

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

October 6, 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 of Payment
Project: Catlett Road STP-6984-00(001) LPA
Parcel: 004-00-00-W

The Engineering Department recommends that the Board accept the invoice of \$11,700.00 for the acquisition of right of way for Catlett Road Project for Dustin & Anna Metz, et ux to authorize the Comptroller to issue the check divided payments as such for Dustin Metz for \$5,850.00 and for Anna Metz for \$5,850.00.

Check payment to:

Payee:

Dustin & Anna Metz, et ux
123 Quail Ridge Drive
Madison, Mississippi 39110

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



Right of Way Acquisition Closing Statement

Name:	<u>Dustin & Anna Metz, et ux</u>	Date:	<u>October 6, 2023</u>
Address:	<u>123 Quail Ridge Drive</u> <u>Madison, MS 39110</u>	Project:	<u>STP-6984-00(001) LPA</u>
		County:	<u>Madison County, MS</u>
		ROW Parcels:	<u>004-00-00-W</u>

004-00-00-W Payment:	<u>\$11,700.00</u>
Total Payment Due:	\$11,700.00

Included Herein:

- Properly Executed W-9
- Properly Executed Warranty Deed
- Initialized Fair Market Value Offer
- Satellite Map of Acquisition Area
- Properly Executed Partial Release

Please make divided payments as such:

Dustin Metz (1/2 Payment): \$5,850.00

Anna Metz (1/2 Payment): \$5,850.00

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.*

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

Greg M. Thompson
Lead Acquisitions Agent



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

iROW

Acquisition
Area
0.15 acres

Remainder
4.25 Acres

Owner: Dustin and Anna Metz, et ux
Parcel No: 004-00-00-W
Project No: STP-6984-00(001) *AM*
County: Madison *DM*

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

G R I D 0' 50' 100' 150'



LEGEND

- Found Rebar
- ⊙ Set #5 Rebar with Cap
- (R) Record
- (S) Survey
- - - Right of Way Line
- Property Line
- ▭ Parcel Line

General Notes

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

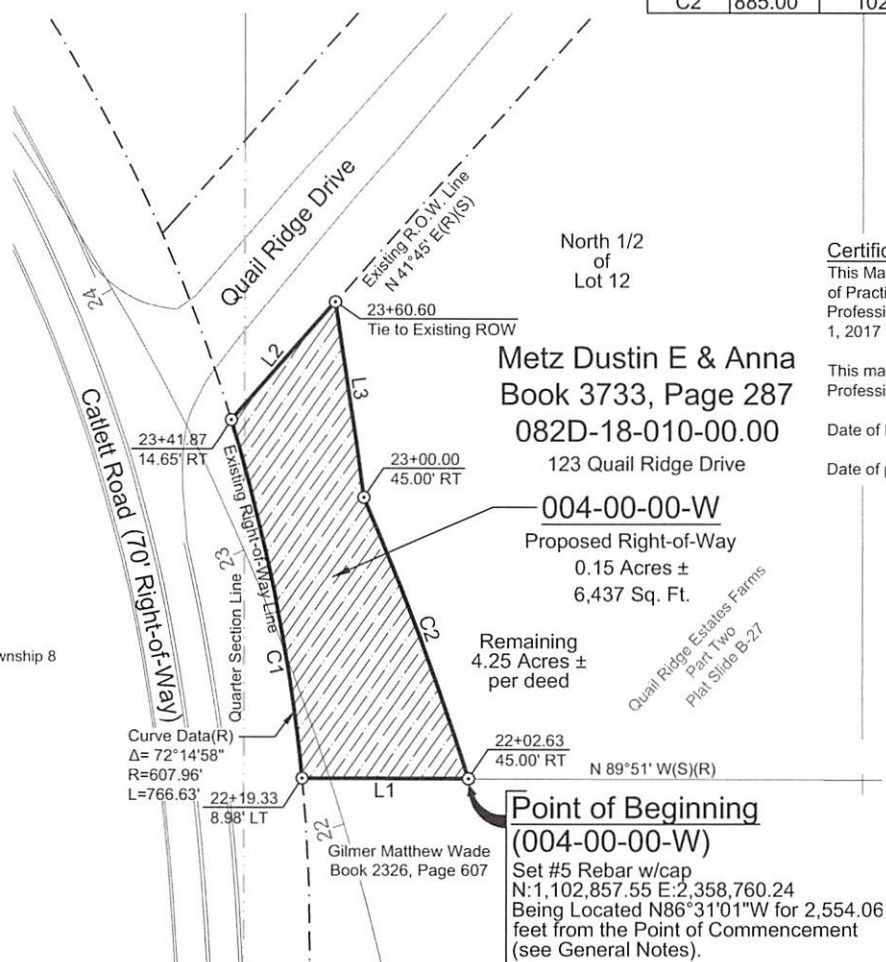
Horizontal datum shown on this drawing is based on the Mississippi State Plane Coordinate System, West Zone (NAD 83)(2011) epoch 2010.00. Coordinate data was derived from the Gulf Coast Geospatial Center virtual network managed by USM - Station Name/ID Jackson/RTCM0015. "Check shots" to known NGS marks 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 Neel-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"

