

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

July 20, 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: STP-6984-00(001) LPA-Catlett Road Improvement Project
Parcel: 003-00-00-W/T

The Engineering Department recommends that the Board accept the invoice for \$34,180.00 for the acquisition of right of way for Catlett Road Improvement Project from Dee Dove Company, LLC. and to authorize the Comptroller to issue the check.

Check payment to:

Payee: Dee Dove Company, LLC.
3248 West 29th Street
Indianapolis, IN 46222

SHEILA JONES
District One

TREY BAXTER
District Two

GERALD STEEN
District Three

KARL BANKS
District Four

PAUL GRIFFIN
District Five

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



Right of Way Acquisition Closing Statement

Name:	<u>Dee Dove Company, LLC</u>	Date:	<u>July 11, 2023</u>
Address:	<u>3248 West 29th Street</u> <u>Indianapolis, IN 46222</u>	Project:	<u>STP-6984-00(001) LPA</u>
		County:	<u>Madison County, MS</u>
		ROW Parcels:	<u>003-00-00-W/T</u>

003-00-00-W Payment:	\$8,000.00
003-00-00-W Damages:	\$5,000.00
003-00-00-T Payment:	\$500.00
003-00-00-T Damages:	\$800.00
Administrative Adjustment:	\$19,880.00
Total Payment Due:	\$34,180.00

Included Herein:

- Properly Executed W-9
 - Properly Executed Warranty Deed and Temporary Construction Easement
 - Initialized Fair Market Value Offer
 - Satellite Map of Acquisition Area
 - Approved Landowner Counteroffer
1. *All considerations agreed on by the above-named Owner(s) and the Right of Way Agent signing this statement are embodied in the instrument of conveyance, there being no oral agreements or representations of any kind.*
 2. *The considerations embodied in this instrument of conveyance on the abovementioned project and parcel number were reached without coercion, promises other than those shown in the agreement, or threats of any kind whatsoever by or to either party whose name appears on this instrument.*
 3. *The undersigned Right of Way Agent has no direct or indirect, present or contemplated future personal interest in the abovementioned parcels nor will in any way benefit from the acquisition of such property.*



Greg M. Thompson
Lead Acquisitions Agent



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

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



Tuesday, July 11, 2023

Greg Higginbotham, County
Administrator
Madison County Board of Supervisors
125 West North Street
Canton, MS 39046

RE: Catlett Road Improvement Project
Tax ID: 082D-18-005/01.00
Owners: Dee Dove Company, LLC.

Upon filing the Warranty Deed for the referenced parcels, please send an official copy to the following:

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

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

Thank you,

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

Greg M. Thompson

This map contains an estimate of the proposed acquisition area and the subject property's boundary lines

