

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 31, 2026

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: Highway 22 Intersection
Parcel: 004-00-00-W/Q

The Engineering Department recommends that the Board approve the payment of \$1,000 for the acquisition of right of way for Highway 22 Intersection Project for Sunnybrook Ranch, LLC. and authorize the Comptroller to issue the check.

Check payment to:

Payee:

Sunnybrook Ranch, LLC.
222 Sunnybrook Road
Ridgeland, Mississippi 39157

CASEY BRANNON
District One

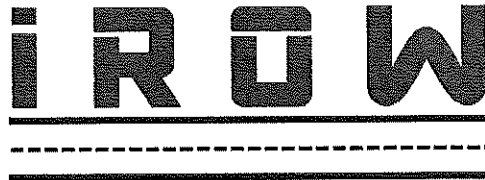
TREY BAXTER
District Two

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>Sunnybrook Ranch, LLC</u>	Date:	<u>July 31, 2026</u>
Address:	<u>222 Sunnybrook Road</u>	Project:	<u>Highway 22 Intersection</u>
	<u>Ridgeland, MS 39157</u>	County:	<u>Madison County, MS</u>
		ROW Parcels:	<u>004-00-00-W/Q</u>

004-00-00-W Payment:	\$ 500.00
004-00-00-Q Payment:	\$ 500.00
Total Payment Due:	\$1,000.00

Included Herein:

- Properly Executed W-9
- Properly Executed Warranty Deed
- Properly Executed Quitclaim Deed
- Signed Purchase Agreement
- 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 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**



MADISON COUNTY, MS
I certify this instrument filed/recorded
07/31/2026 12:22:34 PM
Inst. 1056549 Page 1 of 4
Book: W - 4712 / 539.00
Witness my hand and seal
RONNY LOTT, C.C. BY: BL 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:

Sunnybrook Ranch, LLC

222 Sunnybrook Road

Ridgeland, MS 39157

Phone: 601-856-6555

WARRANTY DEED

INDEXING INSTRUCTIONS:

NW ¼ of Section 7, T8N-R1E, Madison
County, Mississippi

Sunnybrook Ranch, LLC
081C-07 -004/04.00

STATE OF MISSISSIPPI
COUNTY OF MADISON

For and in consideration of Five Hundred and NO/100 Dollars (\$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:

DESCRIPTION-TRACT 4
SUNNYBROOK RANCH, LLC

A parcel or tract of land, containing **0.005** acres, more or less, lying and being situated in the NW ¼ of Section 7, T8N-R1E, Madison County, Mississippi, being a part of the Sunnybrook Ranch, LLC as described in Deed Book 2668 at Page 60 of the Records of the Office of the Chancery Clerk of said Madison County, at Canton, Mississippi, and being more particularly described as follows:

COMMENCING at the SE corner of the SW ¼ of the SE ¼ of said Section 7, T8N-R1E, Madison County, Mississippi; run thence

North for a distance of 3551.20 feet; thence

West for a distance of 3898.53 feet to a found one-inch iron pipe lying at the NW corner of the above referenced Sunnybrook Ranch, LLC property, said point also lying at the SW corner of the J. Peyton Randolph, II property as described in Deed Book 2745 at Page 722 of the Records of said Madison County, Mississippi, and **POINT OF BEGINNING** of the herein described property; thence

North 83 degrees 28 minutes 45 seconds East along the Northerly boundary of said Sunnybrook Ranch, LLC property and the Southerly boundary of said J. Peyton Randolph, II property for a distance of 2.03 feet to a one-half inch iron rebar; thence

Leaving the Southerly boundary of said J. Peyton Randolph, II property and the Northerly boundary of said Sunnybrook Ranch, LLC property, run South 00 degrees 04 minutes 37 seconds East for a distance of 102.83 feet to a one-half inch iron rebar; thence

North 89 degrees 38 minutes 54 seconds West for a distance of 2.25 feet to a one-half inch iron rebar lying on the Westerly boundary of said Sunnybrook Ranch, LLC property; thence

North 00 degrees 03 minutes 10 seconds East along the Westerly boundary of said Sunnybrook Ranch, LLC property for a distance of 102.58 feet to the **POINT OF BEGINNING** of the above described parcel or tract of land.

Sunnybrook Ranch, LLC
081C-07 -004/04.00

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 further understood and agreed that the consideration herein named is in full, complete, and final payment and settlement of any claims or demands for damage accrued, accruing, or to accrue to the Grantor herein, their heirs, assigns, or legal representatives, for or on account of the construction of the proposed roadway, change of grade, water damage, and/or any other damage, right or claim whatsoever.

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 30 day of July A.D. 2026.

