

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 26, 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

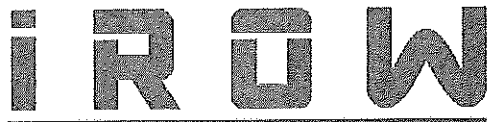
The Engineering Department recommends that the Board accept the invoice for \$2,000.00 for the acquisition of right of way for Reunion Parkway Phase II Project for Nancy K. Hall to authorize the Comptroller to issue the check.

Check payment to:

Payee:

Nancy K. Hall \$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

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

Payment Due

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

Pay Distribution:

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

***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 black ink, appearing to read 'Greg M. Thompson', is written over a horizontal line.

Greg M. Thompson

Marta McKnight

From: Christy Gleason
Sent: Wednesday, April 26, 2023 10:04 AM
To: Marta McKnight
Subject: FW: W9 Form
Attachments: 003_PayPack Supplement Final Payment Due.pdf

From: Greg Thompson <gthompson@irow.ms>
Sent: Tuesday, April 25, 2023 11:41 AM
To: Christy Gleason <Christy.Gleason@madison-co.com>
Cc: Marta McKnight <marta.mcknight@madison-co.com>; Nason White <nason.white@madison-co.com>; Caleb Koonce <ckoonce@irow.ms>
Subject: Re: W9 Form

CAUTION! External Content. Please use caution when opening attachments and links. Do not provide your username and password if requested.

Christy,

Yes, your payment of \$2,000.00 on 11/9/22 was due Ms. Hall and was prompted by the attached Supplemental Closing statement. I assumed when I made the closing statement that you had already paid the \$6,000.00 that we are trying to get paid now.

Right now Hall Land Company is due \$4,000.00. Nancy K Hall is due an additional \$2,000.00 that has not been paid. No payment has been made nor should be will be made to the estate.

Greg M. Thompson, RWA-TN
Integrated Right of Way, LLC
601-790-0443 – Phone
601-856-1170 – Fax
gthompson@irow.ms
IRWA-Chapter 40

From: Christy Gleason <Christy.Gleason@madison-co.com>
Date: Monday, April 24, 2023 at 2:06 PM
To: Greg Thompson <gthompson@irow.ms>
Cc: Marta McKnight <marta.mcknight@madison-co.com>, Nason White <nason.white@madison-co.com>
Subject: RE: W9 Form

Greg,

I paid Nancy K Hall \$2,000 on 11/9/2022 based on the attached document. I am in the process of making a payment to Hall Land Company, L.P. for \$4,000 per board approval on 4/17/23. Do we owe an additional \$2,000, if so to whom?

Thanks,
Christy

Christy Gleason
Deputy Comptroller
Madison County Board of Supervisors
Office: 601-855-5585
Fax: 601-859-5875

From: Greg Thompson <gthompson@irow.ms>
Sent: Monday, April 24, 2023 11:21 AM
To: Marta McKnight <marta.mcknight@madison-co.com>
Cc: Timothy Bryan <timothy.bryan@madison-co.com>; Christy Gleason <Christy.Gleason@madison-co.com>; Nason White <nason.white@madison-co.com>; James Turner <jturner@irow.ms>; Caleb Koonce <ckoonce@irow.ms>
Subject: Re: W9 Form

CAUTION! External Content. Please use caution when opening attachments and links. Do not provide your username and password if requested.

Marta,

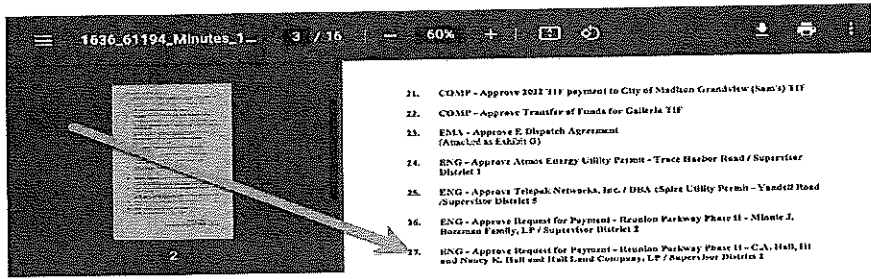
No w-9 will be available for CA Hall estate. That is not the correct payee. The payees are Hall Land company, LP and Nancy K. Hall. See blow a screenshot of the pay pack showing the payees. I've attached the pay pack to this email for easy reference. It is dated with the original date of 5/10/22. This is the pay pack that did not result in checks being sent, and the one we are trying to correct for. We will not pay any funds to C.A. Hall Estate, as that interest was already paid for. We owe Hall Land Company \$4,000.00 and Nancy K. Hall \$2,000.00.

Pay Distribution:

Hall Land Company, L.P P.O. Box 12266 Jackson, MS 39236	\$4,000.00
Nancy K. Hall P.O. Box 12266 Jackson, MS 39236	\$2,000.00

Here's where this payment approval appears in the minutes, with an error approving payment to the Estate.

Search Minutes By Date



Hopefully this clears things up.