iROW

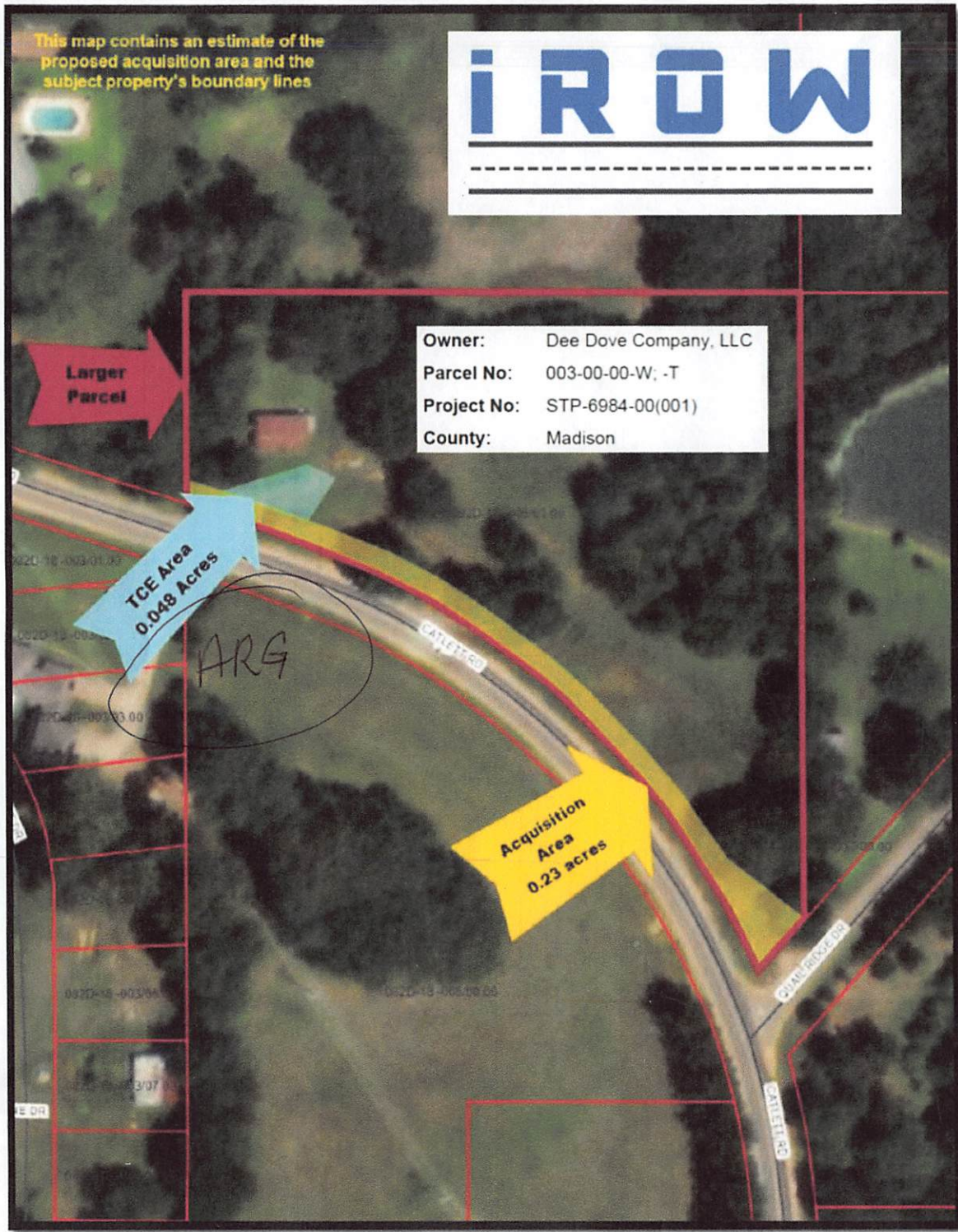
Larger Parcel

Owner: Dee Dove Company, LLC
Parcel No: 003-00-00-W; -T
Project No: STP-6984-00(001)
County: Madison

TCE Area
0.048 Acres

ARG

Acquisition Area
0.23 acres



G R I D 0' 100' 200' 300'

CURVE TABLE(S)					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	635.00'	441.42'	432.58'	S 52°08'12" E	39°49'45"
C2	607.96'	511.05'	496.13'	N 47°40'22" W	48°09'46"
C3	635.00'	30.39'	30.39'	N 70°40'48" W	2°44'33"

LINE TABLE(S)					
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S 70°34'28" E	78.58'	L6	N 70°56'24" E	64.41'
L2	S 46°35'11" E	81.31'	L7	S 70°34'33" E	26.01'
L3	S 41°45'00" W	42.80'	L8	S 17°56'19" W	40.04'
L4	N 72°31'48" W	83.28'	L9	N 70°34'28" W	47.08'
L5	N 00°08'28" E	20.38'			

McGivney James D & Peggy J
Book 396, Page 518

Point of Beginning
(003-00-00-W)

Set #5 Rebar w/cap
N:1,103,423.44 E:2,358,209.31
Being Located N76°54'26"W for 3,183.01
feet from the Point of Commencement
(see General Notes).

Point of Beginning
(003-00-00-T)

Set #5 Rebar w/cap
N:1,103,412.96 E:2,358,239.02
Being Located N76°58'13"W for 3,151.70
feet from the Point of Commencement
(see General Notes).

003-00-00-T

Proposed Temporary
Construction Easement
2,070 Sq. Ft.

