

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

August 13, 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: STP-0045-00 (036) LPA-Yandell Road Improvements
ROW Parcels: 002-00-00-W

The Engineering Department recommends that the Board accept the invoice of \$132,693.00 for the acquisition of right of way for the Yandell Road Improvements Project from B & H Properties, LLC. and to authorize the Comptroller to issue the check. This includes right of way parcel payment of \$110,600.00 and administrative adjustment payment of \$22,093.00.

Check payment to:

Payee:
B & H Properties, LLC.
1267 Patrick Road
Canton, MS 39046

CASEY BRANNON
District One

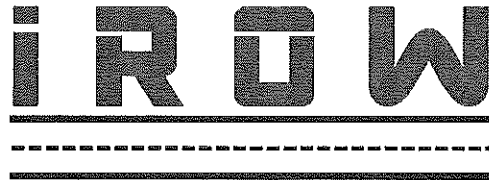
TREY BAXTER
District Two

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>B & H Properties, LLC</u>	Date:	<u>April 7, 2025</u>
Address:	<u>1267 Patrick Road</u>	Project:	<u>STP-0045-00 (036) LPA</u>
	<u>Canton, MS 39046</u>	County:	<u>Madison County, MS</u>
		ROW Parcels:	<u>002-00-00-W</u>

002-00-00-W Payment:	\$110,600.00
002-00-00-W Admin. Adjustment Payment:	\$22,093.00
Total Payment Due:	\$132,693.00

Make Check Payable To: B & H Properties, LLC

1267 Patrick Road
Canton, MS 39046

Included Herein:

- Properly Executed Warranty Deeds
- Signature Authority Document
- Initialized Fair Market Value Offer
- Satellite Map of Acquisition Area
- Properly Executed W-9s
- County-Approved Administrative Adjustment

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.*


John K. Gresham
Acquisitions Agent



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

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:

B & H Properties, Inc.

1267 Patrick Road

Canton, MS 39046

Phone: 601-859-4987

WARRANTY DEED

INDEXING INSTRUCTIONS:

Yandell Road, and part of E 1/2 of NW 1/4 &
NE 1/4 of Section 27, Township 8 North,
Range 2 East, Madison County, Mississippi.

Initial

J, B, A

B & H Properties, Inc.
STP-0045-00 (036) LPA
002-00-00-W

STATE OF MISSISSIPPI
COUNTY OF MADISON

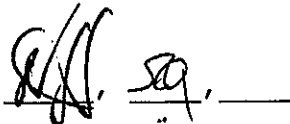
For and in consideration of One Hundred Thirty Two Thousand Six Hundred Ninety Three and NO/100 Dollars (\$132,693.00) the receipt and sufficiency of which is hereby acknowledged, I/we, the undersigned, hereby grant, bargain, sell, convey and warrant unto the Madison County Board of Supervisors the following 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 0.99995672 and a grid to geodetic azimuth angle of (+) 00 degrees 08 minutes 01.04 seconds developed at the below described commencing point used for Project Number STP-0045-00(036) 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 Concrete Monument marking the apparent Northwest corner of the East Half, of the Northwest Quarter of Section 27, Township 8 North, Range 2 East, Madison County, Mississippi, having a coordinate value of N 1,097,472.73, E 2373206.69, on the above reference coordinate system, thence run North 89 degrees 31 minutes 53 seconds East for a distance of 3,696.00 feet to a #5 rebar with plastic cap located at the intersection of the proposed North right-of-way line of Yandell Road, and the north property line of that certain parcel recorded in Book 375, Page 521, (Parcel 4) records of the Office of Chancery Clerk, Madison County, Mississippi, being 50.00 feet left of and perpendicular to proposed Yandell Road alignment at project centerline station 36+74.38, having a coordinate value of N 1,097,502.97, E 2,376,902.57, on the above reference coordinate system, and being referred to hereinafter as the **Point of Beginning**;

From the **Point of Beginning** thence along said existing north property line run, North 89 degrees 36 minutes 45 seconds East for a distance of 10.26 feet to a #5 rebar with plastic cap located at the intersection of the existing north right-of-way line of Yandell Road, and the aforementioned parcels north property line;