Reference Documents used in preparation of this plat

- Deedbook 3733, Page 287
- Deedbook 2326, Page 607
- Quail Ridge Estates Farms - Part Two Subdivision Plat-Plat Slide B-27



CURVE TABLE(S)					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	607.96'	125.31'	125.08'	N 11°17'16" W	11°48'33"
C2	885.00'	102.59'	102.53'	S 20°08'49" E	6°38'31"

LINE TABLE(S)		
LINE	BEARING	DISTANCE
L1	N 89°51'00" W	56.61'
L2	N 41°45'00" E	54.04'
L3	S 08°19'56" E	67.58'

North 1/2 of Lot 12

Metz Dustin E & Anna
 Book 3733, Page 287
 082D-18-010-00.00
 123 Quail Ridge Drive

004-00-00-W
 Proposed Right-of-Way
 0.15 Acres ±
 6,437 Sq. Ft.

Remaining
 4.25 Acres ±
 per deed

Point of Beginning (004-00-00-W)
 Set #5 Rebar w/cap
 N:1,102,857.55 E:2,358,760.24
 Being Located N86°31'01"W for 2,554.06 feet from the Point of Commencement (see General Notes).

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

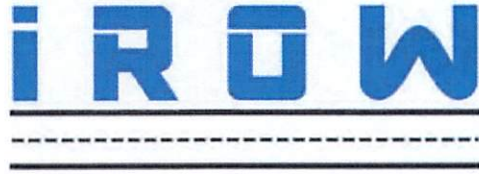
3181 GREENFIELD ROAD JACKSON, MISSISSIPPI 39208-8706
 PHONE (601) 664-1666 MAPTECH-SURVEY.COM

Plat of Survey
 for
 Proposed Catlett Road Improvements
 Project No. STP-6984-00(001)LPA
 004-00-00-W

DRAWING No.: NS15829.dwg	JOB No.: NS.15829.000
DRAWN BY: D.J. Woodard	CHECKED BY: J.W. Black
SCALE: 1"=50'	DATE: 12 May 2022
	SHEET 4

DM Jm

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



Fair Market Value Offer

Date: 12/15/22

Name: Dustin and Anna Metz, et ux Project: STP-6984-00(001) LPA

Address: 123 Quail Ridge Drive County: Madison

Madison, MS 39110 ROW Parcel(S): 004-00-00-W

It is necessary that the Madison County Board of Supervisors acquire from you certain property necessary for the construction of this project. The identification of the real property and the particular interests being acquired are indicated on the attached instrument. The value of the real property interests being acquired is based on the fair market value of the property and is not less than the approved appraisal valuation disregarding any decrease or increase in the fair market value caused by the project. This fair market value offer includes all damages and is based on our approved appraisal in the amount of \$11,700.00.

