

Grantee, prepared by and return to:	Grantor Address:
Mississippi Transportation Commission c/o	Madison County Board of Supervisors
Mississippi Department of Transportation	Post Office Box 608
Right of Way Division (Title Section)	Canton, MS 39046
P. O. Box 1850	
Jackson, Mississippi 39215-1850	Phone: (601) 859-8241
Phone: 601-359-7512	Business No.

DONATION WARRANTY DEED

INDEXING INSTRUCTIONS:

Lot 1, Lansdowne Estates Plat Book 4 Page 6 and the Northwest Quarter of the Southeast Quarter of Section 33, Township 8 North, Range 2 East, Madison County, Mississippi.

Southeast Quarter, Section 33, Township 8 North, Range 2 East, Madison County, Mississippi and Lots I and 2, Block 20 Gluckstadt Colony, Plat Book A Page 8A.

Initial _____, _____, _____

REVIEWED
By SMD & APPROVED at 1:45 pm, Dec 16, 2020

Madison County Board of Supervisors
108504-201000
001-00-00-W

THE STATE OF MISSISSIPPI

County of Madison

For and in consideration of the mutual benefits accruing to both parties, the receipt and sufficiency of which is hereby acknowledged, I/we, the undersigned, hereby grant, bargain, sell, convey and warrant unto the Mississippi Transportation Commission the following described land:

The following description is based on the Mississippi State Plane Coordinate System, West Zone, NAO 83(93), grid values using a scale factor of 0.999956506 and a convergence angle of (+) 00 degrees 7 minutes 52.67 seconds as developed by the Mississippi Department of Transportation for Project No. STP-6988-00(003) LPA/106992-701000 and being hereafter referred to as "THE PROJECT". The intent of this description is to convey that portion of the Grantor's property lying within the proposed right of way as defined by said project and as shown on the Right of Way Acquisition Maps for said project.

Parcel No. 1
Green Oak Lane West of US Highway No. 51

COMMENCING at the iron pin found marking the Southeast corner of Section 33, Township 8North, Range 2 East, Madison County, Mississippi, said corner being the point of determination of the above cited convergence angle and scale factor, and being defined as N 1086814.05, E 2371958.37 on the above referenced coordinate system:

Run thence, North 55 degrees 39 minutes 13 seconds West for a distance of 2632.64 feet to a concrete monument found marking the Grantor's Southeast property corner and the Southeast Corner of Lot 1 of Lansdowne Estates as per Plat recorded in Plat Book 4 at Page 6 in the Office of the Chancery Clerk of Madison County, said monument being on the West right of way line of U.S. Highway 51, being 50.40 feet measured left of and perpendicular to the survey centerline at station 23+13.83, and described in that certain deed of record conveyed to the Madison County Board of Supervisors, filed in Deed Book 3782 at page 661, reference to which is hereby made in aid of and as a part of this description, said point being on the proposed South right of way line of "THE PROJECT"

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and the Point of Beginning, and has the following coordinates: N 1088299.37, E 2369784.75;

Run thence along the proposed South and North right of way line of "THE PROJECT" as acquired by said Madison County Board of Supervisors by deeds of record filed in Deed Books 3782, Page 661, Deed Book 3868, page 119, reference to which is hereby made in aid of and as a part of this description:

Thence, North 00 degrees 53 minutes 17 seconds West along the proposed South right of way line of "THE PROJECT" for a distance of 166.80 feet to a point 90.00 feet right of and perpendicular to the survey centerline of the project at station 84+00;

Thence North 66 degrees 34 minutes 51 seconds West along said proposed South right of way line for a distance of 200.00 feet to a point 90.00 feet right of and perpendicular to the survey centerline of the project;

Thence North 23 degrees 25 minutes 09 seconds East for a distance of 165.0 feet to a point on the North right of way line, said point being 75.00 feet left of and perpendicular to the survey centerline at station 82+00;

thence South 86 degrees 58 minutes 19 seconds East along said North right of way line for a distance of 286.77 feet to a point on said present West right of way line of U.S. Highway 51, said point being 174.918 feet left of measured perpendicularly to the centerline survey of "THE PROJECT" at Station 84+68.802;

Thence South 23 degrees 26 minutes 20 seconds West along said present West right of way line of U.S. Highway 51, for a distance of 416.94 feet to the POINT OF BEGINNING, containing **1.45** Acres more or less, and being situated In Lot 1, Lansdowne Estates Plat Book 4 Page 6 and the Northwest Quarter of the Southeast Quarter of Section 33, Township 8 North, Range 2 East, Madison County, Mississippi. The above described parcel is a part of the right of way acquired by Madison County Board of Supervisors by instrument of records on file in the Chancery Clerk of Madison County and recorded in Deed Book 3782 at Page 661 and Deed Book 3868 at Page 119.

