

Department of Engineering  
Dan Gaillet, P.E., County Engineer

3137 South Liberty Street, Canton, MS 39046  
Office (601) 790-2525 FAX (601) 859-3430

MEMORANDUM

August 1, 2018

To: Sheila Jones, Supervisor, District I  
Trey Baxter, Supervisor, District II  
Gerald Steen, Supervisor, District III  
David Bishop, Supervisor, District IV  
Paul Griffin, Supervisor, District V

From: Dan Gaillet, P.E. *DG*  
County Engineer

Re: Special Warranty Deed  
New Castle, Part V

The Engineering Department is recommending that the County accept the Special Warranty Deed presented by Peter P. De Beukelaer and Mireille De Beukelaer for property that is being donated to the County for a section of road that was built off County Right-Of-Way in New Castle, Part V.

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**Prepared By:**

John Howard Shows, MS Bar #6776  
242 Market Street  
Flowood, MS 39232  
Telephone: (601) 664-0044

**Return To:**

Shows & Smith Law Firm PLLC  
242 Market Street  
Flowood, MS 39232  
Telephone: (601) 664-0044

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State of Mississippi  
County of Madison

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**SPECIAL WARRANTY DEED**

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FOR AND IN CONSIDERATION of the public good and as a contribution to Grantee, waiving all rights to compensation under state and federal laws and regulations, the sufficiency of which is hereby acknowledged, we, as Grantors,

**Peter P. De Beukelaer and wife, Mireille De Beukelaer**

182 Swan Sea Lane  
Madison, Mississippi 39110  
(601) 946-7479

do hereby donate, contribute, convey, and specially warrant unto Grantee,

**Madison County, Mississippi**

Post Office Box 608  
Canton, Mississippi 39046  
(601) 790-2590

the following described land and property located in Madison County, Mississippi, and being more particularly described as follows, to-wit:

(See Exhibit A attached hereto and made a part hereof)

**INDEXING INSTRUCTIONS:**

SE ¼ of Section 28, T6N, R1E  
Madison County, Mississippi

This conveyance is subject to the following exceptions:

1. Ad valorem taxes for the year 2018, which are not due or payable until January 1, 2019.
2. All prior reservations, conveyances or easements, together with release of damages, of minerals of every kind and character, including, but not limited to, oil, gas, sand and gravel in, on, and under subject property.

WITNESS THE SIGNATURE OF THE GRANTORS, this 10 day of July, 2018.

Peter P. De Beukelaer

Mireille De Beukelaer

ACCEPTED this the \_\_\_\_\_ day of July, 2018.

**MADISON COUNTY, MISSISSIPPI**

By: \_\_\_\_\_  
Its \_\_\_\_\_

STATE OF MISSISSIPPI

COUNTY OF MADISON

Personally appeared before me, the undersigned authority in and for the said county and state, on this 10 day of July, 2018, within my jurisdiction, the within named **Peter P. De Beukelaer**, who acknowledged that he signed, delivered and executed the above and foregoing instrument of writing.

