MISSISSIPPI

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

PROPOSED R.O.W. REQUIRED - 0.063 AC (2,724 SQ. FT.)

<b>MINNIE J. BOZEMAN FAMILY, LTD.</b>		
RIGHT OF WAY ACQUISITION FOR THE REUNION PARKWAY PHASE II BOZEMAN ROAD TO PARKWAY EAST MADISON COUNTY, MISSISSIPPI		
Sited in the Northeast Quarter (NE 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: 11/25/22	SHEET NUMBER <b>1 OF 1</b>
REVIEWED BY: JWM	SCALE: 1" = 200'	

PARCEL 001-00-00-W  
 Parcel 7  
 PROJECT NO. 105278

**RIGHT OF WAY ACQUISITION FOR  
REUNION PARKWAY – PHASE II  
BOZEMAN ROAD TO PARKWAY EAST  
MADISON COUNTY, MISSISSIPPI  
PROJECT No. 105278**

**PARCEL NO. 001-00-00-W**

**(Parcel 7)**

**MINNIE J. BOZEMAN FAMILY, LTD.**

Tax Parcel ID # 082I-31-004/01.00

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 Northeast Quarter (NE 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 Minnie J. Bozeman Family Limited Partnership, as recorded in Deed Book 349, Page 65 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 4,268.45 feet to a point; thence run East for a distance of 5,161.06 feet to a ½” iron rod with cap set at the intersection of the recently acquired right of way for the proposed Reunion Parkway as conveyed to Madison County, Mississippi and described in Deed Book 4131, Page 847 with the proposed right of way line of the Interstate 55 northwesterly ramp, and being **N= 1091019.24, E= 2361174.22**, on the above referenced coordinate system and also being the **Point of Beginning** of the herein described parcel;

Thence Southwesterly along the recently acquired right of way line of said Reunion Parkway and the arc of a curve to the left, for a distance of 56.44 feet to a ½” iron rod with cap found at the point of tangency. Said curve having a radius of 593.00 feet and a central angle of 05°32’54” and a chord distance of 56.42 feet bearing South 32°25’31” West;

Thence continuing along said recently acquired right of way, run South 29°39’06” West a distance of 123.40 feet to a ½” iron rod with cap found;

Thence continuing along said recently acquired right of way, run South  $81^{\circ}55'01''$  West a distance of 54.15 feet to a  $\frac{1}{2}$ " iron rod with cap set at the intersection of the proposed right of way line of said northwesterly ramp;

Thence departing said recently acquired right of way, and along the proposed right of way line of said northwesterly ramp, run North  $72^{\circ}48'48''$  East, a distance of 23.80 feet to a  $\frac{1}{2}$ " rebar with cap set and being 766.23 feet left of and perpendicular to the centerline of Interstate 55 at Station 400+61.78;

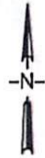
Thence continuing along said proposed right of way, run North  $34^{\circ}39'06''$  East, a distance of 12.86 feet to a  $\frac{1}{2}$ " rebar with cap set at the point of curvature of a curve to the right and being 766.23 feet left of and perpendicular to centerline of Interstate 55 at Station 400+74.61;

Thence continuing along said proposed right of way line and the arc a curve to the right for a distance of 185.02 feet to the **Point of Beginning**, and containing 0.063 acres, (2,724 Square Feet), more or less. Said curve having a radius of 1,410.00 feet a central angle of  $07^{\circ}31'05''$  and a chord distance of 184.88 feet bearing North  $38^{\circ}24'39''$  East;

