

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 11, 2023

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: 003-00-00-W/003-00-00-T-001

The Engineering Department recommends that the Board accept the invoice for \$6,000.00 for the acquisition of right of way for Reunion Parkway Phase II Project from C.A. Hall III and Hall Land Company, L.P. to authorize the Comptroller to issue the check.

Check payment to:

Payee: Hall Land Company, L.P.	\$4,000.00
P. O. Box 12266	
Jackson, MS 39236	
 C.A. Hall III Estate	 \$2,000.00
P. O. Box 12266	
Jackson, MS 39236	

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



## Right of Way Acquisition Closing Statement

<b>Project</b>	Reunion Parkway Phase II	<b>Parcel</b>	003-00-00-W / 003-00-00-T-001
<b>County</b>	Madison		
<b>Owners</b>	C.A. Hall, III and Nancy K. Hall and Hall Land Company, L.P	<b>Address</b>	P.O. Box 12266 Jackson, MS 39236

### Payment Due

Land:	\$4,200.00
Damages:	\$0.00
Administrative Adjustment:	\$3,800.00
<b>Total:</b>	<b>\$8,000.00</b>

### Pay Distribution:

<b>Hall Land Company, L.P</b> P.O. Box 12266 Jackson, MS 39236	<b>\$4,000.00</b>
<b>Nancy K. Hall</b> P.O. Box 12266 Jackson, MS 39236	<b>\$2,000.00</b>
<b>C.A. Hall, III Estate</b>	<b>\$2,000.00</b>

**\*DO NOT MAIL CHECK. NO w-9 ON FILE. iROW will send w-9 at a later date for payment of this portion.**

### Included herein:

- Initialized FMVO
- Properly executed warranty deed
- Right of Way Plat Maps
- Land Owner Counter Offer approval

1. Properly Executed Warranty Deeds & Temporary Easements Properly Executed W-9 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: 5 /10/22

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

Greg M. Thompson

# Request for Taxpayer Identification Number and Certification

**Give Form to the  
 requester. Do not  
 send to the IRS.**

Print or type  
 See Specific Instructions on page 2.

Name (as shown on your income tax return) Nancy K. Hall	
Business name/disregarded entity name, if different from above	
Check appropriate box for federal tax classification (required): <input checked="" type="checkbox"/> Individual/sole proprietor <input type="checkbox"/> C Corporation <input type="checkbox"/> S Corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Trust/estate <input type="checkbox"/> Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=partnership) ▶ <input type="checkbox"/> Other (see instructions) ▶	
<input type="checkbox"/> Exempt payee	
Address (number, street, and apt. or suite no.) P.O. Box 12266	Requester's name and address (optional)
City, state, and ZIP code Jackson, MS 39236	
List account number(s) here (optional)	

## Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on the "Name" line to avoid backup withholding. For individuals, this is your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the Part I instructions on page 3. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN* on page 3.

Social security number										
5	8	7	-	6	0	-	2	4	1	6

**Note.** If the account is in more than one name, see the chart on page 4 for guidelines on whose number to enter.

Employer identification number								
			-					

## Part II Certification

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me), and
2. I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding, and
3. I am a U.S. citizen or other U.S. person (defined below).

**Certification instructions.** You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions on page 4.

<b>Sign Here</b>	Signature of U.S. person ▶ <i>Nancy K. Hall</i>	Date ▶ 5/10/22
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## General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

### Purpose of Form

A person who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) to report, for example, income paid to you, real estate transactions, mortgage interest you paid, acquisition or abandonment of secured property, cancellation of debt, or contributions you made to an IRA.

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN to the person requesting it (the requester) and, when applicable, to:

1. Certify that the TIN you are giving is correct (or you are waiting for a number to be issued),
2. Certify that you are not subject to backup withholding, or
3. Claim exemption from backup withholding if you are a U.S. exempt payee. If applicable, you are also certifying that as a U.S. person, your allocable share of any partnership income from a U.S. trade or business is not subject to the withholding tax on foreign partners' share of effectively connected income.

**Note.** If a requester gives you a form other than Form W-9 to request your TIN, you must use the requester's form if it is substantially similar to this Form W-9.

**Definition of a U.S. person.** For federal tax purposes, you are considered a U.S. person if you are:

- An individual who is a U.S. citizen or U.S. resident alien,
- A partnership, corporation, company, or association created or organized in the United States or under the laws of the United States,
- An estate (other than a foreign estate), or
- A domestic trust (as defined in Regulations section 301.7701-7).

