

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 21, 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: Proposal for Land Surveying & Right of Way Acquisition
Livingston-Vernon Road/Cedar Hill Road
Highway 22 Intersection Re-Alignment Project

The Engineering Department is requesting the Board approve the agreement Right of Way Acquisition services for the Livingston-Vernon Road/Cedar Hill Road Highway 22 Intersection Re-Alignment Project by with McMaster & Associates, Inc. for a fee not to exceed \$101,009.50. If approved, it is also requested that the Board President be authorized to sign the agreement.

CASEY BRANNON
District One

TREY BAXTER
District Two

GERALD STEEN
District Three

KARL M. BANKS
District Four

PAUL GRIFFIN
District Five



October 21, 2025

Madison County Board of Supervisors
146 W. Center Street
Canton, MS 39046

Re: Proposal for Land Surveying &
Right-of-Way Acquisition for
Livingston-Vernon Road / Cedar Hill Road
Hwy 22 Intersection Re-Alignment
Madison Co., Mississippi

Attn: Gerald Steen, President

This is an Agreement between the **Madison County Board of Supervisors** (Owner) and **McMaster and Associates, Inc.** (Engineer). Owner's Project, of which Engineer's services under this Agreement are a part, is generally identified as **Livingston-Vernon and Cedar Hill Road Highway 22 Intersection Re-Alignment** (Project). Engineer's services under this Agreement (Services) are generally identified as **Land Surveying and Right-of-Way Acquisition**.

Owner and Engineer further agree as follows:

1.01 Services of Engineer

- A. Engineer shall provide or furnish the Services set forth in this Agreement, as more fully set forth in Exhibit 2, and any Additional Services authorized by Owner and consented to by Engineer.

2.01 Owner's Responsibilities

- A. Owner shall provide Engineer with existing Project-related information and data in Owner's possession and needed by Engineer for performance of Engineer's Services. Owner will advise the Engineer of Project-related information and data known to Owner but not in Owner's possession. Engineer may use and rely upon Owner-furnished information and data in performing its Services, subject to any express limitations applicable to the furnished items. Owner agrees to defend, indemnify, and hold harmless Engineer for any actual or threatened claims, causes of action, liability, or damages arising out of or related to any failures of Owner under this Section 2.1.

B.

- 1. Following Engineer's assessment of initially-available Project information and data, and upon Engineer's request, Owner shall obtain, furnish, or otherwise make available (if necessary through retention of specialists or consultants) such

additional Project-related information and data as is reasonably required to enable Engineer to complete its Services; or, with consent of Engineer, Owner may authorize the Engineer to obtain or provide all or part of such additional information and data as Additional Services.

- C. Owner shall provide necessary direction and make decisions, including prompt review of Engineer's submittals, and carry out its other responsibilities in a timely manner so as not to delay Engineer's performance. Owner shall give prompt notice to Engineer whenever Owner observes or otherwise becomes aware of (1) any relevant, material defect or nonconformance in Engineer's Services, or (2) any development that affects the scope or time of performance of Engineer's Services.

3.01 Schedule for Rendering Services

- A. Engineer shall complete its Services within the following specific time period: **Thirty (30) months from the effective date of the agreement or upon completion of construction of the work.**
- B. If, through no fault of Engineer, such periods of time or dates are changed, or the orderly and continuous progress of Engineer's Services is impaired, or Engineer's Services are delayed or suspended, then the time for completion of Engineer's Services, and the rates and amounts of Engineer's compensation, shall be adjusted equitably.

4.01 Invoices and Payments

- A. Invoices: Engineer shall prepare invoices in accordance with its standard invoicing practices and submit the invoices to Owner on a monthly basis. Invoices are due and payable within 30 days of receipt.
- B. Payment: As compensation for Engineer providing or furnishing Services and Additional Services, Owner shall pay Engineer as set forth in this Paragraph 4.01, Invoices and Payments. If Owner disputes an invoice, either as to amount or entitlement, then Owner shall promptly advise Engineer in writing of the specific basis for doing so, may withhold only that portion so disputed, and must pay the undisputed portion.
- C. Failure to Pay: If Owner fails to make any payment due Engineer for Services, Additional Services, and expenses within 30 days after receipt of Engineer's invoice, then (1) the amounts due Engineer will be increased at the rate of 1.0% per month (or the maximum rate of interest permitted by law, if less) from said thirtieth day; (2) in addition Engineer may, after giving 7 days' written notice to Owner, suspend Services under this Agreement until Engineer has been paid in full all amounts due for Services, Additional Services, expenses, and other related charges, and in such case Owner waives any and all claims against Engineer for any such suspension; and (3) if any payment due Engineer remains unpaid after 90 days, Engineer may terminate the Agreement for cause pursuant to Paragraph 5.01.A.2.
- D. Reimbursable Expenses: Engineer is entitled to reimbursement of expenses only if so indicated in Paragraphs 4.01.E and 4.01.F. ("Reimbursable Expenses"). Unless expressly specified otherwise, the amounts payable to Engineer for reimbursement of expenses will be the Project-related internal expenses actually incurred or allocated by Engineer, plus all invoiced external expenses allocable to the Project, including Engineer's subcontractor and subconsultant charges, with the external expenses multiplied by a factor of **Ten (10%) Percent.**
- E. Basis of Payment