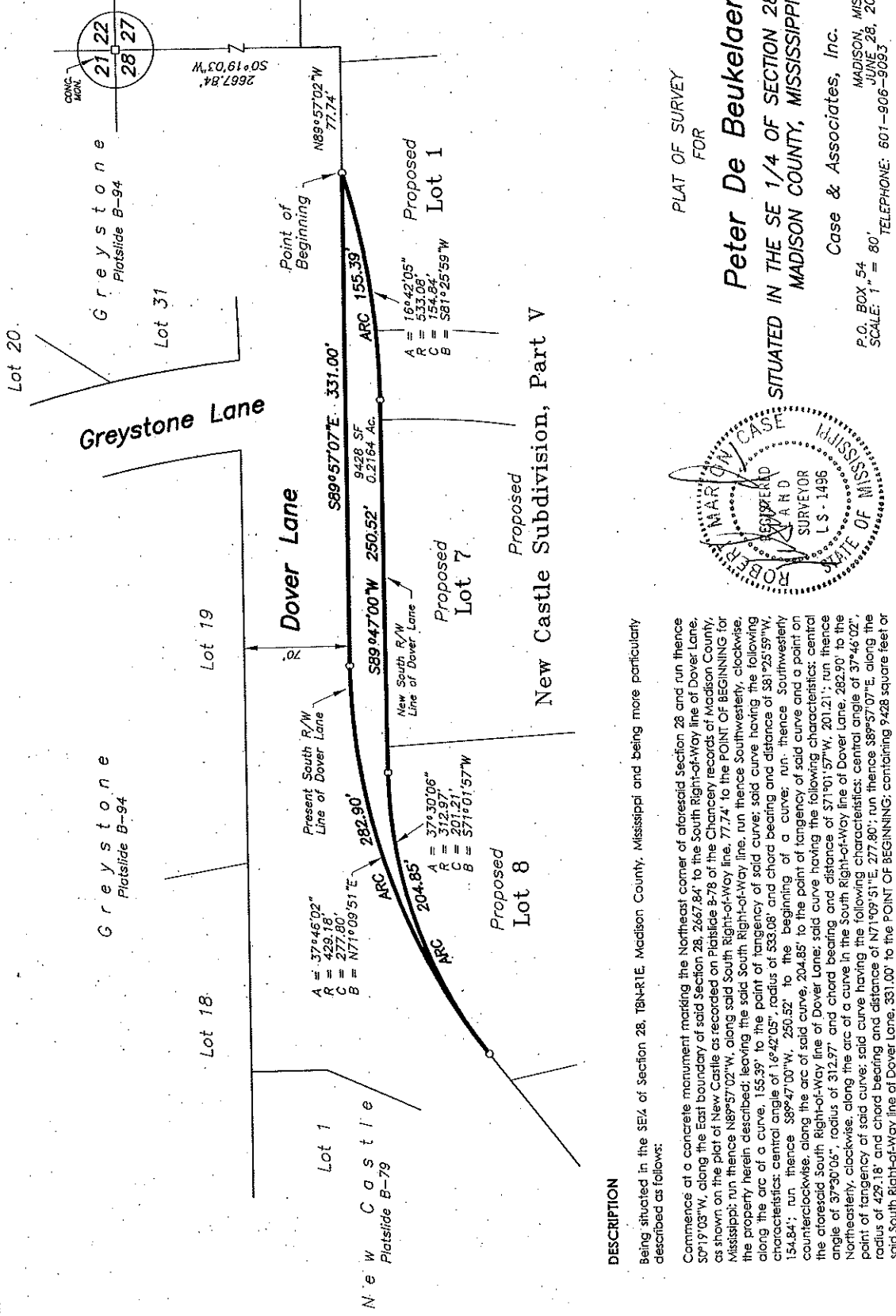
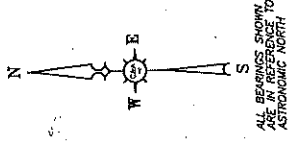
Given under my hand and official seal this the 10 day of July, 2018.

NOTARY PUBLIC

My commission expires:

April 19, 2022





**DESCRIPTION**

Being situated in the SE¼ of Section 28, T8N-R1E, Madison County, Mississippi and being more particularly described as follows:

Commence at a concrete monument marking the Northeast corner of aforesaid Section 28 and run thence S0°19'03"W, along the East boundary of said Section 28, 2667.84' to the South Right-of-Way line of Dover Lane, as shown on the plat of New Castle as recorded on Plat B-78 of the Chancery records of Madison County, Mississippi; run thence N89°57'02"W, along said South Right-of-Way line, 77.74' to the POINT OF BEGINNING for the property herein described; leaving the said South Right-of-Way line, run thence Southwesterly, clockwise, along the arc of a curve, 155.39', to the point of tangency of said curve; said curve having the following characteristics: central angle of 16°42'05", radius of 533.08', and chord bearing and distance of S81°25'59"W, 154.84'; run thence S89°47'00"W, 250.52', to the beginning of a curve; run thence Southwesterly, counter-clockwise, along the arc of said curve, 204.85', to the point of tangency of said curve and a point on the aforesaid South Right-of-Way line of Dover Lane; said curve having the following characteristics: central angle of 37°30'06", radius of 312.97', and chord bearing and distance of S71°01'57"W, 201.21'; run thence Northwesterly, clockwise, along the arc of a curve in the South Right-of-Way line of Dover Lane, 282.90', to the point of tangency of said curve; said curve having the following characteristics: central angle of 37°46'02", radius of 429.18', and chord bearing and distance of N71°09'51"E, 277.80'; run thence S89°57'07"E, along the said South Right-of-Way line of Dover Lane, 331.00', to the POINT OF BEGINNING; containing 9.428 square feet or 0.2164 acres, more or less.

PLAT OF SURVEY FOR

**Peter De Beukelaer**  
SITUATED IN THE SE 1/4 OF SECTION 28, T8N-R1E,  
MADISON COUNTY, MISSISSIPPI

Case & Associates, Inc.  
MADISON, MISSISSIPPI  
P.O. BOX 54  
JUNE 28, 2018  
SCALE: 1" = 80'  
TELEPHONE: 601-906-9093

STAMP TO COUNTY/CITY