**Special rules for partnerships.** Partnerships that conduct a trade or business in the United States are generally required to pay a withholding tax on any foreign partners' share of income from such business. Further, in certain cases where a Form W-9 has not been received, a partnership is required to presume that a partner is a foreign person, and pay the withholding tax. Therefore, if you are a U.S. person that is a partner in a partnership conducting a trade or business in the United States, provide Form W-9 to the partnership to establish your U.S. status and avoid withholding on your share of partnership income.



## Request for Taxpayer Identification Number and Certification

**Give Form to the  
 requester. Do not  
 send to the IRS.**

Print or type  
 See Specific Instructions on page 2.

Name (as shown on your income tax return) <b>Hall Land Company, L.P.</b>	
Business name/disregarded entity name, if different from above	
Check appropriate box for federal tax classification (required): <input type="checkbox"/> Individual/sole proprietor <input type="checkbox"/> C Corporation <input type="checkbox"/> S Corporation <input checked="" type="checkbox"/> Partnership <input type="checkbox"/> Trust/estate  <input type="checkbox"/> Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=partnership) ▶ _____  <input type="checkbox"/> Other (see instructions) ▶ _____	
<input type="checkbox"/> Exempt payee	
Address (number, street, and apt. or suite no.) <b>P.O. Box 12266</b>	Requester's name and address (optional)
City, state, and ZIP code <b>Jackson, MS 39236</b>	
List account number(s) here (optional)	

### Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on the "Name" line to avoid backup withholding. For individuals, this is your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the Part I instructions on page 3. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN* on page 3.

Social security number								

**Note.** If the account is in more than one name, see the chart on page 4 for guidelines on whose number to enter.

Employer identification number									
6	4	-	0	8	6	8	2	3	0

### Part II Certification

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me), and
2. I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding, and
3. I am a U.S. citizen or other U.S. person (defined below).

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<b>Sign Here</b>	Signature of U.S. person ▶	<i>Hall Land Company by [Signature]</i>	Date ▶	5/10/22
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### General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

#### Purpose of Form

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1. Certify that the TIN you are giving is correct (or you are waiting for a number to be issued),
2. Certify that you are not subject to backup withholding, or
3. Claim exemption from backup withholding if you are a U.S. exempt payee. If applicable, you are also certifying that as a U.S. person, your allocable share of any partnership income from a U.S. trade or business is not subject to the withholding tax on foreign partners' share of effectively connected income.

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- An estate (other than a foreign estate), or
- A domestic trust (as defined in Regulations section 301.7701-7).

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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>C.A. Hall, III, et al.</u>
<u>125 West North Street</u>	<u>P.O. Box 12266</u>
<u>P.O. Box 608</u>	<u>Jackson, MS 39236</u>
<u>Canton, MS 39046</u>	
<b>Phone: 601-790-2590</b>	<b>Phone: 601-946-5300</b>

**WARRANTY DEED**

INDEXING INSTRUCTIONS: E 1/2 of the W 1/2 of Section 29, Township 8 North, Range 2 East, Madison County, Mississippi

Initial C.A.H., J.H., Hall Land Company by C.A.H.  
C.A. Hall, III, et al.  
Project No. 105278  
003-00-00-W



**STATE OF MISSISSIPPI**

**COUNTY OF MADISON**

For and in consideration of Three Thousand Three Hundred Sixty and NO/100 Dollars (\$3,360.00), the receipt and sufficiency of which is hereby acknowledged, we, the undersigned, hereby grant, bargain, sell, convey and warrant unto Madison County, Mississippi, a political subdivision of the State of Mississippi, the following described land:

The following description is based on the Mississippi State Plane Coordinate System, West Zone, NAD 83, grid values, using a combined factor of 0.999954521872 and a Convergence angle of (+) 00 degrees 06 minutes 34.21580059 seconds developed at centerline station 40+00 as shown on the Reunion Parkway – Phase II plans prepared for the Madison County Board of Supervisors, Project No. 105278. It is the intent of this description to convey that portion of Grantors property lying within the new right-of-way as defined by said project:

Being a parcel of land situated in the East half (E ½) of the West half (W ½) Section 29, Township 8 North, Range 2 East, Madison County, Mississippi and being out of and a part of a tract of land conveyed to C.A. Hall, III, et ux, as recorded in Deed Book 385, Page 11 within the Chancery Clerk's Office of Madison County, Mississippi. Said parcel being more particularly described as follows:

**Commencing** at a ½" rebar found at the Northeast corner of Ingleside II Subdivision as recorded in Plat Cabinet C, Slide 5 within the Chancery Clerks Office of said Madison County, Mississippi, and being **N= 1086750.79, E= 2356013.16**, on the above referenced coordinate system. Thence from the **Point of Commencing**, run North for a distance of 5,877.81 feet to a point; thence run East for a distance of 6,771.18 feet to a ½" iron rod with cap set on the proposed right of way line of Reunion Parkway, being 111.000 feet left of and perpendicular to centerline at Station 425+50.00, and being **N= 1092628.60, E= 2362784.34**, also being the **Point of Beginning** of the herein described parcel;

Thence along the proposed right of way line of Reunion Parkway, run South 55°52'42" East, a distance of 10.70 feet to a point on the Westerly right of way line of Interstate 55 and being on the arc of a curve to the left;

Initial

*C.A. Hall, III, et ux, Hall Land Company by C.A.*

C.A. Hall, III, et al.

Project No. 105278

003-00-00-W

Thence along Westerly right of way line of said Interstate 55 and the arc of said curve to the left for a distance of 241.12 feet to the end of said curve. Said curve having a radius of 3,185.50 feet a central angle of  $04^{\circ}20'13''$  and a chord distance of 241.06 feet bearing South  $32^{\circ}34'20''$  West;

Thence continuing along the Westerly right of way line of said Interstate 55, run South  $31^{\circ}29'00''$  West, a distance of 94.62 feet to the point of curvature of a curve to the left;

Thence continuing along the Westerly right of way line of said Interstate 55 and the arc of a curve to the left, for a distance of 23.62 feet to a point at the West line of the above referenced C. A. Hall property. Said curve having a radius of 15,735.41 feet a central angle of  $00^{\circ}05'09''$  and a chord distance of 23.62 feet bearing South  $31^{\circ}26'25''$  West;

Thence departing said Westerly right of way line and along the West line of Grantors property, run North  $00^{\circ}05'56''$  West, a distance of 18.72 feet to a point on the above referenced proposed right of way line of said Reunion Parkway and being on the arc of a curve to the right;

Thence along the proposed right of way line of said Reunion Parkway and the arc of a curve to the right for a distance of 29.70 feet to  $\frac{1}{2}$ " rebar with cap set at the point of tangency and being 111.00 feet left of and perpendicular to centerline Station 422+41.148. Said curve having a radius of 15,737.09 feet a central angle of  $00^{\circ}06'24''$  and a chord distance of 29.70 feet bearing North  $31^{\circ}22'09''$  East;

Thence continuing along said proposed right of way line, run North  $31^{\circ}26'21''$  East, a distance of 71.91 feet to a  $\frac{1}{2}$ " rebar with cap set at the point of curvature of a curve to the right and being 111.00 feet left of and perpendicular to centerline Station 423+13.054;

Thence continuing along the proposed right of way line of said Reunion Parkway and the arc of a curve to the right for a distance of 203.87 feet to  $\frac{1}{2}$ " rebar with cap set at the point of curvature of another curve to the right and being 111.00 feet left of and perpendicular to centerline Station 425+13.054. Said curve having a radius of 5,867.24 feet a central angle of  $01^{\circ}59'28''$  and a chord distance of 203.86 feet bearing North  $32^{\circ}06'43''$  East;

Thence continuing along the proposed right of way line of said Reunion Parkway and the arc of another curve to the right for a distance of 38.38 feet to the **Point of Beginning**, and containing 0.073 acres, (3,200 Square Feet), more or less. Said curve having a radius of

Initial C.A.H., H.C., Hall Land Company by C.A.H.  
C.A. Hall, III, et al.  
Project No. 105278  
003-00-00-W

2,975.78 feet a central angle of 00°44'20" and a chord distance of 38.38 feet bearing North 33°48'31" East;

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

The grantors herein further warrants 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 Grantors' remaining land, if any. The Grantee herein, it Agents, and/or Assigns are hereby granted the right of Ingress and Egress on Grantors' remaining land for removing or demolishing said improvements. The consideration herein named is in full payment of all said improvements.

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

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

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Initial Cut, By, Halland Company by Cut

C.A. Hall, III, et al.  
Project No. 105278  
003-00-00-W



Witness our signatures this the 9th day of March A.D. 2021.