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 0.15 Acres: \$ 5,300.00


Land (T) Temporary Easement Value: \$ 0.00

Improvements: \$ 0.00

Damages: \$ 6,400.00

Total Fair Market Value Offer \$ 11,700.00

DM
AM



Right of Way Acquisition Agent



Providing Professional Right of Way
Acquisition & Consultation Services

ROW 005 A (Revised 3/2011)

Grantee, prepared by and return to:	Grantor Address:
Madison County Board of Supervisors	Dustin E. Metz & Anna Marie Metz
125 West North Street	123 Quail Ridge Drive
P.O. Box 608	Madison, MS 39110
Canton, MS 39046	Phone: 601-954-2173
Phone: 601-790-2590	

WARRANTY DEED

INDEXING INSTRUCTIONS:

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

Initial DM, AM, _____

Metz Dustin E & Anna
STP-6984-00 (001) LPA
004-00-00-W

STATE OF MISSISSIPPI

COUNTY OF MADISON

For and in consideration of Eleven Thousand Seven Hundred and NO/100 Dollars (\$11,700.00) the receipt and sufficiency of which is hereby acknowledged, 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 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 86 degrees 31 minutes 01 seconds West for a distance of 2554.06 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 south property line of that certain parcel recorded in Book 3733, Page 287, records of the Office of Chancery Clerk, Madison County, Mississippi, being 45.00 feet right of and perpendicular to proposed Catlett Road alignment at project centerline station 22+02.63, having a coordinate value of N 1,102,857.55, E 2,358,760.24, on the above reference coordinate system, and being referred to hereinafter as the **Point of Beginning**;

From the **Point of Beginning** thence along said south property line run, North 89 degrees 51 minutes 00 seconds West for a distance of 56.61 feet to a #5 rebar with plastic cap located at the intersection of said south property line and the existing east right-of-way line of Catlett Road;

thence along said existing east right-of-way line being an arc of a curve to the left having an arc length of 125.31 feet, a radius of 607.96 feet, a chord bearing of North 11 degrees 17

Initial DM, AM, _____

Metz Dustin E & Anna
STP-6984-00(001) LPA
004-00-00-W

minutes 16 seconds West, and a chord distance of 125.08 feet to a #5 rebar with plastic cap located at the intersection of the said existing east right-of-way line of Catlett Road and the existing south right-of-way line of Quail Ridge Drive;

thence along said existing south right-of-way line of Quail Ridge Drive run, North 41 degrees 45 minutes 00 seconds East for a distance of 54.04 feet to a #5 rebar with plastic cap located at the intersection of said existing south right-of-way line of Quail Ridge Drive and the said proposed right-of-way line of Catlett Road;

thence along said proposed right-of-way line of Catlett Road run, South 08 degrees 19 minutes 56 seconds East for a distance of 67.58 feet to a #5 rebar with plastic cap;

thence continue along said proposed right-of-way line of Catlett Road being the arc of a curve to the right having an arc length of 102.59 feet, a radius of 885.00 feet, a chord bearing of South 20 degrees 08 minutes 49 seconds East, and a chord distance of 102.53 feet back to the **Point of Beginning**, containing 0.15 acres (6437 square feet), more or less, and located in the Southeast Quarter and part of the 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 their homestead.

~~X~~ AM DM

DM

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

Initial DM, AM, _____

Metz Dustin E & Anna
STP-6984-00 (001) LPA
004-00-00-W

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.