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



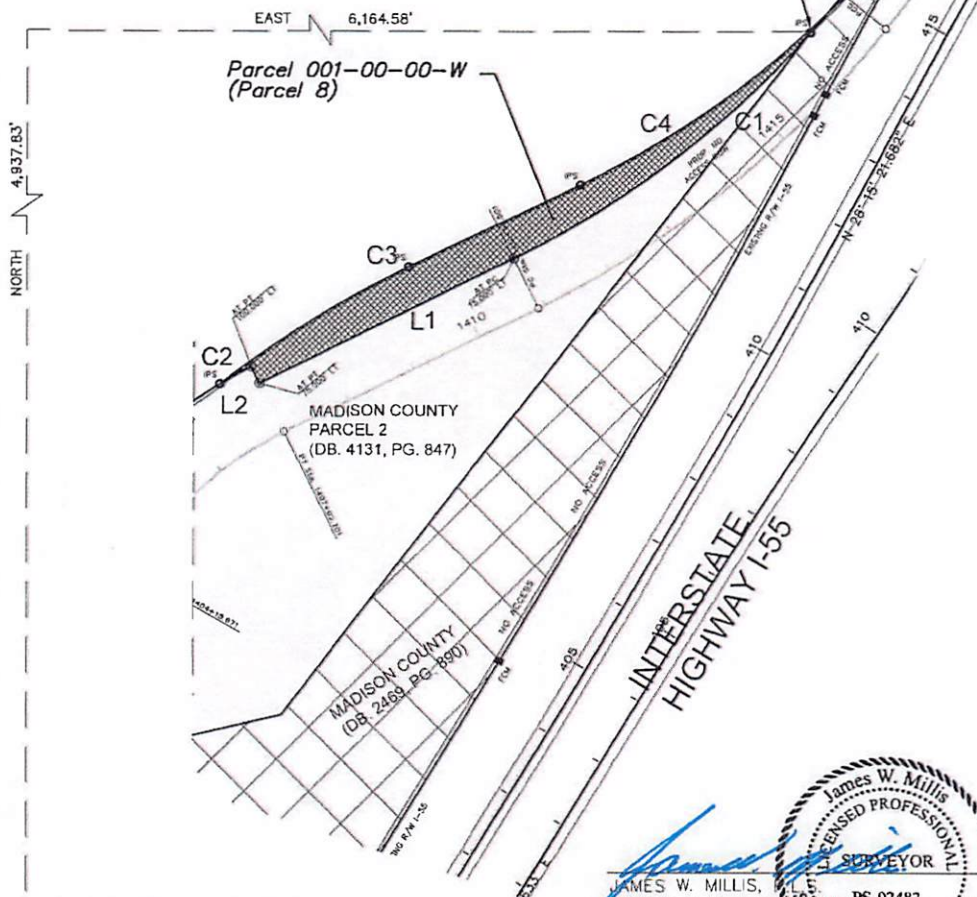
Parcel Line Table		
Line #	Length	Direction
L1	367.80	S63° 42' 02"W
L2	25.00	N26° 17' 58"W
L3	260.63	N64° 16' 00"E



MINNIE J. BOZEMAN FAMILY, LTD  
 (D.B. 349, PG. 65)  
 TRACT 3  
 TAX PARCEL ID# 0821-31-004/01.00,  
 #0821-32-009/00.00,  
 #0821-31-004/03.00

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	545.27	1135.00	23° 24' 07"	S51° 59' 58"W	541.48
C2	49.14	583.00	04° 49' 47"	S61° 17' 08"W	49.13
C3	304.34	1410.00	12° 22' 01"	N58° 05' 00"E	303.75
C4	410.27	1310.00	17° 56' 38"	N55° 17' 41"E	408.59

**P.O.B. - PARCEL 8**  
 N: 1091688.62  
 E: 2361177.74



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

PROPOSED R.O.W. REQUIRED - 0.826 AC (35,976 SQ. FT.)