Signature: C.A.H.  
C.A. Hall, III

Signature: Nancy K. Hall  
Nancy K. Hall

Signature: Hall Land Company by C.A.H.  
Hall Land Company, L.P.  
By: C.A. Hall, III, 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 9th day of March, 2021, within my jurisdiction, the within named **C.A. Hall, III** and **Nancy K. Hall**, who acknowledged to me that they executed the above and foregoing instrument.

Maria Martin (NOTARY PUBLIC)

(SEAL)

My commission expires: 8/3/22



Initial C.A.H., N.K.H., Hall Land Company by C.A.H.

C.A. Hall, III, et al.  
Project No. 105278  
003-00-00-W

STATE OF MISSISSIPPI  
COUNTY OF MADISON

Personally appeared before me, the undersigned authority in and for the said county and state, on this 9th day of March, 2021, within my jurisdiction, the within named **C.A. Hall, III**, who acknowledged to me that he is a **General Partner** of **Hall Land Company, L.P.**, a Mississippi Limited Partnership, and that as General Partner of said limited partnership, and as the act and deed of said limited partnership, he executed the above and foregoing instrument, after first having been duly authorized by said limited partnership so to do.

Maria Martin (NOTARY PUBLIC)

(SEAL)

My commission expires: 8/3/22



Initial CH, TS, Hall Land Company by CH

C.A. Hall, III, et al.  
Project No. 105278  
003-00-00-W

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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>C.A. Hall, III, et al.</u>
<u>125 West North Street</u>	<u>P.O. Box 12266</u>
<u>P.O. Box 608</u>	<u>Jackson, MS 39236</u>
<u>Canton, MS 39046</u>	
<b>Phone: 601-790-2590</b>	<b>Phone: 601-946-5300</b>

**TEMPORARY EASEMENT**

INDEXING INSTRUCTIONS: E ½ of the W ½ of Section 29, Township 8 North, Range 2 East, Madison County, Mississippi

Initial C.A.H., H.S., Halo Land Company by C.A.H.  
C.A. Hall, III, et al.  
Project No. 105278  
003-00-00-T-001



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

For and in consideration of Eight Hundred Forty and NO/100 Dollars (\$840.00), the receipt and sufficiency of which is hereby acknowledged, we, the undersigned hereby grant, sell, convey and warrant unto Madison County, Mississippi a political subdivision of the State of Mississippi, for public improvements, grading, sodding, and other construction purposes on Project No. 105278, a temporary easement through, over, on and across the following described land:

The following description is based on the Mississippi State Plane Coordinate System, West Zone, NAD 83, grid values, using a combined factor of 0.999954521872 and a Convergence angle of (+) 00 degrees 06 minutes 34.21580059 seconds developed at centerline station 40+00 as shown on the Reunion Parkway – Phase II plans prepared for the Madison County Board of Supervisors, Project No. 105278. It is the intent of this description to convey that portion of Grantors property lying adjacent to the new right-of-way as defined by said project as a temporary construction easement:

Being a parcel of land situated in the East half (E ½) of the West half (W ½) Section 29, Township 8 North, Range 2 East, Madison County, Mississippi and being out of and a part of a tract of land conveyed to C.A. Hall, III, et ux, as recorded in Deed Book 385, Page 11 within the Chancery Clerk's Office of Madison County, Mississippi. Said parcel being more particularly described as follows:

**Commencing** at a ½" rebar found at the Northeast corner of Ingleside II Subdivision as recorded in Plat Cabinet C, Slide 5 within the Chancery Clerks Office of said Madison County, Mississippi, and being **N= 1086750.79, E= 2356013.16**, on the above referenced coordinate system. Thence from the **Point of Commencing**, run North for a distance of 5,699.33 feet to a point; thence run East for a distance of 6,598.80 feet to a ½" iron rod with cap set for the most Northerly corner of the herein described parcel and being 161.000 feet left of and perpendicular to centerline at Station 423+13.054, and also being the **Point of Beginning** of the herein described parcel;

Initial C.A.H., H.H.C., H.H.C. *Hall & Company by C.A.H.*  
C.A. Hall, III, et al.  
Project No. 105278  
003-00-00-T-001

Thence run South 58°33'39" East, a distance of 50.00 feet to a ½" iron rod with cap set on the proposed right of way line of the above referenced Reunion Parkway and being 111.000 feet left of and perpendicular to centerline at Station 423+13.054;

