

# **BOARD OF SUPERVISORS**

# **MADISON COUNTY, MISSISSIPPI**

Department of Engineering  
Tim Bryan, P.E., PTOE, County Engineer

3137 South Liberty Street, Canton, MS 39046  
Office (601) 855-5582 FAX (601) 859-5857

## **MEMORANDUM**

July 16, 2025

To: Casey Brannon, 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: Bozeman Road Phase 2 LPA  
Parcel: 002-00-00

The Engineering Department recommends that the Board accept the invoice of \$34,650.00 for the acquisition of right of way for Bozeman Road Phase 2 LPA Project from Holy Trinity Anglican Church and to authorize the Comptroller to issue the check.

Check payment to:

Payee:

Holy Trinity Anglican Church  
432 Bozeman Road  
Madison, Mississippi 39110

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CASEY BRANNON  
District One

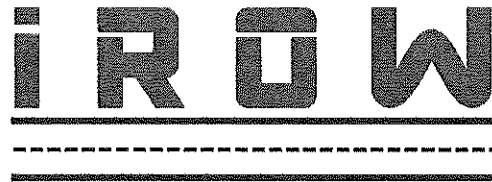
TREY BAXTER  
District Two

GERALD STEEN  
District Three

KARL M. 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>Holy Trinity Anglican Church</u>	Date:	<u>July 13, 2025</u>
Address:	<u>432 Bozeman Road</u>	Project:	<u>Bozeman Road Phase 2 LPA</u>
	<u>Madison, MS 39110</u>	County:	<u>Madison County, MS</u>
		ROW Parcels:	<u>002-00-00</u>

002-00-00 Land Payment:	\$ 16,100.00
002-00-00 Damages Payment:	\$ 13,050.00
002-00-00 Administrative Adjustment:	\$ 5,500.00
<b>Total Payment Due:</b>	<b>\$ 34,650.00</b>

**Included Herein:**

- Properly Executed W-9
- Partial Release of Mortgage
- Signature Authority Page
- Properly Executed Warranty Deed
- Initialized Fair Market Value Offer

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.*

Eli Fisher  
Acquisitions Agent



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

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**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:**  
Holy Trinity Anglican Church  
414 Bozeman Road  
Madison, MS 39110  
Phone: 601-720-1748

**WARRANTY DEED**

INDEXING INSTRUCTIONS:

NW/4 of Section 31, Township 8 North, Range  
2 East, Madison County, Mississippi

Initial BPA

Holy Trinity Anglican Church  
082I-31-004/07.00-00-00-W

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**STATE OF MISSISSIPPI**

**COUNTY OF MADISON**

For and in consideration of Thirty-Four Thousand Six Hundred Fifty and NO/100 Dollars (\$34,650.00) 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 0.999954045 and a grid to geodetic azimuth angle of (+) 00 degrees 06 minutes 12.67957 seconds developed at the below described commencing point used for Project Number STP-6985-00(001)LPA/106993-701000. 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 #3 rebar located at the Northeast corner of the Ingleside II Subdivision, Part 1, Plat Cabinet C, Slide 5, records of the Office of Chancery Clerk, Madison County, Mississippi, having a coordinate value of N 1086750.79, E 2356013.16, on the above reference coordinate system, thence run North 05 degrees 41 minutes 48 seconds East for a distance of 4957.24 feet to a #5 rebar with plastic cap stamped COA# 14 located at the intersection of the proposed east right-of-way line of Bozeman Road and the south line of certain tract or parcel of land as described in Book 2691, Page 488, records of the Office of Chancery Clerk, Madison County, Mississippi, being 55.00 feet right of and perpendicular to proposed Bozeman Road alignment at project centerline station 115+34.72, having a coordinate value of N 1091683.55, E 2356505.21, 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 line run, South 89 degrees 53 minutes 38 seconds West for a distance of 20.76 feet to a #5 rebar with plastic cap stamped COA# 14 located at the intersection of said south line and the existing east right-of-way line of Bozeman Road;

thence along said existing east right-of-way line run, North 00 degrees 22 minutes 53 seconds West for a distance of 72.66 feet to a #5 rebar with plastic cap stamped COA# 14;

thence continue along said existing east right-of-way line and being along the arc of a curve