1. Not-to-Exceed Fee. Owner shall pay Engineer for Services as follows:
 - a. Fees for Land Surveying and Right-of-Way Acquisition will be a Not-to-Exceed Fee of Twenty Thousand Dollars **(\$20,000.00)**.
 - b. In addition to the Not-to-Exceed amount, reimbursement of Reimbursable Expenses:
 - 1) Title and Acquisition Services- Integrated Right of Way (IROW) - **\$81,009.50**
 - c. The portion of the compensation amount billed monthly for Engineer's Services will be based upon Engineer's estimate of the percentage of the total Services actually completed during the billing period.
- F. Additional Services: "Additional Services" are that services provided by Engineer that go beyond the Services expressly set forth in Exhibit 2. For Additional Services, Owner shall pay Engineer an amount equal to the cumulative hours charged in providing the Additional Services by Engineer's employees, times standard hourly rates for each applicable billing class; plus reimbursement of expenses incurred in connection with providing the Additional Services. Engineer's standard hourly rates are attached as Appendix 1.

5.01 Termination

A. Termination for Cause

1. Either party may terminate the Agreement for cause upon 30 days' written notice in the event of substantial failure by the other party to perform in accordance with the terms of the Agreement, through no fault of the terminating party.
 - a. Notwithstanding the foregoing, this Agreement will not terminate under Paragraph 5.01.A.1 if the party receiving such notice begins, within 7 days of receipt of such notice, to correct its substantial failure to perform and proceeds diligently to cure such failure within no more than 30 days of receipt thereof; provided, however, that if and to the extent such substantial failure cannot be reasonably cured within such 30-day period, and if such party has diligently attempted to cure the same and thereafter continues diligently to cure the same, then the cure period provided for herein will extend up to, but in no case more than, 60 days after the date of receipt of the notice.
 2. In addition to its termination rights in Paragraph 5.01.A.1, Engineer may terminate this Agreement for cause upon 7 days' written notice (a) if Owner demands that Engineer furnish or perform services contrary to Engineer's responsibilities as a licensed professional, (b) if Engineer's services for the Project are delayed or suspended for more than 90 days for reasons beyond Engineer's control, (c) if payment due Engineer remains unpaid for 90 days, as set forth in Paragraph 4.01.C, or (d) as the result of the presence at the Site of undisclosed Constituents of Concern as set forth in Paragraph 6.01.I.
 3. Engineer will have no liability to Owner on account of any termination by Engineer for cause.
- B. Termination for Convenience: Owner may terminate this Agreement for convenience, effective upon Engineer's receipt of notice from Owner.

- C. **Payments Upon Termination:** In the event of any termination under Paragraph 5.01, Engineer will be entitled to invoice Owner and to receive full payment for all services performed or furnished in accordance with this Agreement, and to reimbursement of expenses incurred through the effective date of termination. Upon making such payment, Owner will have the limited right to the use of all deliverable documents, whether completed or under preparation, subject to the provisions of Paragraph 6.01.F, at Owner's sole risk.
1. If Owner has terminated the Agreement for cause and disputes Engineer's entitlement to compensation for services and reimbursement of expenses, then Engineer's entitlement to payment and Owner's rights to the use of the deliverable documents will be resolved in accordance with the dispute resolution provisions of this Agreement or as otherwise agreed in writing.
 2. If Owner has terminated the Agreement for convenience, or if Engineer has terminated the Agreement for cause, then Engineer will be entitled, in addition to the payments identified above, to invoice Owner and receive payment for (i) a reasonable amount for services and expenses directly attributable to termination, both before and after the effective date of termination, such as reassignment of personnel, costs of terminating contracts with Engineer's subcontractors or subconsultants, and other related close-out costs, using methods and rates for Additional Services as set forth in Paragraph 4.01.F, and (ii) Engineer's anticipated profit for the remaining Services under this Agreement.