Thence along the proposed right of way line of said Reunion Parkway run, South 31°26'21" West, a distance of 71.91 feet to a ½" iron rod set at the point of curvature of a curve to the left and being 111.000 feet left of and perpendicular to centerline at Station 422+41.148;

Thence along the proposed right of way line of said Reunion Parkway and the arc of a curve to the left for a distance of 29.30 feet to the intersection of the Westerly line of the above referenced "C.A. Hall" property. Said curve having a radius of 15,737.09 feet a central angle of 00°06'24" and a chord distance of 29.70 feet bearing South 31°22'09" West;

Thence departing said proposed right of way line and along the Westerly line of said "C.A. Hall" property, run North 00 degrees 05 minutes 56 seconds West, a distance of 95.66 feet to a point;

Thence departing the Westerly line of said "C.A. Hall" property, run North 31°26'21" East, a distance of 20.08 feet to the Point of Beginning, and containing 0.070 acres, (3,041 Square Feet), more or less.

It is understood and agreed, and it is the intention of the parties hereto, that the grantee shall have the right to use, occupy, improve, grade, sod, ditch, drain and otherwise use for construction purposes the above described land only so long as is necessary to complete the construction of said Project No. 105278 in accordance with the plans and specifications for said project, said plans and specifications however, being subject to change. Upon the completion of the said work of construction the said temporary easement shall terminate and all right, title and interest in and to the above described land shall revert to the grantors herein, their heirs, assigns, legal representatives or grantees.

Initial C.A.H., J.F., Phillips Land Company by C.A.H.  
C.A. Hall, III, et al.  
Project No. 105278  
003-00-00-T-001

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 claims or demands for damage accrued, accruing, or to accrue to the grantors herein, their heirs, assigns, or legal representatives for or on account of the construction of the proposed roadway, change of grade, water damage and/or any other damage, right or claim whatsoever.

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

Witness our signatures this the 9th day of March A.D. 2022.

Signature: C.A. Hall, III  
C.A. Hall, III

Signature: Nancy K. Hall  
Nancy K. Hall

Signature: Hall Land Company by C.A. Hall  
Hall Land Company, L.P.  
By: C.A. Hall, III, General Partner

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Initial C.A. Hall, III, N.K. Hall, Hall Land Company by C.A. Hall

C.A. Hall, III, et al.  
Project No. 105278  
003-00-00-T-001



STATE OF MISSISSIPPI  
COUNTY OF MADISON

Personally appeared before me, the undersigned authority in and for the said county and state, on this 9th day of March, 2022, within my jurisdiction, the within named **C.A. Hall, III** and **Nancy K. Hall**, who acknowledged to me that they executed the above and foregoing instrument.

Maria Martin (NOTARY PUBLIC)

(SEAL)

My commission expires: 8/3/22



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COUNTY OF MADISON

Personally appeared before me, the undersigned authority in and for the said county and state, on this 9th day of March, 2022, within my jurisdiction, the within named **C.A. Hall, III**, who acknowledged to me that he is a **General Partner** of **Hall Land Company, L.P.**, a Mississippi Limited Partnership, and that as General Partner of said limited partnership, and as the act and deed of said limited partnership, he executed the above and foregoing instrument, after first having been duly authorized by said limited partnership to do.

