

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: 001-00-00-W

The Engineering Department recommends that the Board accept the invoice of \$42,500.00 for the acquisition of right of way for Catlett Road Project for Randall & Caroline Vaughan to authorize the Comptroller to issue the check divided payments as such for Randall Vaughan for \$21,250.00 and for Caroline Vaughn for \$21,250.00.

Check payment to:

Payee:

Randall & Caroline Vaughan  
380 Catlett Road  
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>Randall &amp; Caroline Vaughan</u>	Date:	<u>October 6, 2023</u>
Address:	<u>380 Catlett Road</u> <u>Madison, MS 39110</u>	Project:	<u>STP-6984-00(001) LPA</u>
		County:	<u>Madison County, MS</u>
		ROW Parcels:	<u>001-00-00-W</u>

001-00-00-W Payment:	\$32,200.00
Approved Administrative Adjustment:	\$10,300.00
<b>Total Payment Due:</b>	<b>\$42,500.00</b>

**Included Herein:**

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

Please make divide payment as such:

Randall Vaughn (1/2 Payment): \$21,250.00

Caroline Vaughn (1/2 Payment): \$21,250.00

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 reach 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**

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ROW 005 A (Revised 3/2011)

**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:**

Randall A. & Caroline Q. Vaughan

380 Catlett Road

Madison, MS 39110

Phone: 601-421-1359

**WARRANTY DEED**

INDEXING INSTRUCTIONS:

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

Initial RS, CV, \_\_\_\_\_

Vaughan Randall A & Caroline Q  
STP-6984-00 (001) LPA  
001-00-00-W

**STATE OF MISSISSIPPI**

**COUNTY OF MADISON**

For and in consideration of Forty Two Thousand Five Hundred and NO/100 Dollars (\$42,500.00) 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 2361309.58, on the above reference coordinate system, thence run North 71 degrees 45 minutes 29 seconds West for a distance of 3,805.46 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 3613, Page 103, records of the Office of Chancery Clerk, Madison County, Mississippi, being 50.70 feet right of and perpendicular to proposed Catlett Road alignment at project centerline station 37+62.83, having a coordinate value of N 1,103,893.61, E 2,357,695.37, 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 of said parcel run, South 89 degrees 29 minutes 06 seconds West for a distance of 23.17 feet to a #5 rebar with plastic cap located at the intersection of the said south property line and the existing East right-of-way line of Catlett Road;

thence along said east existing right-of-way line of Catlett Road run, North 20 degrees 51 minutes 42 seconds West for a distance of 364.82 feet to a #5 rebar with plastic cap located

Initial RA, CV, \_\_\_\_\_

Vaughan Randall A & Caroline Q  
STP-6984-00(001) LPA  
001-00-00-W

on the existing east right-of-way line of Catlett Road, said point also being the Northwest Corner of said parcel;

thence leaving said existing east right-of-way line, and along the north property line of said parcel run, North 75 degrees 52 minutes 00 seconds East for a distance of 12.74 feet to a #5 rebar with plastic cap;

thence leaving said north property line run, South 28 degrees 33 minutes 20 seconds East for a distance of 64.95 feet to a #5 rebar with plastic cap;

thence run, South 20 degrees 55 minutes 57 seconds East for a distance of 307.02 feet back to the **Point of Beginning**, containing 0.18 acres (7628 square feet), more or less, and located in the East Half of Southwest Quarter of Section 18, Township 8 North, Range 2 East, Madison County, Mississippi.

The grantors herein further warrants that the above described property is ~~no~~ part of their homestead. CV RB

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 RA, CV, \_\_\_\_\_

Vaughan Randall A & Caroline Q  
STP-6984-00(001)LPA  
001-00-00-W

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

Initial RA, CV, \_\_\_\_\_

Vaughan Randall A & Caroline Q  
STP-6984-00(001)LPA  
001-00-00-W

Witness my signature this the 3<sup>rd</sup> day of May A.D. 2023.

Signature 

Randall A. Vaughan

**STATE OF MISSISSIPPI**

**COUNTY OF MADISON**

Personally appeared before me, the undersigned authority in and for the said county and state, on this 3<sup>rd</sup> day of May, 2023, within my jurisdiction, the within named Randall A. Vaughan, an individual, who acknowledged that he executed the above and foregoing instrument.

 (NOTARY PUBLIC)

(SEAL)

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



Initial RV, CV, \_\_\_\_\_

Vaughan Randall A & Caroline Q  
STP-6984-00 (001) LPA  
001-00-00-W

Witness my signature this the 3 day of May A.D. 2023.