Dee Dove Company LLC

Book 459, Page 369

082D-18-005-01.00

301 Catlett Road

003-00-00-W

Proposed Right-of-Way
0.23 Acres ±
10,138 Sq. Ft.

Remaining
3.17 Acres ±
per deed

Curve Data(R)
Δ= 72°14'58"
R=607.96'
L=766.63'

General Notes

Property is situated in the SE 1/4 of SW 1/4 of Section 18,
Township 8 North, Range 2 East, Madison County, Mississippi.

Horizontal datum shown on this drawing is based on
the Mississippi State Plane Coordinate System, West
Zone (NAD 83)(2011) epoch 2010.00. Coordinate data
was derived from the Gulf Coast Geospatial Center
virtual network managed by USM - Station Name/ID
Jackson/RTCM0015. "Check shots" to known NGS marks
were observed for verification. The values for the Jackson
Station are as follows:
Latitude N 32° 19' 37.38128"
Longitude W 090° 10' 52.77645"
Ellipsoid Height 87.829 (m)

Station and Offset Datum based on Proposed Plans provided
by Neek-Schaffer, Inc.

The Point of Commencement is a Found 1.5" Iron Rod Located at the
Northeast Corner of Section 19, Township 8 North, Range 2 East
Madison County, Mississippi
N:1102702.39 E:2361309.58
Scale Factor: 0.99995480
Convergence: 00° 06' 46"



LEGEND

- Found R.O.W. Monument
- Found Rebar
- Set #5 Rebar with Cap
- Record
- Survey
- Right of Way Line
- Property Line
- Parcel Line

Reference Documents used in preparation of this plat

- Deedbook 459, Page 369
- Deedbook 396, Page 518
- Deedbook 354, Page 587

Certification

This Map or plat and the survey upon which it is based, meets, or exceeds the Standards
of Practice for Surveying as defined in Rule 21.0 of the Mississippi Board of Licensure for
Professional Engineers and Surveyors Rules and Regulations of Procedure dated August
1, 2017 for a Class B Survey.

This map or plat is not valid without the original seal and signature of the responsible
Professional Land Surveyor.

Date of Field Surveys: May 10th, 2022

Date of plat or map: May 12th, 2022



Jeffery W. Black, PS
Professional Surveyor
State Of Mississippi No.: PS3026

MAPTECH, INC.
Surveying • Mapping • Remote Sensing

3181 GREENFIELD ROAD JACKSON, MISSISSIPPI 39208-8706
PHONE (601) 664-1666 MAPTECH-SURVEY.COM

Plat of Survey
for
Proposed Catlett Road Improvements
Project No. STP-6984-00(001)LPA
003-00-00-W/T

DRAWING No.: NS15829.dwg	JOB No.: NS.15829.000
DRAWN BY: D.J. Woodard	CHECKED BY: J.W. Black
SCALE: 1"=100'	DATE: 12 May 2022
	SHEET 3

ROW 005 A (Revised 3/2011)

Grantee, prepared by and return to:	Grantor Address:
<u>Madison County Board of Supervisors</u>	<u>Dee Dove Company, LLC</u>
<u>125 West North Street</u>	<u>3248 West 29th Street</u>
<u>P.O. Box 608</u>	<u>Indianapolis, IN 46222</u>
<u>Canton, MS 39046</u>	
Phone: 601-790-2590	Phone: 317-504-6860

WARRANTY DEED

INDEXING INSTRUCTIONS:

301 Catlett Road, and the SE 1/4 of SW 1/4 of
Section 18, Township 8 North, Range 2 East,
Madison County, Mississippi.

Initial ARG, _____

Dee Dove Company LLC
STP-6984-00 (001) LPA
003-00-00-W

STATE OF MISSISSIPPI

COUNTY OF MADISON

For and in consideration of Nineteen Thousand One Hundred Eighty and NO/100 Dollars (\$19,180.00) the receipt and sufficiency of which is hereby acknowledged, I/we, the undersigned, hereby grant, bargain, sell, convey and warrant unto the Madison County Board of Supervisors the following described land:

The following description is based on the Mississippi State Plane Coordinate System, West Zone, NAD 83 (2011) epoch 2010.00, grid values, U. S. Survey feet, using a scale factor of 0.99995480 and a grid to geodetic azimuth angle of (+) 00 degrees 06 minutes 46.58 seconds developed at the below described commencing point used for Project Number STP-6984-00(001) LPA. It is the intent of this description to convey that portion of the grantors property that lies with the proposed right-of-way as defined by said project:

Commencing at a found 1.5" Iron Rod located at the Northeast corner of Section 19, Township 8 North, Range 2 East, Madison County, Mississippi, having a coordinate value of N 1,102,702.39, E 2,361,309.58, on the above reference coordinate system, thence run North 76 degrees 54 minutes 26 seconds West for a distance of 3,183.01 feet to a #5 rebar with plastic cap located at the intersection of the proposed East right-of-way line of Catlett Road and the existing west property line of that certain parcel recorded in Book 459, Page 369, records of the Office of Chancery Clerk, Madison County, Mississippi, being 47.03 feet right of and perpendicular to proposed Catlett Road alignment at project centerline station 29+86.22, having a coordinate value of N 1,103,423.44, E 2,358,209.31, on the above reference coordinate system, and being referred to hereinafter as the **Point of Beginning**;

From the **Point of Beginning** thence run, South 70 degrees 34 minutes 28 seconds East for a distance of 78.58 feet to a #5 rebar with plastic cap;

thence continue along the arc of a curve to the right having an arc length of 441.42 feet, a radius of 635.00 feet, a chord bearing of South 52 degrees 08 minutes 12 seconds East, and a chord distance of 432.58 feet to a #5 rebar with plastic cap;

Initial ARG, _____, _____

Dee Dove Company LLC
STP-6984-00 (001) LPA
003-00-00-W

thence run, South 46 degrees 35 minutes 11 seconds East for a distance of 81.31 feet to a #5 rebar with plastic cap located at the intersection of the said proposed East right-of-way line of Catlett Road and the existing north right-of-way line of Quail Ridge Drive;

thence along said existing north right-of-way line of Quail Ridge Drive run, South 41 degrees 45 minutes 00 seconds West for a distance of 42.80 feet to a #5 rebar with plastic cap located at the intersection of said existing north right-of-way line of Quail Ridge Drive and the existing right-of-way line of Catlett Road;

thence along said existing right-of-way line of Catlett Road being the arc of a curve to the left having an arc length of 511.05 feet, a radius of 607.96 feet, a chord bearing of North 47 degrees 40 minutes 22 seconds West, and a chord distance of 496.13 feet to a found concrete marker;

thence continue along said existing right-of-way line run, North 72 degrees 31 minutes 48 seconds West for a distance of 83.28 feet to a #5 rebar with plastic cap located at the intersection of said existing right-of-way line and said west property line;

thence leaving said existing right-of-way line and along said west property line run, North 00 degrees 08 minutes 28 seconds East for a distance of 20.38 feet back to the **Point of Beginning**, containing 0.23 acre (10,138 square feet), more or less, and located in the Southeast Quarter of Southwest Quarter of Section 18, Township 8 North, Range 2 East, Madison County, Mississippi.

The grantor herein further warrants that the above described property is no part of his/her homestead.

This conveyance includes all improvements located on the above described land and partially on Grantor's remaining land, if any. The Grantee herein, it Agents, and/or Assigns are hereby granted the right of Ingress and Egress on Grantor's remaining land for removing or demolishing said improvements. The consideration herein named is in full payment of all said improvements.

It is understood and agreed that the consideration herein named is in full payment

Initial *ARG*, _____, _____

Dee Dove Company LLC
STP-6984-00 (001) LPA
003-00-00-W

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.

X 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.