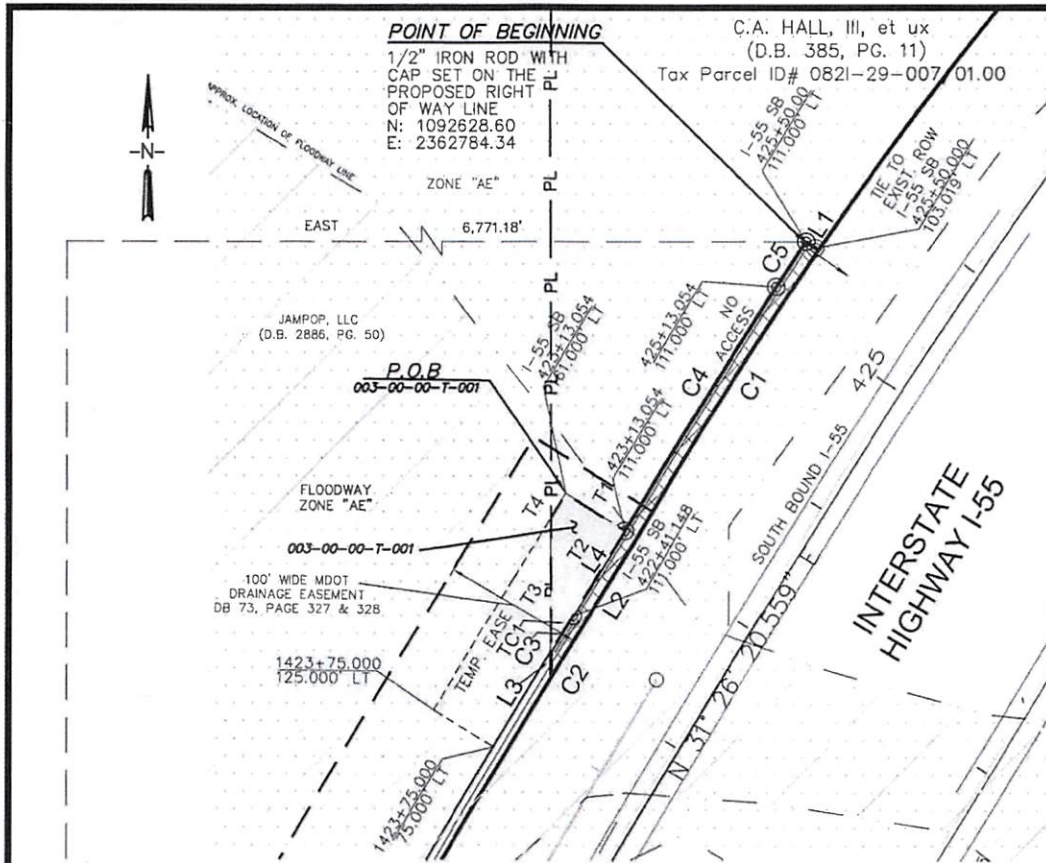


Maria Martin (NOTARY PUBLIC)

My commission expires: 8/3/22

Initial CAH, NKH, Hall Land Company by CAH

C.A. Hall, III, et al.  
Project No. 105278  
003-00-00-T-001



**Parcel Line Table**

Line #	Length	Direction	Line #	Length	Direction
L1	10.70	S55° 52' 42"E	L3	18.72	N00° 05' 56"W
L2	94.62	S31° 29' 00"W	L4	71.91	N31° 26' 21"E

**Parcel Curve Table**

Curve #	Length	Radius	Delta	Chord Direction	Ch Length
C1	241.12	3185.50	04°20'13"	S32° 34' 20"W	241.06
C2	23.62	15735.41	00°05'09"	S31° 26' 25"W	23.62
C3	29.30	15737.09	00°06'24"	N31° 22' 09"E	29.70
C4	203.87	5867.24	01°59'28"	N32° 06' 43"E	203.86
C5	38.38	2975.78	00°44'20"	N33° 48' 31"E	38.38

**Temporary Easement Curve Table**

Curve #	Length	Radius	Delta	Chord Direction	Ch Length
TC1	29.30	15737.09	00°06'24"	S31° 22' 09"W	29.70

**Temporary Easement Line Table**

Line #	Length	Direction	Line #	Length	Direction
T1	50.00	S58° 33' 39"E	T3	95.66	N00° 05' 56"W
T2	71.91	S31° 26' 21"W	T4	20.08	N31° 26' 21"E

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

This property is situated in Zone "X" and Zone "AE" according to Flood Insurance Rate Map Community Panel Number 28089 C 0395 F and 28089 C 0576 F, Dated March 17, 2010

Survey Class " B "

Bearing orientation based upon Mississippi State Plane (NAD83), West Zone, U.S. Feet using a combined Scale Factor of 0.999954521872 and a Convergence Angle of (+) 00 degrees 06 minutes 34.21580059 seconds @ Reunion Parkway centerline station 40+00.

Said parcel may be subject to recorded, unrecorded or mis-indexed instruments or facts which would be revealed by a complete title examination of said parcel.

