

ROW 761 A (Revised 7/2009)

Grantee, prepared by and return to:

Madison County Board of Supervisors

P.O. Box 608

Canton, Mississippi 39046

Phone: (601) 750-2590

Grantor Address:

LEXINGTON PLACE LLC

P.O. Box 1214

Ridgeland, MS 39158

Phone: (601) 842-6341

TEMPORARY EASEMENT

INDEXING INSTRUCTIONS:

Lot 1 of Gluckstadt Office Park, Plat Cabinet E, Slide 103A and NW/4 of the NE/4 of Section 29, Township 8 North, Range 2 East, Madison County, Mississippi.

Initial

 KS

LEXINGTON PLACE, LLC
2017-76-RD
004-00-00-T
CDP 12/26/18

THE STATE OF MISSISSIPPI

County of Madison

For and in consideration of Seven Thousand Four Hundred Ten and NO/100 Dollars (\$7,410.00) the receipt and sufficiency of which is hereby acknowledged, I, the undersigned hereby grant, sell, convey and warrant unto the Madison County Board of Supervisors for public improvements, grading, sodding, and other construction purposes on Project No. 2017-76-RD, a temporary easement through, over, on and across the following described land:

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.

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 thence run South 89 degrees 37 minutes 49 seconds West for a distance of 204.71 feet to a #5 rebar with cap; thence run South 89 degrees 37 minutes 50 seconds West for a distance of 138.19 feet to a #5 rebar with cap located at the northwest corner of Lot 4 of the Gluckstadt Office Park Subdivision, Plat Cabinet E, Slide 103A, Office of Chancery Clerk, Madison County, Mississippi, and on the existing south right-of-way line of Gluckstadt Road; thence along the west line of said Lot 4 run South 00 degrees 06 minutes 25 seconds East for a 8.06 feet to a #5 rebar with cap located at the intersection of said west line and the proposed south right-of-way line of Gluckstadt Road, being located 43.00 feet right of and perpendicular to proposed Gluckstadt Road project centerline alignment at station 88+75.13, having a coordinate value of N: 1097381.22, E: 2364908.86 on the above reference coordinate system, and being referred to hereinafter as the **Point of Beginning**;

from the **Point of Beginning** thence along said proposed south right-of-way line run, North 89 degrees 41 minutes 10 seconds East for a distance of 143.26 feet to a #5 rebar with cap located on the existing west right-of-way line of Lexington Drive;

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thence along said existing west right-of-way line and along a curve to the right having an arc length of 7.43 feet, a radius of 40.00 feet, a chord bearing of South 19 degrees 37 minutes 32 seconds East, a chord distance of 7.42 feet to a #5 rebar with cap located on said existing west right-of-way line;

thence leaving said existing west right-of-way line run, South 89 degrees 41 minutes 10 seconds West for a distance of 145.73 feet to a #5 rebar with cap located on said west line of Lot 4;

thence along said west line run, North 00 degrees 06 minutes 25 seconds West for a distance of 7.00 feet back to the **Point of Beginning**, containing 0.02 acres (1013 square feet), more or less, and situated in the Northwest Quarter of the Northeast Quarter of Section 29, Township 8 North, Range 2 East, Madison County, Mississippi.

It is understood and agreed, and it is the intention of the parties hereto, that the grantee shall have the right to use, occupy, improve, grade, sod, ditch, drain and otherwise use for construction purposes the above described land only so long as is necessary to complete the construction of said Project No. 2017-76-RD in accordance with the plans and specifications for said project, said plans and specifications however, being subject to change by the Federal Highway Administration. Upon the completion of the said work of construction the said temporary easement shall terminate and all right, title and interest in and to the above described land shall revert to the grantors herein, their heirs, assigns, legal representatives or grantees.

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

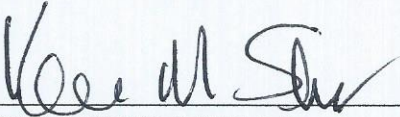
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It is understood and agreed that the consideration herein named is in full payment and settlement of any and all claims or demands for damage accrued, accruing, or to accrue to the grantors herein, their heirs, assigns, or legal representatives for or on account of the construction of the proposed highway, change of grade, water damage and/or any other damage, right or claim whatsoever to the above described property.

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 29th day of April A.D. 2019.

Signature: 
LEXINGTON PLACE LLC
By: Ken M. Sykes, Manager


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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, 20th day of April, 2019, within my jurisdiction, the within-named **Ken M. Sykes**, who acknowledged that he is **Manager** of **LEXINGTON PLACE LLC**, a Mississippi limited liability company, and that in said capacity, and that for and on behalf of said limited liability company, 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: _____



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