Initial



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thence leaving said existing north property line, and along said existing north right-of-way line being the arc of a curve to the left having an arc length of 24.77 feet, a radius of 608.03 feet, a chord bearing of South 69 degrees 15 minutes 40 seconds West, and a chord distance of 24.77 feet to a #5 rebar with plastic cap;

thence continue along the said existing north right-of-way line run, South 68 degrees 05 minutes 30 seconds West for a distance of 1745.32 feet to a #5 rebar with plastic cap;

thence continue along said existing north right-of-way line being the arc of a curve to the left having an arc length of 305.53 feet, a radius of 1684.55 feet, a chord bearing of South 62 degrees 53 minutes 45 seconds West, and a chord distance of 305.11 feet to a #5 rebar with plastic cap;

thence continue along the said existing north right-of-way line run, South 57 degrees 42 minutes 00 seconds West for a distance of 435.67 feet to a #5 rebar with plastic cap located at the intersection of the said existing north right-of-way line, and the existing west property line of said aforementioned parcel;

thence leaving said existing north right-of-way line, and along said existing west property line of said parcel run, North 32 degrees 49 minutes 00 seconds West for a distance of 22.67 feet to a #5 rebar with plastic cap located at the intersection of said existing west property line, and the said proposed north right-of-way line of Yandell Road;

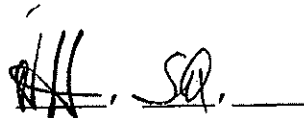
thence leaving said existing west property line, and along said proposed north right-of-way line run, North 55 degrees 08 minutes 36 seconds East for a distance of 188.69 feet to a #5 rebar with plastic cap;

thence continue along the said proposed north right-of-way line run, North 60 degrees 44 minutes 44 seconds East for a distance of 211.91 feet to a #5 rebar with plastic cap;

thence continue along said proposed north right-of-way line being the arc of a curve to the right having an arc length of 474.38 feet, a radius of 2705.00 feet, a chord bearing of North 63 degrees 05 minutes 28 seconds East, and a chord distance of 473.78 feet to a #5 rebar with plastic cap;

thence continue along the said proposed north right-of-way line run, North 69 degrees 59 minutes 07 seconds East for a distance of 306.45 feet to a #5 rebar with plastic cap;

Initial



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thence continue along the said proposed north right-of-way line run, North 68 degrees 21 minutes 50 seconds East for a distance of 729.92 feet to a #5 rebar with plastic cap;

thence continue along the said proposed north right-of-way line run, North 68 degrees 33 minutes 36 seconds East for a distance of 520.46 feet to a #5 rebar with plastic cap;

thence continue along the said proposed north right-of-way line run, North 72 degrees 33 minutes 54 seconds East for a distance of 71.59 feet to a #5 rebar with plastic cap;

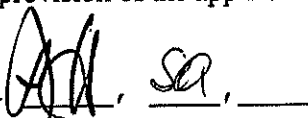
thence continue along said proposed north right-of-way line being the arc of a curve to the right having an arc length of 3.16 feet, a radius of 801.42 feet, a chord bearing of North 68 degrees 40 minutes 23 seconds East, and a chord distance of 3.16 feet back to the **Point of Beginning**, containing 1.02 acres (44,231 square feet), more or less, and located in part of E 1/2 of NW 1/4, and the NE 1/4 of Section 27, 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.

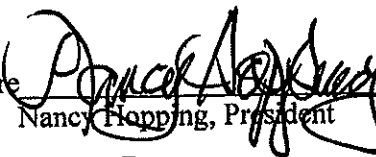
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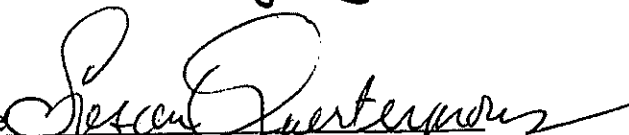


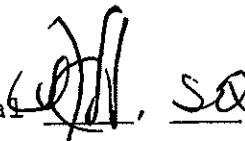
B & H Properties, Inc.
STP-0045-00 (036) LPA
002-00-00-W

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 19 day of March A.D. 2025.

Signature 
Nancy Hopping, President

Signature 
Susan Quertemous, Vice-President

Initial 
WH, SQ

B & H Properties, Inc.
STP-0045-00(036)LPA
002-00-00-W

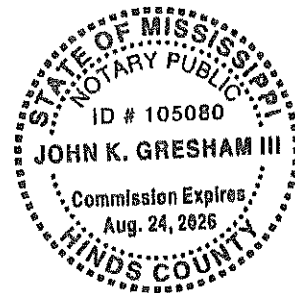
STATE OF MISSISSIPPI

COUNTY OF MADISON

Personally appeared before me, the undersigned authority in and for said county and state, on this, 19 day of March, 2025, within my jurisdiction, the within-named Susan Quertman who acknowledged that he/she is Vice President of B&H Properties Inc., a Mississippi corporation, and that in said capacity, and that for and on behalf of said corporation, and as its act and deed, he/she executed the above and foregoing instrument, after first having been duly authorized so to do.