PARCEL 003-00-00-W and 003-00-00-T-001  
 TAX PARCEL ID# 0821-29-007/01.00  
 PROJECT NO. 105278

*JWM*  
*Co. of*  
*Holland Company*  
*by Co. of*

**James W. Millis**  
 LICENSED PROFESSIONAL  
 SURVEYOR  
 MISSISSIPPI  
 JAMES W. MILLIS, P.E., PS-02483  
 Mississippi Registration No. 02483  
 Date of Field Survey: SEPT. - OCT. 2010

PROPOSED R.O.W. REQUIRED - 0.073  
 PROPOSED TEMP. CONST. EASEMENT REQUIRED - MISSISSIPPI

**C.A. HALL, III, et ux.**

**RIGHT OF WAY ACQUISITION FOR THE REUNION PARKWAY  
 PHASE II  
 BOZEMAN ROAD TO PARKWAY EAST  
 MADISON COUNTY, MISSISSIPPI**

Situated in the East Half (E 1/2) of the West Half (W 1/2) of  
 Section 29, 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: 12/14/20	SHEET NUMBER
REVIEWED BY: JWM	SCALE: 1" = 100'	1 OF 1

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



February 22, 2022

To: Madison County Board of Supervisors

RE: Landowner Counteroffer  
Reunion Parkway Phase II – Parcel 003-00-00-W / 003-00-00-T-001  
C. A. Hall, III and Nancy K. Hall and Hall Land Company L.P.

Members of the Board:

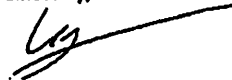
Please find attached a landowner counteroffer for the above referenced parcel on the Reunion Parkway Phase 2 project. The justification for the counteroffer is based around a recent increase in development in Gluckstadt, growth trends, and surrounding property values.

FMVO (08/05/2021):	\$3,360.00	(Fee Acquisition Area)
	<u>\$ 840.00</u>	(Temp. Construction Easement)
	\$4,200.00	(TOTAL)
Admin. Adjust. Request (02/22/2022):	\$3,800.00	(Fee Acquisition Area)
LO Counteroffer Total (02/22/2022):	\$8,000.00	(Inclusive of All Acquisition Rights)

As justification for the administrative adjustment, Mr. Hall could not provide provided land sales that would justify the asking price, however he did discuss his knowledge of the local market and argued that the value of the area of acquisitions should not be heavily discounted due to its location within a flood zone because he planned to use the southern piece of the property for retention and greenspace.

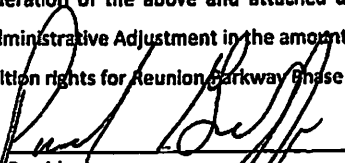
Please consider the landowner counteroffer and advise as to how we should proceed. Thank you for your attention to this matter.

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 \$ 3,800, for a total offer to purchase all necessary acquisition rights for Reunion Parkway Phase II Parcel 003 in the amount of \$ 8,000.

Signature:

  
President  
Madison County Board of Supervisors

Date:

2/22/22



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



Fair Market Value Offer

Name: C. A. Hall, III and Nancy K. Hall (50%) and Hall Land Company, L.P. (50%) Date: August 5, 2021  
Project: 105278 - Reunion Parkway-Phase II  
Address: P.O. Box 12266 County: Madison  
Jackson, MS 39236 ROW Parcel(S): 003-00-00-W / 003-00-00-T-001

It is necessary that the Madison County Board of Supervisors acquire from you certain property necessary for the construction of this project. The identification of the real property and the particular interests being acquired are indicated on the attached instrument. The value of the real property interests being acquired is based on the fair market value of the property and is not less than the approved appraisal valuation disregarding any decrease or increase in the fair market value caused by the project. This fair market value offer includes all damages and is based on our approved appraisal in the amount of \$4,200.00.

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

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

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

The real property improvement being acquired are:

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

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

Land (W) Fee Simple Value .073 Acres: \$ 3,360.00  
Land (T) Temporary Easement Value .070 Acres: \$ 840.00  
Improvements: \$ 0.00  
Damages: \$ 0.00

Total Fair Market Value Offer \$ 4,200.00

*[Handwritten signature]*  
\_\_\_\_\_  
Right of Way Acquisition Agent

*[Handwritten signature]*  
Hall Land Company by *[Handwritten signature]*



Providing Professional Right of Way  
Acquisition & Consultation Services

**Subject:** right of way checks

**Date:** Tuesday, May 10, 2022 at 9:59:35 AM Central Daylight Time

**From:** khall@majesticmetalsinc.com <khall@majesticmetalsinc.com>

**To:** Greg Thompson <gthompson@irow.ms>

Good morning,

I need the checks made out to:

CA Hall III estate \$2000.00

Nancy K. Hall \$2000.00

Hall Land Company \$4000.00

Thanks,

Kiley