Greg M. Thompson, RWA-TN
Integrated Right of Way, LLC
601-790-0443 – Phone
601-856-1170 – Fax
gthompson@irow.ms
IRWA-Chapter 40

From: Marta McKnight <marta.mcknight@madison-co.com>
Date: Friday, April 21, 2023 at 7:12 AM
To: Caleb Koonce <ckoonce@irow.ms>, Greg Thompson <gthompson@irow.ms>
Cc: Timothy Bryan <timothy.bryan@madison-co.com>, Christy Gleason <Christy.Gleason@madison-co.com>, Nason White <nason.white@madison-co.com>
Subject: RE: W9 Form

Hey and Good Morning! 😊

Just following up with this email.

From: Marta McKnight
Sent: Tuesday, April 18, 2023 7:05 AM
To: Caleb Koonce <ckoonce@irow.ms>
Cc: Timothy Bryan <timothy.bryan@madison-co.com>; Christy Gleason <Christy.Gleason@madison-co.com>; Nason White <nason.white@madison-co.com>
Subject: RE: W9 Form

My pleasure! 😊

From: Caleb Koonce <ckoonce@irow.ms>
Sent: Monday, April 17, 2023 5:48 PM
To: Marta McKnight <marta.mcknight@madison-co.com>
Cc: Timothy Bryan <timothy.bryan@madison-co.com>; Christy Gleason <Christy.Gleason@madison-co.com>; Nason White <nason.white@madison-co.com>
Subject: RE: W9 Form

CAUTION! External Content. Please use caution when opening attachments and links. Do not provide your username and password if requested.

Hey Marta:

I'll check on this ASAP. Thanks for the heads up.

CK

P. Caleb Koonce, J.D.
Integrated Right of Way, LLC
617 Renaissance Way
Ridgeland, MS 39157
Office: (601) 790-0443
Direct: (601) 499-0232
Fax: (601) 500-5314
Email: ckoonce@irow.ms
Website: www.irow.ms



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From: Marta McKnight <marta.mcknight@madison-co.com>
Sent: Monday, April 17, 2023 10:36 AM
To: Caleb Koonce <ckoonce@irow.ms>
Cc: Timothy Bryan <timothy.bryan@madison-co.com>; Christy Gleason <Christy.Gleason@madison-co.com>; Nason White <nason.white@madison-co.com>
Subject: RE: W9 Form

Hey—Hope you are doing well.

I wanted to share with you as well with the email below. I tried to contact Greg twice at # 601-790-0443 and a lady's voice mail came on, not sure if I have his correct #. Just wanted to be sure you get so we can have a W9 to pay for C.A. Hall III Estate.

Thanks! 😊

From: Marta McKnight
Sent: Friday, April 14, 2023 11:11 AM
To: Greg Thompson <gthompson@irow.ms>
Cc: Timothy Bryan <timothy.bryan@madison-co.com>; Christy Gleason <Christy.Gleason@madison-co.com>; Nason White <nason.white@madison-co.com>

Subject: W9 Form

Importance: High

Hey Greg!

I had a phone conversation with Christy Gleason in our Accounting Department and she doesn't have a W-9 form for C.A. Hall III Estate. Please provide as soon as possible for we can make this payment.

If you have any questions, please let us know.

Marta

Grantee, prepared by and return to:
Madison County, Mississippi a body politic
125 West North Street
P.O. Box 608
Canton, MS 39046
Phone: 601-790-2590

Grantor Address:
C.A. Hall, III, et al.
P.O. Box 12266
Jackson, MS 39236
Phone: 601-946-5300

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. Hall, III, et al. Hall and Company, by C.A.

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 al.*
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 degrees 29 minutes 00 seconds 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. Hall, III, et al.
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 *C.A. Hall, III, et al. C.A. Hall, III, et al. Company by C.A.*

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. & Nancy K. 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, 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 so to do.

Maria Martin

(NOTARY PUBLIC)

(SEAL)

My commission expires: 8/3/22



Initial C.A. Hall, III, et al. Hall Land Company by C.A.

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

Grantee, prepared by and return to:
Madison County, Mississippi a body politic
125 West North Street
P.O. Box 608
Canton, MS 39046
Phone: 601-790-2590

Grantor Address:
C.A. Hall, III, et al.
P.O. Box 12266
Jackson, MS 39236
Phone: 601-946-5300

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. III et al. 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. Hall III, et al.