Signature Caroline Vaughan  
Caroline Q. Vaughan

**STATE OF MISSISSIPPI**

**COUNTY OF MADISON**

Personally appeared before me, the undersigned authority in and for the said county and state, on this 3rd day of May, 2023, within my jurisdiction, the within named Caroline Q. Vaughan, an individual, who acknowledged that she executed the above and foregoing instrument.

[Signature] (NOTARY PUBLIC)

(SEAL)

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



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

Initial RA, CV, \_\_\_\_\_

Vaughan Randall A & Caroline Q  
STP-6984-00 (001) LPA  
001-00-00-W



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



**Fair Market Value Offer**

Date: 12/2/22

Name: Randall & Caroline Vaughan Project: STP-6984-00(001) LPA

Address: 380 Catlett Road County: Madison

Madison, MS 39110 ROW Parcel(S): 001-00-00-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 \$32,200.00.

Appraisal  Waiver Valuation. This appraisal 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.

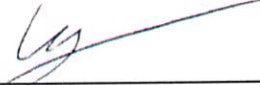
The real property improvement being acquired are: N/A

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 (0.18 Acres x \$35,000.00/Acre):	\$ <u>6,300.00</u>
Land (T) Temporary Easement Value:	\$ <u>0.00</u>
Improvements:	\$ <u>0.00</u>
Damages (Fencing, Gate, & Landscaping):	\$ <u>25,900.00</u>

**Total Fair Market Value Offer** \$ 32,200.00

  
\_\_\_\_\_  
Right of Way Acquisition Agent





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



# iROW

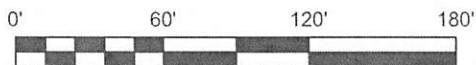
Acquisition Area  
0.18 acres

Remainder  
2.83 Acres

Owner:	Randaf A. Vaughan and Caroline Q. Vaughan, et al
Parcel No:	001-00-00-W; -Q
Project No:	STP-6984-00(001)
County:	Madison

*RS CV*

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



G R I D



**LEGEND**

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

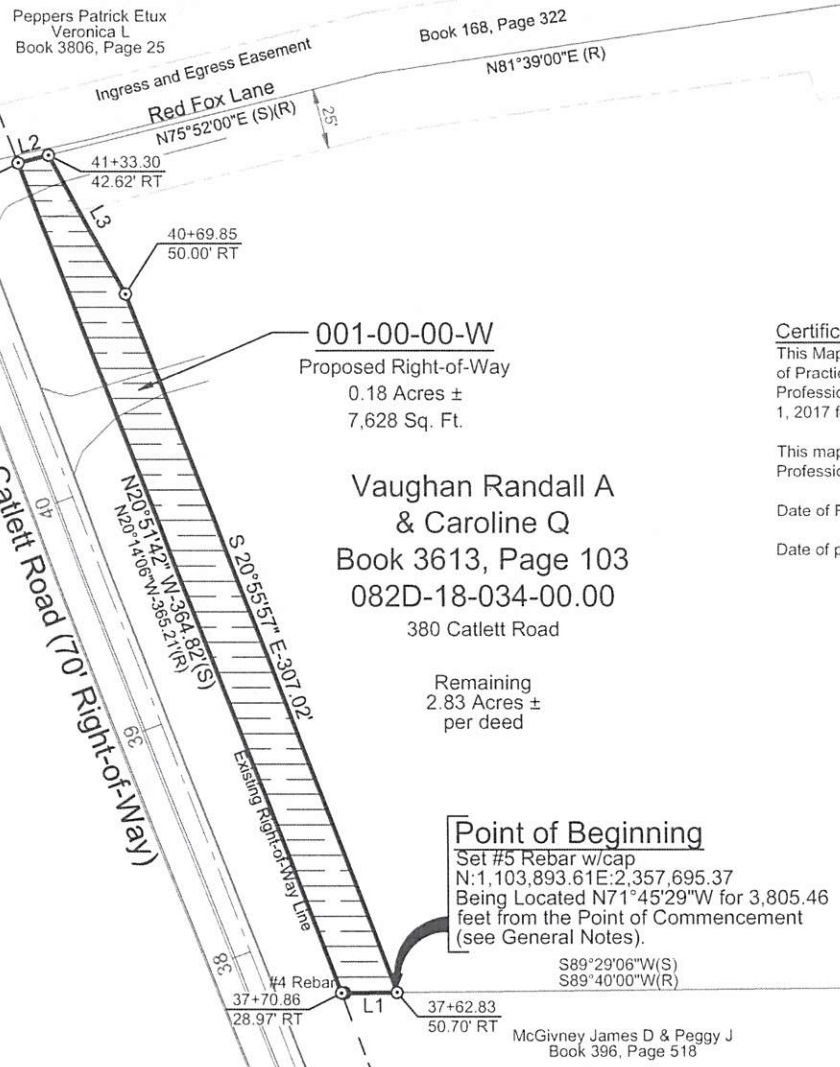
**General Notes**

Property is situated in the E 1/2 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 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 3613, Page 103  
 Deedbook 3806, Page 25  
 Deedbook 396, Page 518

