


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

3137 South Liberty Street, Canton, MS 39046
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MEMORANDUM

October 29, 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. 
County Engineer

Re: Special Warranty Deed
Proprietor's Pointe
Cedar Hill Road

The Engineering Department is recommending that the County accept the Special Warranty Deed for the donation of right-of-way property along Cedar Hill Road and the proposed development Proprietor's Pointe.

INDEXING INSTRUCTIONS:
Madison County T8N-R1E
Sec 13: E ½
Sec 18: W ½

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| PREPARED BY: C. Glen Bush (MS Bar No. 7589) Copeland, Cook, Taylor & Bush, P.A. Post Office Box 6020 Ridgeland, Mississippi 39158-6020 (601) 856-7200 | GRANTOR: MattSam, LLC 602 Crescent Place, Suite 100 Ridgeland, MS 39157 601-750-7505 | GRANTEE: Madison County, Mississippi Post Office Box 608 Canton, MS 39046 |
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SPECIAL WARRANTY DEED

For and in consideration of the public good and as a contribution to the Grantee, waiving all rights to compensation under the State and Federal laws and regulation, the sufficiency of which is hereby acknowledged, MATTSAM, LLC (“Grantor”) does hereby grant, convey and warrant specially unto Madison County, Mississippi (“Grantee” or “County”) the land and property more particularly described in the attached Exhibit “A” made a part hereof and incorporated by reference herein (the “Property”) ,together with all improvements situated thereon, and appurtenances thereto belonging.

This conveyance is subject to the following Exceptions

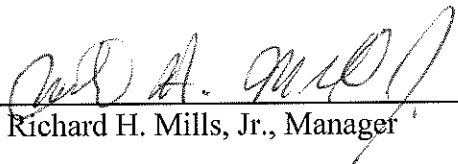
1. Ad valorem taxes for the year 2018, which are not due or payable until January 1, 2019.
2. All prior reservations, conveyances or easements, together with release of damages,

of minerals of every kind and character, including but not limited to, oil, gas, and other minerals in, on, and under subject property.

TO HAVE AND TO HOLD the Property, together with, all and singular, the rights and appurtenances thereto in anywise belonging, to the County and the County's successors and assigns forever; and subject to the Exceptions, Grantor does hereby warrant specially the Property unto the County and the County's successors and assigns against every person whomsoever lawfully claiming or to claim the same, or any part thereof by, through or under Grantor, but not otherwise.

IN WITNESS WHEREOF, Grantor has signed and delivered this Special Warranty Deed on the date first above written.

GRANTOR:
MATTSAM, LLC


By: Richard H. Mills, Jr., Manager

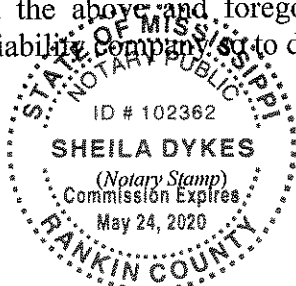
ACCEPTED this the ____ day of _____, 2018:


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 5th day of November, 2018 within my jurisdiction, the within named Richard H. Mills, Jr, who acknowledged to me that he is Manager of MATTSAM, LLC, a Mississippi limited liability company, and that for and on behalf of such company, and as the act and deed of the company, he executed the above and foregoing instrument, after first having been duly authorized by said limited liability company to do




Notary Public
My Commission Expires: May 24, 2020

**STATE OF MISSISSIPPI
COUNTY OF MADISON**

Personally appeared before me, the undersigned authority in and for the said county and state, on this ____ day of _____, 2018 within my jurisdiction, the within named _____, who acknowledged to me that he is _____ of the BOARD OF SUPERVISORS OF MADISON COUNTY, MISSISSIPPI and that for and on behalf of such County, and as the act and deed of the county, he executed the above and foregoing instrument, after first having been duly authorized by said limited liability company so to do

(Notary Stamp)

My Commission Expires:

Notary Public

EXHIBIT "A"

Being part of the E½ of the E½ of Section 13, T8N-R1W and part of the W½ of Section 18, T8N-RE, Madison County, Mississippi and being more particularly described as follows:

Commence at a concrete monument marking the Southeast corner of aforesaid Section 13 and run thence East, 1642.41'; run thence North, 1395.32' to a point on the Northern Right-of-Way line of Mt. Leopard Road that is 35 feet Southwesterly from the centerline of Cedar Hill Road and the POINT OF BEGINNING for the property herein described; run thence Northwesterly and Northerly, 35 feet westerly from the centerline of Cedar Hill Road the following courses: N28°14'17"W, 370.01' to the beginning of a curve; thence counterclockwise, along the arc of said curve, 306.70'; said curve having the following characteristics: central angle of 18°04'43", radius of 972.00' and chord bearing and distance of N37°16'38"W, 305.43'; thence N46°19'00"W, 352.59'; thence N48°54'00"W, 243.68' to the beginning of a curve; thence clockwise, along the arc of said curve, 239.54' to the point of tangency; said curve having the following characteristics: central angle of 8°42'30", radius of 1576.02' and chord bearing and distance of N44°32'45"W, 239.31'; thence N40°11'30"W, 137.53'; thence N41°24'00"W, 399.37' thence N40°19'00"W, 207.63'; thence N32°38'07"W, 204.14' to the beginning of a curve; thence clockwise, along the arc of said curve, 379.25' to the point of tangency; said curve having the following characteristics: central angle of 34°15'38", radius of 634.25' and chord bearing and distance of N15°30'18"W, 373.63'; thence N1°37'30"E, 629.47'; thence N3°35'00"E, 379.06' to the North boundary of the MattSam, LLC property as recorded in Deedbook 3548 at page 637 of the Chancery records of Madison County, Mississippi; thence S89°52'27"E, along the said North boundary of the MattSam, LLC property, 35.18' to the Northeast corner thereof and the centerline of Cedar Hill Road; thence Southerly and Southeasterly along the Eastern boundary of the said property and the centerline of Cedar Hill Road the following courses: S3°35'00"W, 380.59'; thence S1°37'30"W, 661.19'; thence S3°12'30"W, 47.31' thence S8°49'00"E, 52.18'; thence S13°26'00"E, 51.18'; thence S15°08'30"E, 48.21'; thence S25°51'00"E, 53.23'; thence S31°03'00"E, 49.68'; thence S31°40'00"E, 67.41'; thence S30°25'30"E, 64.04'; thence S31°30'00"E, 43.26'; thence S34°50'00"E, 52.05'; thence S40°19'00"E, 204.95'; thence S41°24'00"E, 399.41'; thence S40°11'30"E, 255.23'; thence S48°54'00"E, 361.80'; thence S46°19'00"E, 353.38'; thence S42°49'00"E, 77.21'; thence S42°08'00"E, 75.20'; thence S37°30'30"E, 64.86'; thence S29°25'00"E, 86.17'; thence S28°02'30"E, 272.29'; thence S28°15'30"E, 98.04'; thence S30°07'30"E, 17.80' to the Northeasterly extension of the aforesaid Northern Right-of-Way line of Mt. Leopard Road; thence leaving the Eastern boundary of the said MattSam, LLC property, run S67°31'37"W, along the said extension of and the Northern Right-of-Way line of Mt. Leopard Road, 34.86' to the POINT OF BEGINNING; containing 3.081 acres, more or less.