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. Hall, III, et al.
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. 2020

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

THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK

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

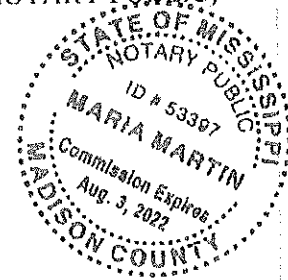
STATE OF MISSISSIPPI
COUNTY OF MADISON

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)

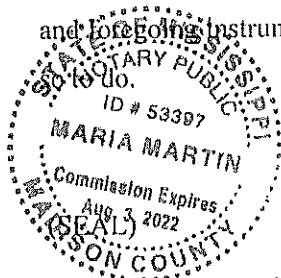
(SEAL)

My commission expires: 8/3/22



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**, 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

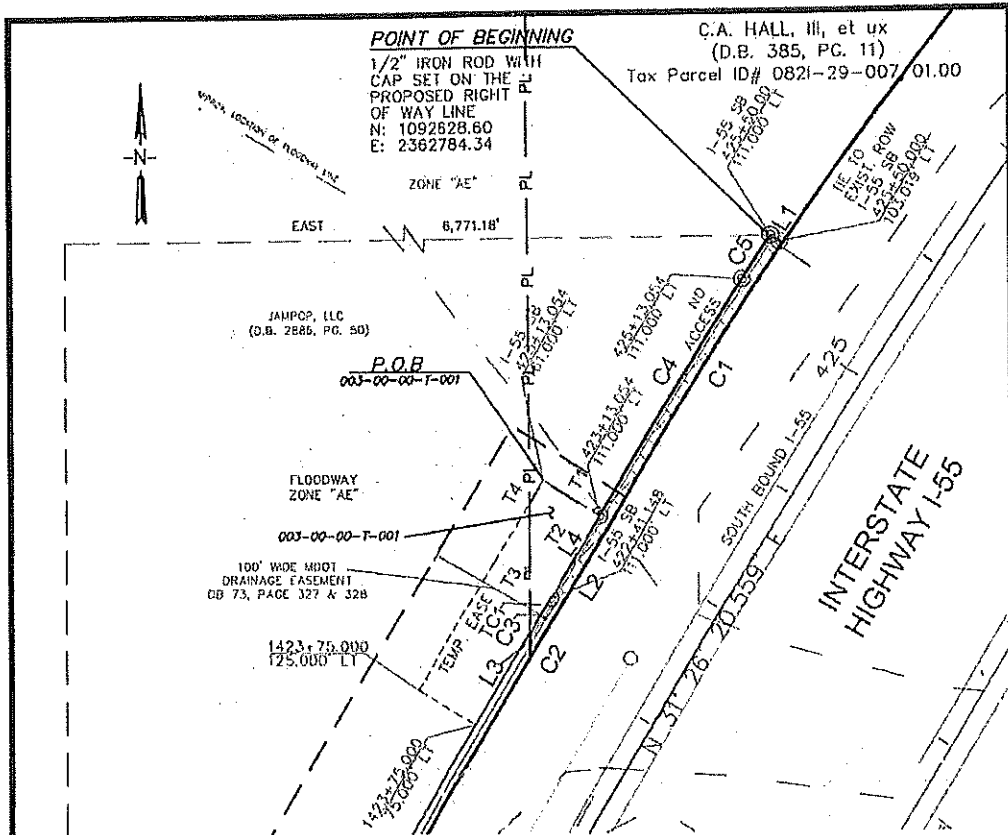


Maria Martin (NOTARY PUBLIC)

My commission expires: 8/3/22

Initial C.A. Hall, III, et al. Hall Land Company, L.P.

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° 28' 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° 38' 20"W	241.06
C2	23.62	15735.41	00°05'09"	S31° 26' 25"W	23.62
C3	29.30	15737.09	09°08'24"	N31° 22' 09"E	29.70
C4	203.87	5867.24	01°59'28"	N32° 05' 43"E	203.86
C5	38.38	2975.78	00°44'20"	N33° 48' 31"E	38.58

Temporary Easement Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Ch Length
TC1	29.30	15737.09	09°08'24"	S31° 22' 09"W	29.70

Temporary Easement Line Table

Line #	Length	Direction	Line #	Length	Direction
T1	50.00	S55° 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
 INCLSIDE 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 0295 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.

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

PROPOSED R.O.W. REQUIRED - 0+00 TO 10+00
 PROPOSED TEMP. CONST. EASEMENT REQUIRED - MISSISSIPPI SO. FT.)

C.A. HALL, III, et ux.		
RIGHT OF WAY ACQUISITION FOR THE REUNION PARKWAY PHASE II		
BOZEMAN ROAD TO PARKWAY EAST MADISON COUNTY, MISSISSIPPI		
<small>Situated in the East Half (E 1/2) of the West Half (W 1/2) of Section 23, Township 9 North, Range 7 East, Madison County, Mississippi.</small>		
<small>MSEG, INC. Mississippi Engineering Group, Inc. 143-A Leffours Square - Jackson, Mississippi 39211 - (601)325-3510</small>		
DRAWN BY: JWH	DATE: 12/14/10	SHEET NUMBER
REVIEWED BY: JWH	SCALE: 1" = 100'	1 OF 1

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

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.

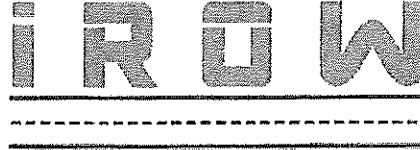
Signature:


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 2015 \$ 4,200.00

Right of Way Acquisition Agent

Hall Land Company by CAH



Providing Professional Right of Way
Acquisition & Consultation Services

Tuesday, May 10, 2022 at 11:01:04 AM Central Daylight Time

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