Sunnybrook Ranch, LLC

BY: 

PRINT NAME: Dwayne Blaylock

ITS: President

Sunnybrook Ranch, LLC
081C-07 -004/04.00

**STATE OF MISSISSIPPI
COUNTY OF MADISON**



MADISON COUNTY, MS
I certify this instrument filed/recorded
07/31/2026 12:23:12 PM
Inst. 1056550 Page 1 of 4
Book: W - 4712 / 543.00
Witness my hand and seal
RONNY LOTT, C.C. BY: BL 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:

Sunnybrook Ranch, LLC

222 Sunnybrook Road

Ridgeland, MS 39157

Phone: 601-856-6555

QUITCLAIM DEED

INDEXING INSTRUCTIONS:

NW ¼ of Section 7, T8N-R1E, Madison
County, Mississippi

Sunnybrook Ranch, LLC
081C-07 -004/04.00

STATE OF MISSISSIPPI

COUNTY OF MADISON

For and in consideration of Five Hundred and NO/100 Dollars (\$500.00) the receipt and sufficiency of which is hereby acknowledged, we, the undersigned, hereby grant, bargain, sell, convey, quitclaim, and release unto the Madison County Board of Supervisors the following described land:

DESCRIPTION-TRACT 4
SUNNYBROOK RANCH, LLC
QUITCLAIM DESCRIPTION

A parcel or tract of land, containing **0.43** acres, more or less, lying and being situated in the NW ¼ of Section 7, T8N-R1E, Madison County, Mississippi, and being more particularly described as follows:

COMMENCING at the SE corner of the SW ¼ of the SE ¼ of said Section 7, T8N-R1E, Madison County, Mississippi; run thence

North for a distance of 3551.20 feet; thence

West for a distance of 3898.53 feet to a found one-inch iron pipe lying at the NW corner of the Sunnybrook Ranch, LLC property as described in Deed Book 2668 at Page 60 of the Records of the Office of the Chancery Clerk of said Madison County, at Canton, Mississippi, said point also lying at the SW corner of the J. Peyton Randolph, II property as described in Deed Book 2745 at Page 722 of the Records of said Madison County, Mississippi, and **POINT OF BEGINNING** of the herein described property; thence

North 02 degrees 06 minutes 00 seconds West along the Westerly boundary of said J. Peyton Randolph, II property for a distance of 332.88 feet to a one-half inch iron rebar lying on the Southerly boundary of the J. Peyton Randolph property as described in Deed Book 1846 at Page 910 of the Records of said Madison County, Mississippi; thence

Leaving the Westerly boundary of said J. Peyton Randolph, II property (Deed Book 2745 Page 722), run along the Southerly boundary of said J. Peyton Randolph, II property (Deed Book 1846 Page 910), 26.79 feet along the arc of a 397.20 foot radius curve to the right, said arc having a 26.79 foot chord which bears North 12 degrees 45 minutes 25 seconds West to a one-half inch iron rebar; thence

Leaving the Southerly boundary of said J. Peyton Randolph, II property (Deed Book 1846 Page 910), run 70.69 feet along the arc of a 340.00 foot radius curve to the left, said arc having a 70.56 foot chord which bears South 25 degrees 32 minutes 50 seconds West to a one-half inch iron rebar lying on the

Sunnybrook Ranch, LLC
081C-07 -004/04.00

Westerly boundary of said Section 7, T8N-R1E, said point also lying on the Easterly boundary of the John R. Anderson property as described in Deed Book 74 at Page 227 of the Records of said Madison County, Mississippi; thence

South 00 degrees 08 minutes 11 seconds East along the Westerly boundary of said Section 7, T8N-R1E, and the Easterly boundary of said John R. Anderson property for a distance of 397.42 feet to a one-half inch iron rebar; thence

Leaving the Westerly boundary of said Section 7, T8N-R1E, and the Easterly boundary of said John R. Anderson property, run South 89 degrees 38 minutes 54 seconds East for a distance of 47.50 feet to an one-half inch rebar lying on the Westerly boundary of the above referenced Sunnybrook Ranch, LLC property; thence

North 00 degrees 03 minutes 10 seconds East along the Westerly boundary of said Sunnybrook Ranch, LLC property for a distance of 102.58 feet to a one-half inch iron rebar and **POINT OF BEGINNING** of the above described parcel or tract of land.

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 further understood and agreed that the consideration herein named is in full, complete, and final payment and settlement of any claims or demands for damage accrued, accruing, or to accrue to the Grantor herein, their heirs, assigns, or legal representatives, for or on account of the construction of the proposed roadway, change of grade, water damage, and/or any other damage, right or claim whatsoever.

Sunnybrook Ranch, LLC
081C-07 -004/04.00

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 30 day of July A.D. 2026.