Initial ARG, _____, _____

Dee Dove Company LLC
STP-6984-00 (001) LPA
003-00-00-W

Witness my/our signature(s) this the 12 day of JUNE A.D. 2022 3ARG

Signature Alice R. Grays'

Print Name Alice R. GRAYS

X STATE OF Indiana

X COUNTY OF Manion

Personally appeared before me, the undersigned authority in and for said county and state, on this, 12th day of June, 2023, within my jurisdiction,

the within-named Alice R. Grays, who acknowledged

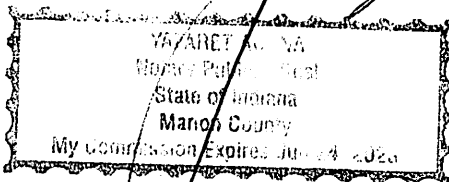
Instrument Signer Name

that (he) (she) is member of Dee Dove Company, LLC, a member-
Name of Member-Managed Limited Liability Company

X managed limited liability company, and that in said capacity, and that for and on behalf of said company, and as its act and deed, (he) (she) executed the above and foregoing instrument, after first having been duly authorized so to do.

[Signature] (NOTARY PUBLIC)

(SEAL)



My Commission Expires: 06/24/2023

Initial ARG, _____

Dee Dove Company LLC
STP-6984-00 (001) LPA
003-00-00-W

ROW 005 A (Revised 3/2011)

Grantee, prepared by and return to:	Grantor Address:
<u>Madison County Board of Supervisors</u>	<u>Dee Dove Company, LLC</u>
<u>125 West North Street</u>	<u>3248 West 29th Street</u>
<u>P.O. Box 608</u>	<u>Indianapolis, IN 46222</u>
<u>Canton, MS 39046</u>	
Phone: 601-790-2590	Phone: 317-504-6860

TEMPORARY EASEMENT

INDEXING INSTRUCTIONS:

301 Catlett Road, and the SE 1/4 of SW 1/4 of
Section 18, Township 8 North, Range 2 East,
Madison County, Mississippi.

Initial ARG, _____

Dee Dove Company LLC
STP-6984-00 (001) LPA
003-00-00-T

STATE OF MISSISSIPPI

COUNTY OF MADISON

For and in consideration of One Thousand Three Hundred and NO/100 Dollars (\$1,300.00) the receipt and sufficiency of which is hereby acknowledged, I/we, the undersigned, hereby grant, bargain, sell, convey and warrant unto the Madison County Board of Supervisors the following described land:

The following description is based on the Mississippi State Plane Coordinate System, West Zone, NAD 83 (2011) epoch 2010.00, grid values, U. S. Survey feet, using a scale factor of 0.99995480 and a grid to geodetic azimuth angle of (+) 00 degrees 06 minutes 46.58 seconds developed at the below described commencing point used for Project Number STP-6984-00(001) LPA. It is the intent of this description to convey that portion of the grantors property that lies with the proposed right-of-way as defined by said project:

Commencing at a found 1.5" rebar located at the Northeast corner of Section 19, Township 8 North, Range 2 East, Madison County, Mississippi, having a coordinate value of N 1102702.39, E 2361309.58, on the above reference coordinate system, thence run North 76 degrees 58 minutes 13 seconds West for a distance of 3151.70 feet to a #5 rebar with plastic cap located on the proposed East right-of-way line of Catlett Road and in that certain parcel recorded in Book 459, Page 369, records of the Office of Chancery Clerk, Madison County, Mississippi, being 46.21 feet right of and perpendicular to proposed Catlett Road alignment at project centerline station 29+54.73, having a coordinate value of N 1103412.96, E 2358239.02, on the above reference coordinate system, and being referred to hereinafter as the **Point of Beginning**;

From the **Point of Beginning** thence run, North 70 degrees 56 minutes 24 seconds East for a distance of 64.41 feet to a #5 rebar with plastic cap;

thence run, South 70 degrees 34 minutes 33 seconds East for a distance of 26.01 feet to a #5 rebar with plastic cap;

Initial ARG, _____, _____

Dee Dove Company LLC
STP-6984-00 (001) LPA
003-00-00-T

thence run, South 17 degrees 56 minutes 19 seconds West for a distance of 40.04 feet to a #5 rebar with plastic cap located on said proposed East right-of-way line of Catlett Road;

thence along said proposed East right-of-way line of Catlett Road being an arc of a curve to the left having an arc length of 30.39 feet, a radius of 635.00 feet, a chord bearing of North 70 degrees 40 minutes 48 seconds West, and a chord distance of 30.39 feet to a #5 rebar with plastic cap;

thence continue along said proposed East right-of-way line of Catlett Road run, North 70 degrees 34 minutes 28 seconds West for a distance of 47.08 feet back to the **Point of Beginning**, containing 2070 square feet, more or less, and located in the Southeast Quarter of Southwest Quarter of Section 18, Township 8 North, Range 2 East, Madison County, Mississippi.

