

ROW640 A (Revised 3/2011)

Grantee, prepared by and return to:

Madison County Board of Supervisors

P. O. Box 608

Canton, Mississippi 39046

Phone: (601) 750-2590

Grantor Address:

Covington Land Developments

1085 Gluckstadt Road, Ste 200

Madison, MS 39110


Phone: (601) 709-8770

QUITCLAIM DEED

INDEXING INSTRUCTIONS:

NE/4 of the NE/4 of Section 29, Township 8
North, Range 2 East, Madison County,
Mississippi.

Initial

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Covington Land Developments

2017-76-RD

007-00-00-Q-010

THE STATE OF MISSISSIPPI

County of Madison

For and in consideration of One Hundred and NO/100 Dollars (\$100.00) the receipt and sufficiency of which is hereby acknowledged, I, the undersigned, hereby grant, bargain, sell, convey and quitclaim and release unto the Madison County Board of Supervisors the following described land:

Parcel No. 1

The following description is based on the Mississippi State Plane Coordinate System, West Zone, NAD 83, grid values, U. S. Survey feet, using a scale factor of 0.99995540 and a grid to geodetic azimuth angle of (+) 00 degrees 07 minutes 11 seconds developed at the below described commencing point used for Project Number 2017-76-RD. 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:

Commence at a found #4 rebar with a cap located at the Northeast Corner of the Gluckstadt Office Park, Subdivision recorded in Plat Cabinet E, Slide 103A. records of the Office of Chancery Clerk, Madison County, Mississippi having a coordinate value of N 1097391.49, E 2365251.75, on the above referenced coordinate system, thence run North 89 degrees 40 minutes 23 seconds East for a distance of 183.37 feet to a #5 rebar located on the existing south right-of-way line of Gluckstadt Road at the grantors northwest corner of property described in Book 2249, Page 726, records of the Office of Chancery Clerk, Madison County, Mississippi, being 34.56 feet right of and perpendicular to proposed Gluckstadt Road centerline alignment station 94+01.51, having a coordinate value of N 1097392.54, E 2365435.12 on the above referenced coordinate system, and being referred to hereinafter as the **Point of Beginning**;

From the **Point of Beginning** thence along said existing south right-of-way line run, North 89 degrees 53 minutes 24 seconds East for a distance of 246.52 feet to a #5 rebar with a cap located at the northeast corner of said grantors property;

thence along the east line of said grantors property run, South 00 degrees 13 minutes 35 seconds West for a distance of 15.56 feet to a #5 rebar with a cap located at the intersection of said east line and the proposed south right-of-way line of Gluckstadt Road;

Initial MD, SM, _____

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thence along said proposed south right-of-way line run, South 89 degrees 55 minutes 07 seconds West for a distance of 246.45 feet to a #5 rebar with a cap located at the intersection of said proposed south right-of-way line and the west line of said grantors property;

thence along said west line run, North 00 degrees 01 minutes 35 seconds West for a distance of 15.44 feet back to the **Point of Beginning**, containing 0.09 acres (3820 square feet), more or less, and located in the Northeast Quarter of the Northeast Quarter of Section 29 Township 8 North, Range 2 East, Madison County, Mississippi

Parcel No. 2

The following description is based on the Mississippi State Plane Coordinate System, West Zone, NAD 83, grid values, U. S. Survey feet, using a scale factor of 0.99995540 and a grid to geodetic azimuth angle of (+) 00 degrees 07 minutes 11 seconds developed at the below described commencing point used for Project Number 2017-76-RD. 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:

Commence at a Found #4 rebar with a cap located at the Northeast Corner of the Gluckstadt Office Park, Subdivision recorded in Plat Cabinet E, Slide 103A. records of the Office of Chancery Clerk, Madison County, Mississippi having a coordinate value of N 1097391.49, E 2365251.75, on the above referenced coordinate system, thence run North 89 degrees 48 minutes 04 seconds East for a distance of 447.23 feet to a #5 rebar located on the existing south right-of-way line and at the northwest corner of the grantors property as described in Book 3450, Page 269, records of the Office of Chancery Clerk, Madison County, Mississippi, being 34.43 feet right of and perpendicular to proposed Gluckstadt Road project centerline alignment at station 96+65.38, having a N 1097393.04, E 2365698.98 on the above referenced coordinate system, and being referred to hereinafter as the **Point of Beginning**;

From the **Point of Beginning** thence along the existing south right-of-way line run, North 89 degrees 53 minutes 24 seconds East for a distance of 39.96 feet to a #5 rebar with a cap located on said existing south right-of-way line;

thence continue along said existing south right-of-way line run, South 00 degrees 22 minutes 43 seconds East for a distance of 15.59 feet to a #5 rebar with a cap located at the intersection of said existing south right-of-way line and the proposed south right-of-way line;