<b>MINNIE J. BOZEMAN FAMILY, LTD.</b>		
RIGHT OF WAY ACQUISITION FOR THE REUNION PARKWAY PHASE II BOZEMAN ROAD TO PARKWAY EAST MADISON COUNTY, MISSISSIPPI		
<small>Situated in the Northeast Quarter (NE 1/4) of Section 31, Township 8 North, Range 2 East,      Madison County, Mississippi</small>		
<b>MSEG, INC.</b> Mississippi Engineering Group, Inc. 143-A LeFleurs Square - Jackson, Mississippi 39211 - (601)355-3518		
DRAWN BY: BH	DATE: 11/25/22	<b>SHEET NUMBER</b>
REVIEWED BY: JWM	SCALE: 1" = 200'	<b>1 OF 1</b>

PARCEL 001-00-00-W  
 Parcel 8  
 PROJECT NO. 105278

**RIGHT OF WAY ACQUISITION FOR  
REUNION PARKWAY – PHASE II  
BOZEMAN ROAD TO PARKWAY EAST  
MADISON COUNTY, MISSISSIPPI  
PROJECT No. 105278**

**PARCEL NO. 001-00-00-W**

**(Parcel 8)**

**MINNIE J. BOZEMAN FAMILY, LTD.**

Tax Parcel ID # 082I-31-004/01.00

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 Northeast Quarter (NE 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 Minnie J. Bozeman Family Limited Partnership, as recorded in Deed Book 349, Page 65 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 4,937.83 feet to a point; thence run East for a distance of 6,164.58 feet to a ½” iron rod with cap set at the intersection of the recently acquired right of way for the proposed Reunion Parkway as conveyed to Madison County, Mississippi and described in Deed Book 4131, Page 847 with the proposed right of way line of the Interstate 55 northwesterly ramp, and being **N= 1091688.62, E= 2362177.74**, on the above referenced coordinate system and also being the **Point of Beginning** of the herein described parcel;

Thence Southwesterly along the recently acquired right of way line of said Reunion Parkway and the arc of a curve to the right, for a distance of 545.27 feet to a ½” iron rod with cap found at the point of tangency. Said curve having a radius of 1135.00 feet and a central angle of 23°24’07” and a chord distance of 541.48 feet bearing South 51°59’58” West;

Thence continuing along said recently acquired right of way, run South 63°42’02” West a distance of 387.80 feet to a ½” iron rod with cap found;

Thence continuing along said recently acquired right of way, run North  $26^{\circ}17'58''$  West a distance of 25.00 feet to a  $\frac{1}{2}$ " iron rod with cap found;

Thence continuing along said recently acquired right of way, and the arc of a curve to the left for a distance of 49.14 feet to a  $\frac{1}{2}$ " iron rod with cap set at the intersection of the proposed right of way line of the Interstate 55 northwesterly ramp. Said curve having a radius of 583.00 feet a central angle of  $04^{\circ}49'47''$  and a chord distance of 49.13 feet bearing South  $61^{\circ}17'08''$  West;

Thence departing said recently acquired right of way and along the proposed right of way line of said northwesterly ramp and the arc of a curve to the right, for a distance of 304.34 to a  $\frac{1}{2}$ " rebar with cap set and being 542.29 feet left of and perpendicular to the centerline of Interstate 55 at Station 407+59.89. Said curve having a radius of 1410.00 feet a central angle of  $12^{\circ}22'01''$  and a chord distance of 303.75 feet bearing North  $58^{\circ}05'00''$  East;

Thence continuing along said proposed right of way, run North  $64^{\circ}16'00''$  East, a distance of 260.63 feet to a  $\frac{1}{2}$ " rebar with cap set at the point of curvature of a curve to the left and being 400.91 feet left of and perpendicular to centerline of Interstate 55 at Station 409+78.85;

Thence continuing along said proposed right of way line and the arc a curve to the left for a distance of 410.27 feet to the **Point of Beginning**, and containing 0.826 acres, (35,976 Square Feet), more or less. Said curve having a radius of 1,310.00 feet a central angle of  $17^{\circ}56'38''$  and a chord distance of 408.59 feet bearing North  $55^{\circ}17'41''$  East;

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