

ROW 761 A (Revised 7/2009)

Grantee, prepared by and return to:

Madison County Board of Supervisors

P. O. Box 608

Canton, MS. 39046

Phone: (601) 750-2590

Grantor Address:

Tucker Marketing, LLC

102 Kristen Hill Ct.

Madison, MS 39110

Phone: (601) 506-0515

TEMPORARY EASEMENT

INDEXING INSTRUCTIONS: NW/4 of the NE/4 of Section 29, Township 8 North,
Range 2 East, Madison County, Mississippi. THE

Initial

TD, Rf

TUCKER MARKETING, LLC
2017-76-RD
003-00-00-T
CDP 12/18/18

STATE OF MISSISSIPPI

County of Madison

For and in consideration of Nine Thousand Six Hundred Ten and NO/100 Dollars (\$9,610.00) 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 South 87 degrees 50 minutes 31 seconds West for a distance of 478.26 feet to a set #5 rebar with cap located on the proposed south right-of-way line of Gluckstadt Road, being 50.00 feet right of and perpendicular to the proposed Gluckstadt Road alignment at centerline station 87+40, having a coordinate value of N 1097373.48, E 2364773.84, 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 60.00 feet to a set #5 rebar with cap;

thence leaving said proposed south right-of-way line run, South 00 degrees 18 minutes 50 seconds East for a distance of 70.00 feet to a set #5 rebar with cap;

thence parallel to said proposed south right-of-way line run, South 89 degrees 41 minutes 10 seconds West for a distance of 60.00 feet to a set #5 rebar with cap;

Initial MD, RJ, _____

TUCKER MARKETING, LLC
2017-76-RD
003-00-00-T
CDP 12/18/18

thence run, North 00 degrees 18 minutes 50 seconds West for a distance of 70.00 feet to the **Point of Beginning**, containing 0.10 acres (4200 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.

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.

It is further 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.

Initial DD, RJ, _____

TUCKER MARKETING, LLC
2017-76-RD
003-00-00-T
CDP 12/18/18

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 23rd day of May A.D. 2019.

Signature: Richard A. Tucker
Tucker Marketing, LLC
By: Richard A. Tucker, Member

STATE OF MISSISSIPPI

COUNTY OF MADISON

Personally appeared before me, the undersigned authority in and for said county and state, on this, 23rd day of May, 2019, within my jurisdiction, the within-named **Richard A. Tucker**, who acknowledged that he is **Member of Tucker Marketing, 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 RD, BT

TUCKER MARKETING, LLC
2017-76-RD
003-00-00-T
CDP 12/18/18