Initial HTA

Holy Trinity Anglican Church  
082I-31-004/07.00-00-00-W

to the left having an arc length of 227.29 feet, a radius of 4576.92 feet, a chord bearing of North 01 degrees 55 minutes 16 seconds West, and a chord distance of 227.27 feet to a #5 rebar with plastic cap stamped COA# 14 located at the intersection of said north line and the said existing east right-of-way line of Bozeman Road;

thence along said north line run, North 89 degrees 53 minutes 04 seconds East for a distance of 20.39 feet to a #5 rebar with plastic cap stamped COA# 14 located at the intersection of said north line and the proposed east right-of-way line of Bozeman Road;

thence along proposed east right-of-way line and the arc of a curve to the right having an arc length of 258.39 feet, a radius of 6245.00 feet, a chord bearing of South 01 degrees 47 minutes 04 seconds East, and a chord distance of 258.37 feet to a #5 rebar with plastic cap stamped COA# 14;

thence run, South 00 degrees 35 minutes 56 seconds East for a distance of 41.55 feet back to the **Point of Beginning**, containing 0.14 acres (6074 square feet), more or less, and being situated in the Northwest Quarter of Section 31, 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.

This conveyance includes all improvements located on the above described land and partially on Grantor's remaining land, if any. The Grantee herein, its 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.

Initial HTA \_\_\_\_\_

Holy Trinity Anglican Church  
082I-31-004/07.00-00-00-W

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.

Witness my/our signature(s) this the 21 day of June A.D. 2025.

Signature 

Print Brannon G. Allen

Senior Warden of Holy Trinity Anglican Church

Initial BGA

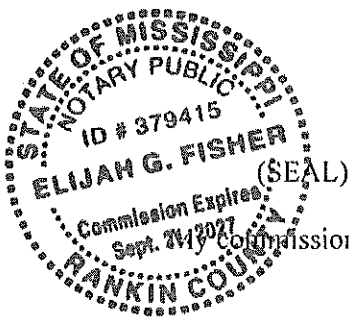
Holy Trinity Anglican Church  
082I-31-004/07.00-00-00-W

STATE OF MISSISSIPPI

COUNTY OF MADISON

Personally appeared before me, the undersigned authority in and for the said county and state, on this 22 day of June, 2025, within my jurisdiction, the within named Brannan G. Allen, who acknowledged that he is Senior Warden of Holy Trinity Anglican Church, a Mississippi Non-Profit Corporation, and that for and on behalf of said corporation, and as its act and deed he executed the above and foregoing instrument, after first having been duly authorized by said corporation so to do.

Elijah G. Fisher (NOTARY PUBLIC)



Commission expires: September 21, 2027

Initial BGA

Holy Trinity Anglican Church  
082I-31-004/07.00-00-00-W

Holy Trinity Anglican Church  
Bryan G. Allen – Senior Warden  
432 Bozeman Road  
Madison, MS 39110

To Whom It May Concern:

Bryan G. Allen, as Senior Warden of Holy Trinity Anglican Church is hereby given authority to sign on behalf of Holy Trinity Anglican Church for right of way for the Madison County Board of Supervisors for the purpose of transferring ownership and title of land owned by Holy Trinity Anglican Church.

Signed:

Bryan G. Allen  
Senior Warden - Holy Trinity Anglican Church

Date: 6/22/25

STATE OF MISSISSIPPI  
COUNTY OF Madison

Personally appeared before me, the undersigned authority in and for the said county and state, on this 22 day of June, 2025, within my jurisdiction, the

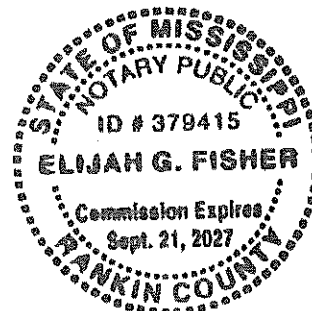
within named Bryan G. Allen who  
Instrument Signer Name

acknowledged that he executed the above and foregoing instrument.

