

ROW 005 A (Revised 3/2011)

Grantee, prepared by and return to:	Grantor Address:
Madison County Board of Supervisors	LEXINGTON PLACE LLC
P.O. Box 608	P.O. Box 1214
Canton, Mississippi 39046	Ridgeland, MS 39158
Phone: (601) 750-2590	Phone: (601) 842-6341

WARRANTY DEED

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 MD, LC

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

THE STATE OF MISSISSIPPI

County of Madison

For and in consideration of Thirty Seven Thousand Five Hundred Seventy and NO/100 Dollars (\$37,570.00) the receipt and sufficiency of which is hereby acknowledged, I, the undersigned, hereby grant, bargain, sell, convey and warrant unto the Madison County Board of Supervisors 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. 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 South 89 degrees 37 minutes 49 seconds West for a distance of 204.71 feet to a #5 rebar with cap located at the northeast 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, being located 34.81 feet right of and perpendicular to proposed Gluckstadt Road project centerline alignment at station 90+13.29, have a coordinate value of N 1097390.17, E 2365047.03 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 west right-of-way line of Lexington Drive and along a curve to the right having a radius of 40.00 feet, an arc length of 9.64 feet, a chord bearing of South 31 degrees 55 minutes 03 seconds East, and a chord distance of 9.62 feet to a #5 rebar with cap located at the intersection of said existing west right-of-way line and the proposed south right-of-way line of Gluckstadt Road;

thence along said proposed south right-of-way line run, South 89 degrees 41 minutes 10

Initial LD, KS, _____

LEXINGTON PLACE, LLC
2017-76-RD
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seconds West for a distance of 143.26 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 Lot 4;

thence along said west line run, North 00 degrees 06 minutes 25 seconds West for a distance of 8.06 feet to a #5 rebar with a cap located at the northwest corner of said Lot 4, being on the existing south right-of-way line of Gluckstadt Road;

thence along said south right-of-way line run, North 89 degrees 37 minutes 50 seconds East for a distance of 138.19 feet back to the **Point of Beginning**, containing 0.03 acres (1145 square feet), more or less, and located in the Northwest Quarter of the Northeast Quarter of Section 29 Township 8 North, Range 2 East, Madison County, Mississippi

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

It is 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 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.

Initial LD, KS,

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

STATE OF MISSISSIPPI

COUNTY OF MADISON

Personally appeared before me, the undersigned authority in and for said county and state, on this, 29th 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.

Mark Dye (NOTARY PUBLIC)

(SEAL)

My commission expires: _____



Initial KS

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Project No: 14280.000
Parcel No: 004-00-00-W/T
County: Madison

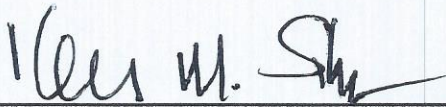
RESOLUTION AND ORDER

Whereas, at a special meeting of the members of this limited liability company duly held on the 23 day of April, 2019, the Members duly passed a resolution authorizing the sale, conveyance and transfer of certain property to the Madison County Board of Supervisors.

Be it resolved that Ken M. Sykes is hereby authorized, empowered and directed to execute and deliver unto the Madison County Board of Supervisors a Warranty Deed for 1,145 square feet of land in the amount of \$37,570.00 and a Temporary Easement for 1,013 square feet of land in the amount of \$7,410.00.

That the principal terms of the transaction and the nature and amount of the consideration, and the resolution of the Members hereinabove set forth, be and the same hereby are approved by the Members of this Limited Liability Company as set forth by its Operating Agreement.

LEXINGTON PLACE LLC
A Mississippi Limited Liability Company
P.O. Box 1214
Ridgeland, MS 39158
(601) 842-6341



Signature

Ken M. Sykes, Manager

Print Name and Title

ATTEST: 

Signature

By: MARK DYE

Print Name