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thence along said proposed south right-of-way line run, South 89 degrees 55 minutes 07 seconds West for a distance of 40.12 feet to a #5 rebar with a cap located at the intersection of said proposed south right-of-way line and the west line of the grantors property as described in said Book 3450, Page 269;

thence along said west line run, North 00 degrees 11 minutes 23 seconds East for a distance of 15.57 feet back to the **Point of Beginning**, containing 0.01 acres (624 square feet), more or less, and located in the Northeast Quarter of the Northeast Quarter of Section 29 Township 8 North, Range 2 East, Madison County, Mississippi

Parcel No. 3

The following description is based on the Mississippi State Plane Coordinate System, West Zone, NAD 83, grid values, U. S. Survey feet, using a scale factor of 0.99995540 and a grid to geodetic azimuth angle of (+) 00 degrees 07 minutes 11 seconds developed at the below described commencing point used for Project Number 2017-76-RD. 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:

Commence at a Found #4 rebar with a cap located at the Northeast Corner of the Gluckstadt Office Park, Subdivision recorded in Plat Cabinet E, Slide 103A. records of the Office of Chancery Clerk, Madison County, Mississippi having a coordinate value of N 1097391.49, E 2365251.75, on the above referenced coordinate system, thence run North 89 degrees 47 minutes 51 seconds East for a distance of 429.93 feet to a #5 rebar with cap located on the existing south right-of-way line and at the northwest corner of the grantors property as described in Book 3442, Page 543, records of the Office of Chancery Clerk, Madison County, Mississippi, being 34.44 feet right of and perpendicular to proposed Gluckstadt Road project centerline alignment at station 96+48.03, having a N 1097393.01, E 2365681.63 on the above referenced coordinate system, and being referred to hereinafter as the **Point of Beginning**;

From the **Point of Beginning** thence along the existing south right-of-way line run, North 89 degrees 53 minutes 24 seconds East for a distance of 17.35 feet to a #5 rebar with a cap located on said existing south right-of-way line at the northeast corner of said grantors property;

thence along the east line of said grantors property run, South 00 degrees 11 minutes 23 seconds West for a distance of 15.57 feet to a #5 rebar with a cap located at the intersection of said east line and the proposed south right-of-way line of Gluckstadt Road;

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thence along said proposed south right-of-way line run, South 89 degrees 55 minutes 07 seconds West for a distance of 17.36 feet to a #5 rebar with a cap located at the intersection of said proposed south right-of-way line and the west line of the grantors property as described in said Book 3442, Page 543;

thence along said west line run, North 00 degrees 13 minutes 35 seconds East for a distance of 15.56 feet back to the **Point of Beginning**, containing 270 square feet, more or less, and located in the Northeast Quarter of the Northeast Quarter of Section 29 Township 8 North, Range 2 East, Madison County, Mississippi.

Parcel No. 1, Parcel No. 2 and Parcel No. 3 contain an aggregate of 4,714 square feet, more or less.

The grantor herein further warrants that the above described property is no part of his homestead.

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.

Witness my signature, this the 13 day of May A.D. 2019.

Signature: 
Covington Land Developments, LP MO Bille
By: Buck W. Covington, General Partner

Initial MO, Bille

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STATE OF MISSISSIPPI

COUNTY OF MADISON

Personally appeared before me, the undersigned authority in and for said county and state, on this, 13th day of May, 2019, within my jurisdiction, the within-named **Buck W. Covington**, who acknowledged that he is a **General Partner of Covington Land Developments**, a Mississippi general partnership, and that in said capacity, and that for and on behalf of said limited partnership, and as its act and deed, he executed the above and foregoing instrument, after first having been duly authorized so to do.



(NOTARY PUBLIC)

(SEAL)

My commission expires: _____



Initial BD, BWD

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Project No: 14280.000
Parcel No: 007-00-00-Q-010
County: Madison

RESOLUTION AND ORDER

Whereas, at a special meeting of the executives of this corporation duly held on the 13th day of May, 2019, the Partners duly passed a resolution authorizing the sale, conveyance and transfer of certain property to the Madison County Board of Supervisors.

Be it resolved that Buck W. Covington is hereby authorized, empowered and directed to execute and deliver unto the Madison County Board of Supervisors a Quitclaim Deed for 4,714 square feet of land in the amount of \$100.00.

That the principal terms of the transaction and the nature and amount of the consideration, and the resolution of the Partners hereinabove set forth, be and the same hereby are approved by the Partners of this General Partnership as set forth by its Operating Agreement.

Covington Land Developments
A Mississippi General Partnership
1085 Gluckstadt Road, Ste 200
Madison, MS 39110
(601) 709-8770


Signature

Buck W. Covington, General Partner
Print Name and Title

ATTEST: 
Signature

BY: MARK DYE
Print Name and Title