Elijah G. Fisher (NOTARY PUBLIC)

(SEAL)

My commission expires: September 21, 2027



PREPARED BY:  
Madison County Board of Supervisors  
125 West North Street  
P.O. Box 608  
Canton, MS 39046

RETURN TO:  
Madison County Board of Supervisors  
125 West North Street  
P.O. Box 608  
Canton, MS 39046

INDEXING INSTRUCTIONS: NW/4 of Section 31, Township 8 North, Range 2 East, Madison County, Mississippi

**PARTIAL RELEASE**

STATE OF MISSISSIPPI  
COUNTY OF MADISON

FOR VALUE RECEIVED, and the indebtedness secured thereby having been partially paid and satisfied,

Bank of Yazoo City  
104 N. Main Street  
P.O. Box 600  
Yazoo City, MS 39194  
(662) 751-1039

hereby releases from the lien of that certain Deed of Trust, dated 12/09/22 executed by Holy Trinity Anglican Church, a Mississippi non-profit corporation, to Jay Barbour, Trustee for Bank of Yazoo City and recorded in the office of the Chancery Clerk of Madison County, Mississippi, on 01/17/23 in Book 4294 at Page 860.

The undersigned further authorizes the partial release and cancellation of all modifications to said Deeds of Trust, as follows:

1) None

Said Deeds of Trust and modifications are secured by land and property located in Madison County, Mississippi, and the land authorized hereby to be released from said Deed of Trust is more particularly described as follows:

Complete Legal Description is attached hereto as Exhibit A.

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 (MS) Board of Supervisors fee simple title for right of way purposes.

The above-referenced Deed of Trust and all modifications thereto remain in full force and effect as to the remainder of the property secured thereby.

IN WITNESS THEREOF, the undersigned has executed this Partial Release on the 6<sup>th</sup> day of May, 2025.

Bank of Yazoo City

BY:

Kent Manor

PRINT NAME:

Kent Manor

ITS:

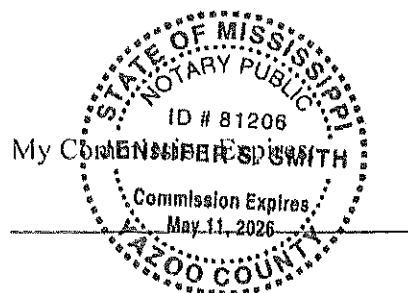
Vice President

STATE OF Mississippi

COUNTY OF Yazoo

Personally appeared before me, the undersigned authority in and for the said county and state, on this 6<sup>th</sup> day of May, 2025, within my jurisdiction, the within named Kent Manor, who acknowledged to me that (he) (she) is the Vice President of Bank of Yazoo City, a Mississippi Banking Corporation, and that in said representative capacity (he) (she) executed, signed and delivered the above and foregoing instrument, after first having been duly authorized so to do.

[Signature]  
NOTARY PUBLIC



## **EXHIBIT A**

### **Parcel No. 082I-31-004/07.00-00-00-W**

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 0.999954045 and a grid to geodetic azimuth angle of (+) 00 degrees 06 minutes 12.67957 seconds developed at the below described commencing point used for Project Number STP-6985-00(001)LPA/106993-701000. 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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thence along said existing east right-of-way line run, North 00 degrees 22 minutes 53 seconds West for a distance of 72.66 feet to a #5 rebar with plastic cap stamped COA# 14;

thence continue along said existing east right-of-way line and being along the arc of a curve to the left having an arc length of 227.29 feet, a radius of 4576.92 feet, a chord bearing of North 01 degrees 55 minutes 16 seconds West, and a chord distance of 227.27 feet to a #5 rebar with plastic cap stamped COA# 14 located at the intersection of said north line and the said existing east right-of-way line of Bozeman Road;

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