Initial DM, AM, _____

Metz Dustin E & Anna
STP-6984-00 (001) LPA
004-00-00-W

Witness my signature this the 12 day of January A.D. 2022
23

Signature Dustin E Metz

Dustin E. Metz

STATE OF MISSISSIPPI

COUNTY OF MADISON

Personally appeared before me, the undersigned authority in and for the said county and state, on this 12 day of January, 2022 within my jurisdiction, the within named Dustin E. Metz, an individual, who acknowledged that he executed the above and foregoing instrument.



Greg M. Thompson (NOTARY PUBLIC)

(SEAL):

My commission expires _____

Initial DM, AM,

Metz Dustin E & Anna
STP-6984-00 (001) LPA
004-00-00-W

Witness my signature this the 12 day of January A.D. ~~2022~~ 2023.

Signature Anna Marie Metz
Anna Marie Metz

STATE OF MISSISSIPPI
COUNTY OF MADISON

Personally appeared before me, the undersigned authority in and for the said county and state, on this 12 day of January, 2023, within my jurisdiction, the within named Anna Marie Metz, an individual, who acknowledged that she executed the above and foregoing instrument.

[Signature] (NOTARY PUBLIC)
Greg M. Thompson



Initial DM, AM, _____

Metz Dustin E & Anna
STP-6984-00 (001) LPA
004-00-00-W

Third Party Authorization form

And Request for Release of Mortgage for *Right of Way*.

County: Madison ROW Parcel(s) No: 004-00-00-W

Property Owner's Information:

Dustin E. & Anna Marie Metz

123 Quail Ridge Drive

Madison, MS 39110

SSN: 425-55-0213

SSN: 427-53-4700

Mortgagee:

Bank: Truist

Loan no. 3005248459

Contact name: _____

PH: _____

Email: _____

Fax: _____

Address: _____

I authorize you to speak with authorized representative of Madison County Board of Supervisors, in regards to obtaining a Release of Mortgage on 0.150 acres, which Rankin County Board of Supervisors seeks for the improvement of Catlett Road Improvement Project. Improvements on above property, within 0.150 acquisition area, are: N/A

Landowners Signature: Anna Marie Metz Date: 1-12-2023
Dustin E Metz

ROW Agent: Greg M. Thompson

Greg M. Thompson

Grantee, prepared by and return to:

Madison County Board of Supervisors

125 West North Street

P.O. Box 608

Canton, MS 39046

Phone: 601-790-2590

Grantor Address:

Truist Bank

P.O. Box 2127

Greenville, SC 29602

Phone: 800-634-7928

PARTIAL RELEASE OF MORTGAGE

INDEXING INSTRUCTIONS:

N ½ Lots 10, 11, and 12, Quail Ridge Estates
Farms, Pt 2, Madison Co., MS

Initial _____, _____, _____

Metz Dustin E & Anna
STP-6984-00 (001) LPA
004-00-00-R

FOR VALUE RECEIVED, the undersigned hereby releases from the lien of that certain deed of trust dated March 18, 2021, executed by Dustin E. Metz and Anna Marie Metz, in favor of BankPlus, a Mississippi Banking Corporation, which said instrument is of record in the office of the Clerk of the Chancery Court of Madison County, Mississippi, in Book T – 4009 at Page 892, Instrument No. 921501 of the Records of Mortgages and Deeds of Trust on Land and said lien having been acquired by Truist and serviced as Truist mortgage account 3005248459, Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for BankPlus, a Mississippi Banking Corporation, its successors and assigns, the following described lands on Project No. STP-6984-00(001):

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 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 86 degrees 31 minutes 01 seconds West for a distance of 2554.06 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 south property line of that certain parcel recorded in Book 3733, Page 287, records of the Office of Chancery Clerk, Madison County, Mississippi, being 45.00 feet right of and perpendicular to proposed Catlett Road alignment at project centerline station 22+02.63, having a coordinate value of N 1,102,857.55, E 2,358,760.24, on the above reference coordinate system, and being referred to hereinafter as the **Point of Beginning**;