6.01 General Considerations

- A. The standard of care for all professional engineering and related services performed or furnished by Engineer under this Agreement will be the care and skill ordinarily used by members of the subject profession practicing under similar circumstances at the same time and in the same locality for a project of a similar size, scope, and complexity. Engineer makes no warranties, express or implied, under this Agreement or otherwise, in connection with any services performed or furnished by Engineer. Subject to the foregoing standard of care, Engineer may use or rely upon design elements and information ordinarily or customarily furnished by others, including, but not limited to, specialty contractors, manufacturers, suppliers, and the publishers of technical standards.
- B. Engineer shall not at any time supervise, direct, control, or have authority over any Constructor's work, nor will Engineer have authority over or be responsible for the means, methods, techniques, sequences, or procedures of construction selected or used by any Constructor, or the safety precautions and programs incident thereto, for security or safety at the Project site, nor for any failure of a Constructor to comply with laws and regulations applicable to that Constructor's furnishing and performing of its work. Engineer shall not be responsible for the acts or omissions of any Constructor.
- C. Engineer neither guarantees the performance of any Constructor nor assumes responsibility for any Constructor's failure to furnish and perform its work.
- D. Engineer's opinions of probable construction cost ("Engineer's Opinion of Probable Construction Cost"), if any, are to be made on the basis of Engineer's experience, qualifications, and general familiarity with the construction industry. However, because Engineer has no control over the cost of labor, materials, equipment, or services furnished by others, or over contractors' methods of determining prices, or over

- competitive bidding or market conditions, Engineer cannot and does not guarantee that proposals, bids, or actual construction cost will not vary from opinions of probable construction cost prepared by Engineer. If Owner requires greater assurance as to probable construction cost, then Owner agrees to obtain an independent cost estimate.
- E. Engineer shall not be responsible for any decision made regarding the construction contract requirements, or any application, interpretation, clarification, or modification of the construction contract documents, other than those made by Engineer.
 - F. All documents prepared or furnished by Engineer are instruments of service, and Engineer retains an ownership and property interest (including the copyright and the right of reuse) in such documents, whether or not the Project is completed. Engineer grants to Owner a limited license to use the deliverable documents on the Project, extensions of the Project, and for related uses of the Owner, subject to receipt by Engineer of full payment due and owing for all Services and Additional Services relating to preparation of the deliverable documents, and subject to the following limitations:
 - 1. Owner acknowledges that such documents are not intended or represented to be suitable for use on the Project unless completed by Engineer, or for use or reuse by Owner or others on extensions of the Project, on any other project, or for any other use or purpose, without written verification or adaptation by Engineer;
 - 2. any such use or reuse, or any modification of the documents, without written verification, completion, or adaptation by Engineer, as appropriate for the specific purpose intended, will be at Owner's sole risk and without liability or legal exposure to Engineer or to its officers, directors, members, partners, agents, employees, and subconsultants;
 - 3. Owner shall defend, indemnify, and hold harmless Engineer and its officers, directors, members, partners, agents, employees, and subconsultants from all claims, damages, losses, and expenses, including attorneys' fees, arising out of or resulting from any use, reuse, or modification of the documents without written verification, completion, or adaptation by Engineer; and
 - 4. such limited license to Owner shall not create any rights in third parties.
 - G. Owner and Engineer agree to transmit, and accept, Project-related correspondence, documents, text, data, drawings, information, and graphics, in electronic media or digital format, either directly, or through access to a secure Project website, in accordance with a mutually agreeable protocol.
 - H. Waiver of Damages; Limitation of Liability: To the fullest extent permitted by law, Owner and Engineer (1) waive against each other, and the other's officers, directors, members, partners, agents, employees, subconsultants, and insurers, any and all claims for or entitlement to special, incidental, indirect, or consequential damages arising out of, resulting from, or in any way related to this Agreement or the Project, from any cause or causes, and (2) agree that Engineer's total liability to Owner under this Agreement shall be limited to \$100,000 or the total amount of compensation received by Engineer, whichever is greater; provided, however, that in no event will Engineer's liability exceed available insurance coverage. Owner further agrees to relieve and hold harmless Engineer from any liability for minor errors and omissions that increase the project budget by no more than five percent (5%).