The grantor herein further warrants that the above described property is no part of his/her homestead.

This conveyance includes all improvements located on the above described land and partially on Grantor's remaining land, if any. The Grantee herein, it Agents, and/or Assigns are hereby granted the right of Ingress and Egress on Grantor's remaining land for removing or demolishing said improvements. The consideration herein named is in full payment of all said improvements.

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

It is further understood and agreed that this instrument constitutes the entire

Initial ARG, _____, _____

Dee Dove Company LLC
STP-6984-00 (001) LPA
003-00-00-T

agreement between the grantor and the grantee, there being no oral agreements or representations of any kind.

Initial ARG, _____, _____

Dee Dove Company LLC
STP-6984-00 (001) LPA
003-00-00-T

Witness my/our signature(s) this the 12 day of JUNE A.D. 2023 ~~ARG~~

Signature Alice R. Grays'

Print Name ALICE R. GRAYS

STATE OF Indiana

COUNTY OF Marion

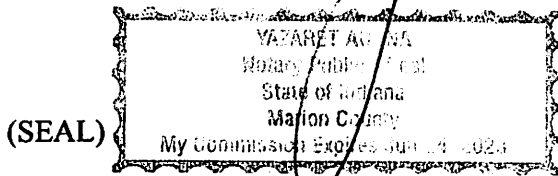
Personally appeared before me, the undersigned authority in and for said county and state, on this, 12th day of June, 2023, within my jurisdiction,

the within-named Alice R. Grays, who acknowledged
Instrument Signer Name

that (he) (she) is member of Dee Dove Company, LLC, a member-
Name of Member-Managed Limited Liability Company

managed limited liability company, and that in said capacity, and that for and on behalf of said company, and as its act and deed, (he) (she) executed the above and foregoing instrument, after first having been duly authorized so to do.

[Signature] (NOTARY PUBLIC)



My Commission Expires: 06/24/2023

Initial ARG, S,

Dee Dove Company LLC
STP-6984-00(001)LPA
003-00-00-T

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



Fair Market Value Offer

Date: _____

Name: Dee Dove Company, LLC Project: STP-6984-00(001) LPA

Address: 3248 West 29th Street County: Madison

Indianapolis, IN 46222 ROW Parcel(S): 003-00-00-W/003-00-00-T

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 \$14,300.00.

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 0.230 Acres: \$ 8,000.00

Land (T) Temporary Easement Value 0.048 Acres: \$ 500.00

Damages (W): \$ 5,000.00

Damages (T): \$ 800.00

Total Fair Market Value Offer \$ 14,300.00



Right of Way Acquisition Agent





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

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



March 31, 2023

To: Madison County Board of Supervisors
RE: Landowner Counteroffer
Catlett Road 2021-2053 – Parcel 003-00-00-W / 003-00-00-T
Dee Dove Company LLC

Members of the Board:

Please find attached a landowner counteroffer for the above referenced parcel on the Catlett Road 2021-2053 project.

FMVO (02/02/2023):	\$ 8,000.00	(Fee Acquisition Area)
	\$ 500.00	(Temporary Easement)
	\$ 5,000.00	(Damages – W)
	<u>\$ 800.00</u>	(Damages – T)
	\$14,300.00	(TOTAL)
Admin. Adjust. Request (03/31/2023):	\$19,880.00	
LO Counteroffer Total (03/31/2023):	\$34,180.00	(Inclusive of All Acquisition Rights)

ARG

Sincerely,

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

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 \$ 4,880.00, for a total offer to purchase all necessary acquisition rights for Catlett Road 2021-2053 Parcel 003 in the amount of \$ 19,180.00.

Signature:

A handwritten signature in blue ink, appearing to read 'Gerald Stan', written over a horizontal line.
President
Madison County Board of Supervisors

Date:

4/3/23