LINE TABLE(S)		
LINE	BEARING	DISTANCE
L1	S 89°29'06" W	23.17'
L2	N 75°52'00" E	12.74'
L3	S 28°33'20" E	64.95'

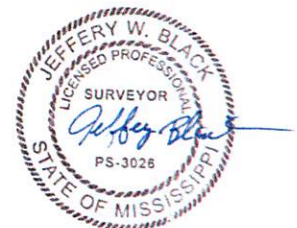
**Certification**

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

RA  
CT

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

DRAWING No.: NS15829.dwg	JOB No.: NS.15829.000
DRAWN BY: D.J. Woodard	CHECKED BY: J.W. Black
SCALE: 1"=60'	DATE: 12 May 2022
SHEET 1	

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ROW 005 A (Revised 3/2011)

**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:**

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

Initial \_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_

Vaughan Randall A & Caroline Q  
STP-6984-00 (001) LPA  
001-00-00-R

**STATE OF MISSISSIPPI**

**COUNTY OF MADISON**

FOR VALUE RECEIVED, the undersigned hereby releases from the lien of that certain deed of trust dated March 18, 2021, executed by Randall A. Vaughn and Caroline Q. Vaughn in favor of Community Bank .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 3613 at Page 106, Instrument No. 841173 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 3001705692, Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for Community Bank, 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:

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From the **Point of Beginning** thence along said south property line of said parcel run, South 89 degrees 29 minutes 06 seconds West for a distance of 23.17 feet to a #5 rebar with plastic cap located at the intersection of the said south property line and the existing East right-of-way line of Catlett Road;

thence along said east existing right-of-way line of Catlett Road run, North 20 degrees 51 minutes 42 seconds West for a distance of 364.82 feet to a #5 rebar with plastic cap located

Initial \_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_

Vaughan Randall A & Caroline Q  
STP-6984-00(001) LPA  
001-00-00-R

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on the existing east right-of-way line of Catlett Road, said point also being the Northwest Corner of said parcel;

thence leaving said existing east right-of-way line, and along the north property line of said parcel run, North 75 degrees 52 minutes 00 seconds East for a distance of 12.74 feet to a #5 rebar with plastic cap;

thence leaving said north property line run, South 28 degrees 33 minutes 20 seconds East for a distance of 64.95 feet to a #5 rebar with plastic cap;

thence run, South 20 degrees 55 minutes 57 seconds East for a distance of 307.02 feet back to the **Point of Beginning**, containing 0.18 acres (7628 square feet), more or less, and located in the East Half of 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.

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.

“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.

MIN:1003018 0620010314 5

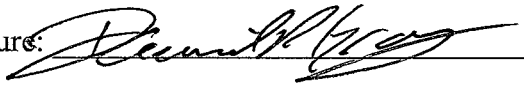
Initial \_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_

Vaughan Randall A & Caroline Q  
STP-6984-00 (001) LPA  
001-00-00-R

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Witness the signature of the mortgagee this the 8<sup>th</sup> day of September A.D. 20 23

Mortgage Electronic Registration Systems, Inc. ("MERS"), as nominee for Truist Bank formerly known as Community Bank of Mississippi; its successors and assigns.

Signature:   
Print: David P. Gray  
Title: Vice President

Initial \_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_

Vaughan Randall A & Caroline Q  
STP-6984-00 (001) LPA  
001-00-00-R



STATE OF Virginia  
CITY/COUNTY OF Richmond

Personally appeared before me, the undersigned authority in and for the said county and

state, on this 8<sup>th</sup> day of September, 2023, within my jurisdiction, the

within named DAVID P GRAY, who

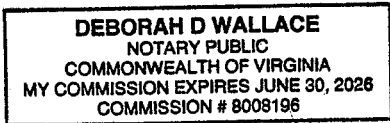
acknowledged that (he)(she) is Vice President of

Randall Vaughan 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.



Deborah D Wallace (NOTARY PUBLIC)  
Deborah D Wallace

(SEAL)

My commission expires: June 30, 2026

Mortgage Electronic Registration Systems, Inc. ("MERS"), as nominee for Truist Bank formerly known as Community Bank of Mississippi; its successors and assigns.

Initial \_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_

Vaughan Randall A & Caroline Q  
STP-6984-00 (001) LPA  
001-00-00-R