- I. The parties acknowledge that Engineer's Services do not include any services related to unknown or undisclosed Constituents of Concern. If Engineer or any other party encounters, uncovers, or reveals an unknown or undisclosed Constituent of Concern, then Engineer may, at its option and without liability for consequential or any other damages, suspend performance of Services on the portion of the Project affected thereby until such portion of the Project is no longer affected, or terminate this Agreement for cause if it is not practical to continue providing Services.
- J. Owner and Engineer agree to negotiate each dispute between them in good faith during the 30 days after notice of dispute. If negotiations are unsuccessful in resolving the dispute, then the dispute will be mediated by a mediator mutually approved by Owner and Engineer. The mediation will occur within 60 days following the 30-day good-faith negotiation period, unless otherwise agreed by the parties. If mediation is unsuccessful, then the parties may exercise their rights at law. Any legal proceeding related to or involving this Agreement shall be brought in a state or federal court with competent jurisdiction in Madison County, Mississippi.
- K. This Agreement is to be governed by the laws of the state of Mississippi without regard to conflict of laws principles.
- L. Engineer's Services do not include: (1) serving as a "municipal advisor" for purposes of the registration requirements of Section 975 of the Dodd-Frank Wall Street Reform and Consumer Protection Act (2010) or the municipal advisor registration rules issued by the Securities and Exchange Commission; (2) advising Owner, or any municipal entity or other person or entity, regarding municipal financial products or the issuance of municipal securities, including advice with respect to the structure, timing, terms, or other similar matters concerning such products or issuances; (3) providing surety bonding or insurance-related advice, recommendations, counseling, or research, or enforcement of construction insurance or surety bonding requirements; (4) providing legal advice or representation, (5) serving as a Construction Manager, or (6) providing any other professional services not expressly identified in the Services being provided under this Agreement.
- M. Definitions
- N. Constructor—Any person or entity (not including the Engineer, its employees, agents, representatives, subcontractors, and subconsultants), performing or supporting construction activities relating to the Project, including but not limited to contractors, subcontractors, suppliers, Owner's work forces, utility companies, construction managers, testing firms, shippers, and truckers, and the employees, agents, and representatives of any or all of them.
- O. Constituent of Concern—Asbestos, petroleum, radioactive material, polychlorinated biphenyls (PCBs), lead based paint (as defined by the HUD/EPA standard), hazardous waste, and any substance, product, waste, or other material of any nature whatsoever that is or becomes listed, regulated, or addressed pursuant to laws and regulations regulating, relating to, or imposing liability or standards of conduct concerning, any hazardous, toxic, or dangerous waste, substance, or material.

7.01 Successors, Assigns, and Beneficiaries

A. Successors and Assigns

1. Owner and Engineer are hereby bound and the successors, executors, administrators, and legal representatives of Owner and Engineer (and to the extent permitted by Paragraph 8.01.A.2 the assigns of Owner and Engineer) are hereby bound to the other party to this Agreement and to the successors, executors, administrators, and legal representatives (and said assigns) of such other party, in respect of all covenants, agreements, and obligations of this Agreement.
2. Neither Owner nor Engineer may assign, sublet, or transfer any rights under or interest (including, but without limitation, money that is due or may become due) in this Agreement without the written consent of the other party, except to the extent that any assignment, subletting, or transfer is mandated by law. Unless specifically stated to the contrary in any written consent to an assignment, no assignment will release or discharge the assignor from any duty or responsibility under this Agreement.

- B. Beneficiaries: Unless expressly provided otherwise, nothing in this Agreement shall be construed to create, impose, or give rise to any duty owed by Owner or Engineer to any Constructor, other third-party individual or entity, or to any surety for or employee of any of them. All duties and responsibilities undertaken pursuant to this Agreement will be for the sole and exclusive benefit of Owner and Engineer and not for the benefit of any other party.

8.01 Total Agreement

- A. This Agreement (including any expressly incorporated attachments) constitutes the entire agreement between Owner and Engineer and supersedes all prior written or oral understandings. This Agreement may only be amended, supplemented, modified, or canceled by a duly executed written instrument.

Attachments: Exhibit 1, Detailed Scope of Engineer's Services

Exhibit 2, 2025 Hourly Rates for Services

Exhibit 3, Integrated Right of Way Proposal for Services

This Agreement's Effective Date is October 21, 2025.