From the **Point of Beginning** thence along said south property line run, North 89 degrees 51 minutes 00 seconds West for a distance of 56.61 feet to a #5 rebar with plastic cap located at the intersection of said south property line and the existing east right-of-way line of Catlett Road;

thence along said existing east right-of-way line being an arc of a curve to the left having an arc length of 125.31 feet, a radius of 607.96 feet, a chord bearing of North 11 degrees 17 minutes 16 seconds West, and a chord distance of 125.08 feet to a #5 rebar with plastic cap located at the intersection of the said existing east right-of-way line of Catlett Road and the existing south right-of-way line of Quail Ridge Drive;

Initial _____, _____, _____

Metz Dustin E & Anna
STP-6984-00 (001) LPA
004-00-00-R

thence along said existing south right-of-way line of Quail Ridge Drive run, North 41 degrees 45 minutes 00 seconds East for a distance of 54.04 feet to a #5 rebar with plastic cap located at the intersection of said existing south right-of-way line of Quail Ridge Drive and the said proposed right-of-way line of Catlett Road;

thence along said proposed right-of-way line of Catlett Road run, South 08 degrees 19 minutes 56 seconds East for a distance of 67.58 feet to a #5 rebar with plastic cap;

thence continue along said proposed right-of-way line of Catlett Road being the arc of a curve to the right having an arc length of 102.59 feet, a radius of 885.00 feet, a chord bearing of South 20 degrees 08 minutes 49 seconds East, and a chord distance of 102.53 feet back to the **Point of Beginning**, containing 0.15 acres (6437 square feet), more or less, and located in the Southeast Quarter and part of the Southwest Quarter of Section 18, Township 8 North, Range 2 East, Madison County, Mississippi.

The purpose of this instrument being to empower the owner of the legal title to said property to sell, convey and warrant to the Madison County Board of Supervisors, a body politic, fee simple title for right of way purposes.

It is expressly understood that the release of said parcel from the lien shall not in any way affect the lien of said Deed of Trust (Mortgage) upon the remaining land there by subject to the Deed of Trust/Mortgage.

MIN: 100486202011050815

“MERS” is Mortgage Electronic Registration Systems, Inc. MERS is a separate corporation that is acting solely as a nominee for Lender and Lender’s Successors and assigns. MERS is organized and existing under the law of Delaware, and has a mailing address of P.O. Box 2026, Flint MI 48501-2026, and/or a street address of 1901 E. Voorhees Street, Suite C, Danville, IL 61834. The MERS telephone number is (888) 679-MERS.

Initial _____, _____, _____

Metz Dustin E & Anna
STP-6984-00 (001) LPA
004-00-00-R

Witness the signature of the mortgagee this the 15th day of September A.D. 20 23
Mortgage Electronic Systems, Inc., as mortgagee, as nominee for BankPlus, a Mississippi Banking
Corporation, its successors and assigns.

Signature: _____

Print: _____

Title: _____



Initial _____, _____, _____

Metz Dustin E & Anna
STP-6984-00 (001) LPA
004-00-00-R

STATE OF South Carolina

COUNTY OF Greenville

Personally appeared before me, the undersigned authority in and for the said county and state, on this 15 day of September, 2023, within my jurisdiction, the within named Jim ADAM, who acknowledged that (he)(she) is Nice President of Mortgage Electronic Systems, Inc., as mortgagee, as nominee for BankPlus, a Mississippi Banking Corporation, its successors and assigns.

Jim Adam and that in said

Name of Person Being Represented

representative capacity (he)(she) executed the above and foregoing instrument, after first having been duly authorized so to do.

Johanna Stoddard (NOTARY PUBLIC)
My commission expires: 3-16-30

(SEAL)

JOHANNA STODDARD
Notary Public - State of South Carolina
My Commission Expires March 16, 2030



Initial _____, _____, _____

Metz Dustin E & Anna
STP-6984-00 (001) LPA
004-00-00-R