Sunnybrook Ranch, LLC

BY:

Dwayne Blaylock

PRINT NAME:

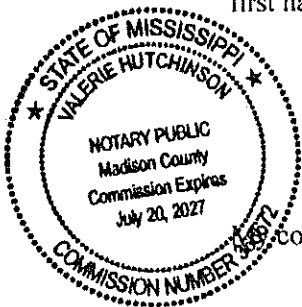
Dwayne Blaylock

ITS:

President

**STATE OF MISSISSIPPI
COUNTY OF MADISON**

Personally appeared before me, the undersigned authority in and for the said county and state, on this 30th day of July, 2026, within my jurisdiction, the within named Dwayne Blaylock, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed in the above and foregoing instrument and acknowledged that he/she executed the same in his/her representative capacity, and that by his/her signature on the instrument, and as the act and deed of Sunnybrook Ranch, LLC, a Mississippi Limited Liability Company, executed the above and foregoing instrument, after first having been duly authorized by said Limited Liability Company so to do.



(SEAL)

Valerie Hutchinson (NOTARY PUBLIC)

commission expires: July 20, 2027

Sunnybrook Ranch, LLC
081C-07 -004/04.00

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

i r o w

Purchase Agreement

Name:	Sunnybrook Ranch LLC	Date:	7/30/24
Address:	P.O. Box 1497	Project:	Highway 22 Intersection
	Ridgeland, MS 39158	County:	Madison
Tax ID.:	081C-07-004/04.00	ROW Parcels:	004-00-00 -W/Q

I, Dwayne Blaylock, of Sunnybrook Ranch LLC, do hereby understand that the original Fair Market Value Offer for the conveyance of all property rights required for the Highway 22 Intersection Project 0.005 acres in fee simple interest and quitclaim deed is 1,000.00.

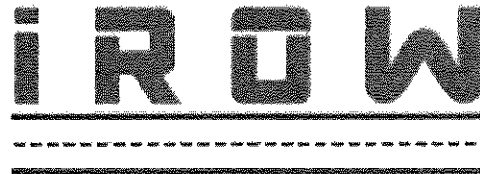
I have accepted the offer to purchase 0.005 acres of land for total compensation of \$1,000.00.

Signature: Dwayne Blaylock Date: 7/30/24

i r o w

Providing Professional Right of Way Acquisition
& Consultation Services

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



Fair Market Value Offer

Date:	<u>June 24, 2026</u>	Project:	<u>Highway 22 Intersection Project</u>
Name:	<u>Sunnybrook Ranch LLC</u>	County:	<u>Madison</u>
Address:	<u>P.O. Box 1497</u>	ROW Parcels:	<u>004-00-00 - W</u>
	<u>Ridgeland, MS 39158</u>		

It is necessary that the Madison County Board of Supervisors acquire from you a 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 are based on the fair market value of the property and is not less than the approved 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 waiver in the amount of \$500.00.

☐ Appraisal ☒ Waiver Valuation. This waiver was made based upon recent market data in this area.

This acquisition does not include oil, gas, or minerals 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 include household and office furniture and appliances, machinery, business and/or farm inventory, etc.

The real property improvement being acquire are: None

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

Separately hold 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 (0.005 acres x \$19,000/acre.):	\$	<u>500.00</u>
Improvements:	\$	<u>N/A</u>
Damages:	\$	<u>N/A</u>
 Total Fair Market Value Offer:	 \$	 <u>500.00</u>

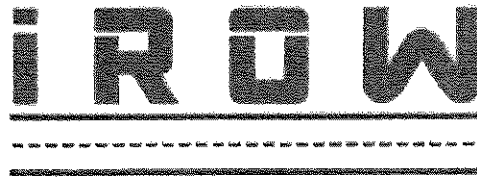
A handwritten signature in black ink, appearing to read 'Eli Fisher', is written over a horizontal line.

Right of Way Acquisition Agent



Providing Professional Right of Way
Acquisition & Consultation Services

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



Fair Market Value Offer

Date:	<u>June 24, 2026</u>	Project:	<u>Highway 22 Intersection Project</u>
Name:	<u>Sunnybrook Ranch LLC</u>	County:	<u>Madison</u>
Address:	<u>P.O. Box 1497</u>	ROW Parcels:	<u>004-00-00 - Q</u>
	<u>Ridgeland, MS 39158</u>		

It is necessary that the Madison County Board of Supervisors acquire from you a 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 are based on the fair market value of the property and is not less than the approved 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 waiver in the amount of \$500.00.

☐ Appraisal ☒ Waiver Valuation. This waiver was made based upon recent market data in this area.

This acquisition does not include oil, gas, or minerals rights but includes all other interests.

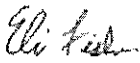
Unless noted otherwise, this acquisition does not include any items which are considered personal property under Mississippi State Law. Examples of such items include household and office furniture and appliances, machinery, business and/or farm inventory, etc.

The real property improvement being acquire are: None

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

Separately hold interest(s) in the real property are not applicable. These interests are not included in the above fair market value offer.

Quitclaim Deed:	\$	<u>500.00</u>
Improvements:	\$	<u>N/A</u>
Damages:	\$	<u>N/A</u>
Total Fair Market Value Offer:	\$	<u>500.00</u>


Right of Way Acquisition Agent



Providing Professional Right of Way
Acquisition & Consultation Services