Owner:

Madison Co. Board of Supervisors

By: _____
Gerald Steen, President

Date: _____
(date signed)

Name: _____
(typed or printed)

Title: _____
(typed or printed)

Address for giving notices:

Designated Representative:

Name: _____
(typed or printed)

Title: _____
(typed or printed)

Address:

Phone: _____

Email: _____

Engineer:

Ron McMaster, Jr.
McMaster and Associates, Inc.

By: _____
Ron McMaster, Jr., P.E., P.S.

Date: _____
October 21, 2025
(date signed)

Name: _____
Ron McMaster, Jr.
(typed or printed)

Title: _____
President
(typed or printed)

Address for giving notices:

Designated Representative:

Name: _____
(typed or printed)

Title: _____
(typed or printed)

Address:

Phone: _____

Email: _____

EXHIBIT 1

Detailed Scope of Engineer's Services

Engineer agrees to perform the following "Services" for the Project. All capitalized terms shall have the same meaning as used in the Agreement, unless otherwise defined herein.

- **Land Surveying Services**

1. Review deed research to obtain information relative to existing land corners in the area.
2. Perform a field reconnaissance of the project to determine positions of existing property corners from the record survey.
3. Perform a boundary survey to Class 'B' specifications for the parcels required for Right-of-Way Acquisition.
4. Office computations.
5. Prepare plats, maps, temporary easements, and legal descriptions for Right-of-Way Acquisition showing the results of the survey in accordance with minimum standards in the State of Mississippi.
6. Provide the Title and Acquisition Consultant the information and support needed to obtain all right-of-way/easements required for the project.

McMaster & Associates, Inc.
2025 Hourly Rates for Services

CATERGORY	BASE RATE	OVERTIME RATE
PROFESSIONAL SERVICES		
Principal	\$275.00	
Senior Professional Engineer	\$185.00	
Professional Engineer	\$160.00	
Registered Landscape Architect	\$150.00	
Engineering Intern	\$135.00	
Professional Surveyor	\$175.00	
Surveying Intern	\$100.00	
OFFICE SERVICES		
Senior Technician III	\$100.00	
Senior Technician II	\$90.00	
Senior Technician I	\$80.00	
Engineering Technician III	\$155.00	
Engineering Technician II	\$110.00	
Engineering Technician I	\$100.00	
Administrative Assistant	\$85.00	
FIELD SURVEYING SERVICES		
Two-Man Survey Crew	\$165.00	\$185.00
Three-Man Survey Crew	\$240.00	\$270.00
Four-Man Survey Crew	\$315.00	\$355.00
Subsurface Utility Locating Crew	\$180.00	\$203.00
Drone	\$280.00	
INSPECTION SERVICES		
Construction Manager	\$165.00	\$190.00
Senior Construction Inspector III	\$100.00	\$115.00
Senior Construction Inspector II	\$90.00	\$104.00
Senior Construction Inspector I	\$70.00	\$81.00
Bridge Inspection Project Manager	\$160.00	\$184.00
Bridge Inspection Team Leader	\$130.00	\$150.00
Bridge Inspection Senior Inspector	\$100.00	\$115.00
Bridge Inspection Junior Inspector	\$70.00	\$81.00
DIRECT EXPENSE		
Mileage	\$0.70/Mile	
Stakes	\$1.25/Each	
Hubs	\$0.60/Each	
Metal T-Posts	\$6.00/Each	
Flags	\$0.15/Each	
Roll Flagging	\$2.50/Roll	
Paint per Can	\$8.00/Each	
Plotting	\$2.00/Sq. Ft.	
Printing	\$0.30/Each	
Supplies & Misc. Expense	Cost Plus 10%	

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



October 10, 2025

McMaster & Associates, Inc.
Attn: Cole Goza, P.E.
Attn: Brandon Johnson, P.E.
212 Waterford Square, Suite 300
Madison, MS 39110

RE: M-3327 Highway 22 Intersection Re-Alignment Project
iROW Cost Proposal #1 – ROW Services

Dear Mr. Goza and Mr. Johnson,

We submit for your review iROW's Cost Proposal #1 for the M-3327 Highway 22 Intersection Re-Alignment Project in Madison County, Mississippi. Based on the preliminary plans provided, we believe right-of-way will have to be acquired from the following tracts of land:

- (1) Tax Parcel No. 051A-12-005/03.00
 - Tax Owner: Bedi
- (2) Tax Parcel No. 051A-12-003/01.00 (North of Hwy 22)
 - Tax Owner: Anderson
- (3) Tax Parcel Nos. 081C-07-001/00.00 & 081C-07-004/01.00*
 - Tax Owner: Randolph
- (4) Tax Parcel No. 081C-07-004/04.00
 - Tax Owner: Sunnybrook
- (5) Tax Parcel 051A-12-003/01.00 (South of Hwy 22)
 - Tax Owner: Anderson

*We believe the tax parcels identified in item (3) above can be combined as one service item for purposes of valuation and acquisition; however, title will be required on both tax parcels.