J. KEL III (NOTARY PUBLIC)

My commission expires: 8-24-2026



Initial SK

B & H Properties, Inc.
STP-0045-00 (036) LPA
002-00-00-W

STATE OF MISSISSIPPI

COUNTY OF MADISON

Personally appeared before me, the undersigned authority in and for said county and state, on this, 19 day of March, 2025, within my jurisdiction, the within-named B & H Properties, Inc., who acknowledged that he/she is President of B & H Properties, Inc., a Mississippi corporation, and that in said capacity, and that for and on behalf of said corporation, and as its act and deed, he/she executed the above and foregoing instrument, after first having been duly authorized so to do.

John K. Gresham III (NOTARY PUBLIC)

My commission expires: 8-24-2026



Initial JKG, _____

B & H Properties, Inc.
STP-0045-00 (036) LPA
002-00-00-W

B & H Properties, Inc.
Nancy Hopping, President
Susan Quertermous, Vice-President
1267 Patrick Road
Canton, MS 39046

To Whom It May Concern:

Nancy Hopping, as President of B & H Properties, Inc. is hereby given authority to sign on behalf of B & H Properties, Inc. for right of way for the Madison County Board of Supervisors for the purpose of transferring ownership and title of land owned by B & H Properties, Inc.

Signed:

Nancy Hopping – President of B & H Properties, Inc.
Susan Quertermous – Vice-President of B & H Properties, Inc.

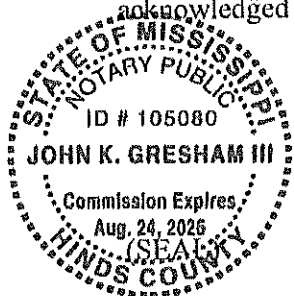
Date: 3-19-25

STATE OF MISSISSIPPI
COUNTY OF MADISON

Personally appeared before me, the undersigned authority in and for the said county and state, on this 19 day of March, 2025, within my jurisdiction, the

within named Nancy Hopping & Susan Quertermous who
Instrument Signer Name

acknowledged that they executed the above and foregoing instrument.



John K. Gresham III (NOTARY PUBLIC)

My commission expires: 8-24-2026

FAIR MARKET VALUE OFFER

LPA 109200-701000

Name: B & H Properties, LLC	Date: 12/17/2024
Address:	Project: Yandell Road Improvements
1267 Patrick Road	County: Madison
Canton, MS 39046	ROW Parcel(s): 002-00-00-W

It is necessary that the LPA 109200-701000 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 appraised value/waiver 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 \$110,600.00.

☒ Appraisal. ☐ Waiver Valuation. This Waiver Valuation was made based upon recent market date 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 improvements being acquired are:

None

The following real property and improvements are being acquired but not owned by you: None

Separately held interest(s) in the real property are valued at \$0.00. These interests are not included in the above fair market value offer.

Land Value:	\$ 110,600.00
Improvements:	\$ 0.00 (N/A)
Damages:	\$ 0.00 (N/A)
TOTAL FAIR MARKET VALUE OFFER	\$ 110,600.00

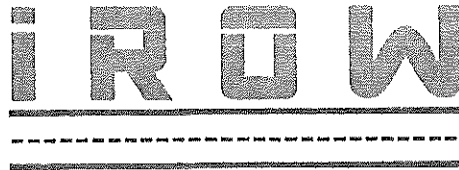
NOTE: All interests must be acquired by the LPA before any payment will be made.


Right of Way Acquisition Agent

ACQUISITION MAP



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



March 5, 2025

To: Madison County Board of Supervisors

RE: Landowner Counteroffer
Yandell Road Improvement 109200-701000 LPA - Parcel 002-00-00
B & H Properties, LLC

Members of the Board:

Please find attached a landowner counteroffer for the above referenced parcel on the Yandell Road Improvement 109200-701000 LPA project. The landowner counter offer is for \$3.00/SF bringing the total compensation to \$132,693.00.

FMVO (12/17/2024):	\$ 110,600.00	(Fee Acquisition Area)
	\$ N/A	(Damages)
	\$ N/A	(Temporary Construction Easement)
	\$ 110,600.00	(TOTAL)

Admin. Adjust. Request (03/05/2025): \$22,093.00

LO Counteroffer Total (03/05/2025): \$132,693.00 (Inclusive of All Acquisition Rights)

Sincerely,

A handwritten signature in black ink, appearing to read "J. Gresham", followed by a horizontal line.

John Gresham,
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 \$ 22,093.00, for a total offer to purchase all necessary acquisition rights for Yandell Road Improvement 109200-701000 LPA project Parcel 002 in the amount of \$ 132,693.00.

Signature:

A handwritten signature in black ink, appearing to read "Michael Allen", followed by a horizontal line.

President
Madison County Board of Supervisors

Date:

3/17/25