

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

October 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 Project
Parcel: 010-00-00

The Engineering Department recommends that the Board approve the payment of \$22,000.00 for the acquisition of right of way for Bozeman Road Phase 2 Project from Minnie J. Bozeman Family LP and authorize the Comptroller to issue the check.

Check payment to:

Payee:

Minnie J. Bozeman Family LP
184 Cornerstone Drive
Madison, Mississippi 39110

CASEY BRANNON
District One

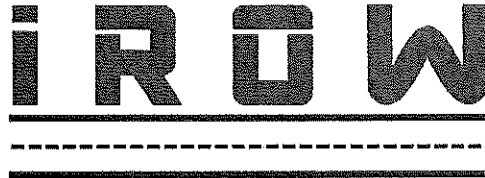
TREY BAXTER
District Two

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>Minnie J. Bozeman Family LP</u>	Date:	<u>October 15, 2025</u>
Address:	<u>184 Cornerstone Drive</u>	Project:	<u>Bozeman Road Phase 2 Project</u>
	<u>Madison, MS 39110</u>	County:	<u>Madison County, MS</u>
		ROW Parcels:	<u>010-00-00</u>

010-00-00 Payment:	<u>\$ 22,000.00</u>
Total Payment Due:	<u>\$ 22,000.00</u>

Included Herein:

- Initialized Fair Market Value Offer
- Properly Executed Warranty Deed
- Signature Authority Page
- Properly Executed W-9

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.*

Eli Fisher
Acquisitions Agent



Providing Professional Right of Way Acquisition
& Consultation Services

FAIR MARKET VALUE OFFER
Bozeman Road Phase 2 LPA Project

Name: Minnie J. Bozeman Family Limited Partnership	Date: 09/15/2025
Address:	Project: Bozeman Road Phase 2 Project
184 Cornerstone Drive	County: Madison
Madison, MS 39110	ROW Parcel(s): 010-00-00

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 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/waiver valuation in the amount of \$22,000.00.

☒ Appraisal. ☐ Waiver Valuation. This Appraisal 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: (1.27 Acres)	\$ 22,000.00
Improvements:	\$ N/A
Damages:	\$ N/A
TOTAL FAIR MARKET VALUE OFFER	\$ 22,000.00

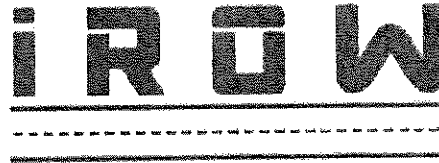
NOTE: All interests must be acquired by the LPA before any payment will be made.



Right of Way Acquisition Agent

(Consultant or LPA)

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



Purchase Agreement

Name:	<u>Minnie J Bozeman Family LP</u>	Date:	<u>10-8-25</u>
Address:	<u>184 Cornerstone Drive</u>	Project:	<u>Bozeman Road Phase 2 Project</u>
	<u>Madison, MS 39110</u>	County:	<u>Madison</u>
Tax ID:	<u>0821-30 -003/03.00</u>	ROW Parcels:	<u>010-00-00</u>

I, Charles Richard Skinner, General Partner of the Minnie J. Bozeman Family Limited Partnership, do hereby understand that the original Fair Market Value Offer for the conveyance of all property rights required for the Bozeman Road Phase 2 Project 1.27 acres in fee simple interest is \$22,000.00.

I have accepted the offer to purchase 1.27 acres of land for total compensation of \$22,000.00

Signature:

A handwritten signature in black ink, appearing to be 'Charles R. Skinner', is written over a horizontal line. Below this line is another horizontal line.

Date:

10-8-25



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



MADISON COUNTY, MS
I certify this instrument filed/recorded
10/15/2025 3:03:19 PM
Inst. 1036913 Page 1 of 6
Book: W - 4607 / 618.00
Witness my hand and seal
RONNY LOTT, C.C. BY: CH D.C.

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:

Minnie J. Bozeman Family

Limited Partnership

184 Cornerstone Drive

Madison, MS 39110

Phone: 601-331-3900 / 620-842-2847

WARRANTY DEED

INDEXING INSTRUCTIONS:

Part of the E/2 of W/2 and W/2 of E/2 of
Section 30, Township 8 North, Range 2 East,
Madison County, Mississippi

Initial MB

Minnie J. Bozeman Family Limited Partnership
082I-30-003/03.00-00-00-W

STATE OF MISSISSIPPI

COUNTY OF MADISON

For and in consideration of Twenty Two Thousand and NO/100 Dollars (\$22,000.00) 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 12.68 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 I, 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 10 degrees 31 minutes 28 seconds East for a distance of 8353.38 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 349, Page 065, in the records of the Office of Chancery Clerk, Madison County, Mississippi, being 70.00 feet right of and perpendicular to proposed Bozeman Road alignment at project centerline station 152+23.51, having a coordinate value of N 1094963.65, E 2357538.93, 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, North 57 degrees 13 minutes 08 seconds West for a distance of 47.88 feet to a found #4 rebar with plastic cap stamped COAS-17 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 37 degrees 41 minutes 21 seconds East for a distance of 144.74 feet to a #5 rebar with plastic cap stamped COA# 14;

thence continue along said existing east right-of-way line run the following 6 courses:

Initial 

Minnie J. Bozeman Family Limited Partnership
0821-30-003/03.00-00-00-W

thence run, South 52 degrees 18 minutes 39 seconds East for a distance of 22.19 feet to a found concrete right-of-way monument;

thence run, North 37 degrees 41 minutes 21 seconds East for a distance of 249.50 feet to a #5 rebar with plastic cap stamped COA# 14;

thence run, North 52 degrees 18 minutes 39 seconds West for a distance of 22.19 feet to a found concrete right-of-way monument;

thence run, North 37 degrees 41 minutes 21 seconds East for a distance of 650.35 feet to a found concrete right-of-way monument;

thence run, South 52 degrees 18 minutes 39 seconds East for a distance of 25.00 feet to a #5 rebar with plastic cap stamped COA# 14;

thence run, North 37 degrees 41 minutes 21 seconds East for a distance of 174.84 feet to a #5 rebar with plastic cap stamped COA# 14 located at the intersection of said existing east right-of-way line of Bozeman Road and the north line of the certain tract or parcel;

thence along said north line run, South 26 degrees 35 minutes 40 seconds West for a distance of 41.11 feet to a #5 rebar with plastic cap stamped COA# 14;

thence continue along said north line run, South 38 degrees 19 minutes 30 seconds East for a distance of 40.92 feet to a #5 rebar with plastic cap stamped COA# 14 located at the intersection of said north line of the certain tract or parcel and the proposed east right-of-way line of Bozeman Road;

thence along said proposed east right-of-way line run the following 7 courses:

thence run, South 37 degrees 41 minutes 05 seconds West for a distance of 124.62 feet to a #5 rebar with plastic cap stamped COA# 14;

thence run, North 52 degrees 18 minutes 55 seconds West for a distance of 25.00 feet to a #5 rebar with plastic cap stamped COA# 14;

thence run, South 37 degrees 41 minutes 05 seconds West for a distance of 649.00 feet to a #5 rebar with plastic cap stamped COA# 14;

thence run, South 52 degrees 18 minutes 55 seconds East for a distance of 20.00 feet to a #5 rebar with plastic cap stamped COA# 14;

Initial 

Minnie J. Bozeman Family Limited Partnership
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thence run, South 37 degrees 41 minutes 05 seconds West for a distance of 250.00 feet to a #5 rebar with plastic cap stamped COA# 14;

thence run, North 52 degrees 18 minutes 55 seconds West for a distance of 20.00 feet to a #5 rebar with plastic cap stamped COA# 14;

thence run, South 37 degrees 41 minutes 05 seconds West for a distance of 141.49 feet back to the **Point of Beginning**, containing 1.27 acres (55,526 square feet), more or less, and being situated in Part of the East Half of the West Half and West Half of East Half of Section 30, 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, 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 agreement between the grantor and the grantee, there being no oral agreements or representations of any kind.

Initial



Minnie J. Bozeman Family Limited Partnership
082I-30-003/03.00-00-00-W

Witness my signature this the 8 day of October A.D. 2025.

MINNIE J. BOZEMAN FAMILY LIMITED PARTNERSHIP,
a Mississippi limited partnership

Signature: _____

Charles Richard Skinner

General Partner

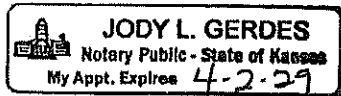
Initial CS

Minnie J. Bozeman Family Limited Partnership
0821-30-003/03.00-00-00-W

STATE OF Kansas

COUNTY OF Harper

Personally appeared before me, the undersigned authority in and for the said county and state, on this 8 day of October, 2025, within my jurisdiction, the within named CHARLES RICHARD SKINNER, who acknowledged that he is a general partner of the MINNIE J. BOZEMAN FAMILY LIMITED PARTNERSHIP, a Mississippi limited partnership, and that for and on behalf of said partnership, and as its act and deed, he executed the above and foregoing instrument on the day and in the year therein mentioned, after first having been duly authorized by said limited partnership to do so.



(SEAL)

Jody L. Gerdes (NOTARY PUBLIC)

My commission expires: April 2, 2029

Initial

CS

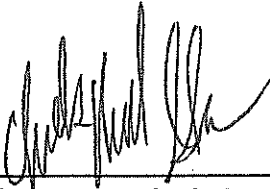
Minnie J. Bozeman Family Limited Partnership
082I-30-003/03.00-00-00-W

Minnie J. Bozeman Family Limited Partnership
Charles Richard Skinner - General Partner
184 Cornerstone Drive
Madison, MS 39110

To Whom It May Concern:

Charles Richard Skinner, as General Partner of Minnie J. Bozeman Family Limited Partnership is hereby given authority to sign on behalf of Minnie J. Bozeman Family Limited Partnership for right of way for the Madison County Board of Supervisors for the purpose of transferring ownership and title of land owned by Minnie J. Bozeman Family Limited Partnership.

Signed:



General Partner - Minnie J. Bozeman Family Limited Partnership

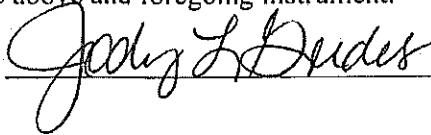
Date: 10-8-25

STATE OF ~~MISSISSIPPI~~ Kansas
COUNTY OF Harper

Personally appeared before me, the undersigned authority in and for the said county and state, on this 8 day of October, 20 25, within my jurisdiction, the

within named Charles Richard Skinner who
Instrument Signer Name

acknowledged that he executed the above and foregoing instrument.



(NOTARY PUBLIC)



(SEAL)

My commission expires: April 2, 2029