The total price of the tasks ordered through the services listed herein will not exceed the estimated "Total Cost" listed below.

\$81,009.50

**[REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK]
[SEE FOLLOWING PAGES FOR ADDITIONAL TERMS]**



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

iROW ("Contractor") warrants that the price per unit stated in the Schedule for the M-3327 Highway 22 Intersection Re-Alignment Project is not in excess of the Contractor's applicable established price in effect on the contract date for like quantities of the same item. The term "unit price" excludes any part of the price directly resulting from requirements beyond standard commercial practice.

The Contractor shall promptly notify McMaster & Associates, Inc. ("Contracting Officer") of the amount and effective date of each decrease in any applicable established price. Each corresponding contract unit price shall be decreased by the same percentage that the established price is decreased. The decrease shall apply to those items delivered on and after the effective date of the decrease in the Contractor's established price, and this contract shall be modified accordingly.

If the Contractor's applicable established price is increased after the contract date, the corresponding contract unit price shall be increased, upon the Contractor's written request to the Contracting Officer, by the same percentage that the established price is increased, and the contract shall be modified accordingly, subject to the following limitations:

- (1) The increased contract unit price shall be effective-
 - (i) On the effective date of the increase in the applicable established price if the Contracting Officer receives the Contractor's written request within 10 days thereafter: or
 - (ii) If the written request is received later, on the date the Contracting Officer receives the request.
- (2) The increased contract unit price shall not apply to quantities scheduled under the contract for delivery before the effective date of the increased contract unit price, unless failure to deliver before that date results from causes beyond the control and without the fault or negligence of the Contractor, within the meaning of the Default clause.
- (3) No modification increasing the contract unit price shall be executed under this paragraph until the Contracting Officer verifies the increase in the applicable established price.
- (4) Within 30 days after receipt of the Contractor's written request, the Contracting Officer may cancel, without liability to either party, any undelivered portion of the contract items affected by the requested increase.

**[REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK]
[SEE FOLLOWING PAGE FOR COST SCHEDULE]**

Cost Proposal #1			
Service	Units	Price Per Unit	Total Cost
Title Examination:	6	\$600.00	\$3,600.000
Title Certificate:	6	\$600.00	\$3,600.000
Appraisal (Land Only):	5	\$3,500.00	\$17,500.00
Appraisal Review:	5	\$2,000.00	\$10,000.00
**Waiver Valuation	0	\$1,000.00	\$0.00
ROW Acquisition:	5	\$3,500.00	\$17,500.00
Partial Releases:	5	\$500.00	\$2,500.00
Title Updates:	6	\$250.00	\$1,500.00
***Court-Updated Appraisal	1	\$3,500.00	\$3,500.00
***Revised Acquisition	1	\$3,500.00	\$3,500.00
***Court Testimony (Acquisition Agent)	Per Hour	\$150.00	\$0
***Court Testimony (Appraiser)	Per Hour	\$300.00	\$0
Closing and Recording:	5	\$750.00	\$3,750.00
SUBTOTAL			\$66,950.00
Project Incidentals:		10%	\$6,695.00
Project Management:		10%	\$7,364.50
TOTAL			\$81,009.50

**After valuation inspection of the impacted parcels, we will determine whether valuation services in the form of a Valuation Waiver are acceptable. If so, we will complete a Waiver Valuation for the applicable properties in lieu of an appraisal for said properties.

***If required.

Please note the above proposed prices are service fees only. Any additional fees incurred due to extra material charges from subcontractors (i.e., personal property movers, bank charges, etc.) will be submitted as a change order request with documentation for approval and reimbursement prior to incurrence of the additional fee.



James O. Turner II, President
Integrated Right of Way, LLC

Date: 10/10/2025

Cole Goza, P.E. or Brandon Johnson, P.E.
McMaster & Associates, Inc.
(Authorized Signature)

Date: _____



Providing Professional Right of Way Acquisition
& Consultation Services