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Parcel No. 2
Green Oak Lane East of US Highway No. 51

Commencing at the iron pin found marking the Southeast corner of Section 33, Township 8 North, Range 2 East, Madison County, Mississippi said corner being the point of determination of the above cited convergence angle and scale factor, and being defined as N 1086814.05, E 2371958.37 on the above referenced coordinate system:

Run thence, North 48 degrees 31 minutes 58 seconds West for a distance of 1897.75 feet to a point the South right of way line of Green Oak Lane as described in that certain deed of record to the Madison County Board of Supervisors, filed in Deed Book 3787 at page 883, reference to which is hereby made in aid of and as a part of this description, said point being measured 35.594 feet right of and perpendicularly to the surveyed centerline of Green Oak Lane at P.T. Station 92+86.656 and the **Point of Beginning**, which has the following coordinates: N 1088070.72, E 2370536.32;

From the **Point of Beginning**, run thence Westerly along proposed South right of way line of Green Oak Lane as described in said Deed recorded in Book 3787 at Page 833 the following bearings and distances:

Thence North 49 Degrees 11 Minutes 53 Seconds West for a distance of 273.82 feet to a point 50.00 feet right of measured perpendicular to said survey centerline at Station 90+00.00;

Thence North 60 Degrees 30 Minutes 11 Seconds West for a distance of 201.17 feet to a point 50.00 feet right of measured perpendicular to said survey centerline at Station 87+87.84;

Run thence South 84 Degrees 42 Minutes 42 Seconds West for a distance of 220.11 feet to a point 155.73 feet right of measured perpendicular to said survey centerline at Station 85+94.79;

Run thence South 37 Degrees 44 Minutes 35 Seconds West for a distance of 103.18 feet to a point on the Present right of way line of US Highway No. 51 as described in said Deed Book 3787 at Page 833, said point being 49.60 feet right of measured perpendicular to the survey centerline of US Highway No. 51 at Station 23+00.00 ;

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Run thence North 23 Degrees 28 Minutes 52 Seconds East along said East right of way line of US Highway No. 51 for a distance of 800.00 feet to a point on the proposed East right of way line of US Highway No. 51 as described in that certain deed of record to the Madison County Board of Supervisors, filed in Deed Book 3787 at page 839, reference to which is hereby made in aid of and as a part of this description, said point being 49.46 feet right of measured perpendicular to said survey centerline at Station 31+00.00;

Run thence Southeasterly along said proposed East right of way line of US Highway No. 51 and the North right of way line of Green Oak Lane as described in said Deed Book 3787 at page 839 the following bearings and distances:

Run thence South 21 Degrees 41 Minutes 43 Seconds West for a distance of 400.20 feet to a point 144.29 feet left of measured perpendicular to said survey centerline of Green Oak Lane at Station 85+82.17;

Run thence South 36 Degrees 07 Minutes 28 Seconds East for a distance of 136.70 feet to a point 75.00 feet left of measured perpendicular to said survey centerline at Station 87+00.00;

Run thence South 56 Degrees 53 Minutes 26 Seconds East for a distance of 89.12 feet to a point 60.00 feet left of measured perpendicular to said survey centerline at Station 87+87.84;

Run thence South 57 Degrees 57 Minutes 16 Seconds East for a distance of 223.63 feet to a point 50.00 feet left of measured perpendicular to said survey centerline at Station 90+00.00;

Run thence South 49 Degrees 50 Minutes 47 Seconds East for a distance of 167.65 feet to a point 50.00 feet left of measured perpendicular to said survey centerline at Station 91+59.83;

Run thence South 23 Degrees 28 Minutes 18 Seconds West for a distance of 15.71 feet to a point on the present North right of way line of Green Oak Lane, said point being 35.37 feet left of measured perpendicular to said survey centerline at Station 91+65.34;

Run thence clockwise along the arc of a curve to the right, for a distance of 122.74 feet said curve having a radius of 990.39 feet, a chord bearing of South 41 Degrees 06 Minutes 59 Seconds East for a distance of 122.66 feet, to a point;

Run thence South 37 Degrees 33 Minutes 58 Seconds East for a distance of 2.82 feet to a point;

Run thence South 51 Degrees 59 Minutes 56 Seconds West for a distance of 70.00 feet to a

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point 35.59 feet back to the **Point of Beginning**, containing **2.22** Acres more or less, and being situated in the Southeast Quarter, Section 33, Township 8 North, Range 2 East, Madison County, Mississippi and Lots I and 2, Block 20 Gluckstadt Colony, Plat Book A Page 8A.

Grantor fully understands that it has the right to receive just compensation for the real property herein describe based on an appraisal of said property. Grantor herby waives its right to just compensation and donates the real property herein described to the Mississippi Transportation Commission. Grantor further understands that it has the right to request that a fair market value appraisal of the property be made and it hereby waives that right.

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

This conveyance includes all improvements located on the above described land and partially on Grantor's remaining land, if any. The Grantee herein, it Agents, and/or Assigns are hereby granted the right of Ingress and Egress on Grantor's remaining land for removing or demolishing said improvements. The consideration herein named is in full payment of all said improvements.

It is further 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

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or on account of the construction of the proposed highway, change of grade, water damage, and/or any other damage, right or claim whatsoever.

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) (our) signature this the ____ day of _____ A.D. 20 ____

Madison County Board of Supervisors by:

Signature/Date: _____
Print Name: _____

Signature/Date: _____
Print Name: _____

Signature/Date: _____
Print Name: _____

Signature/Date: _____
Print Name: _____

Signature/Date: _____
Print Name: _____

Signature/Date: _____
Print Name: _____

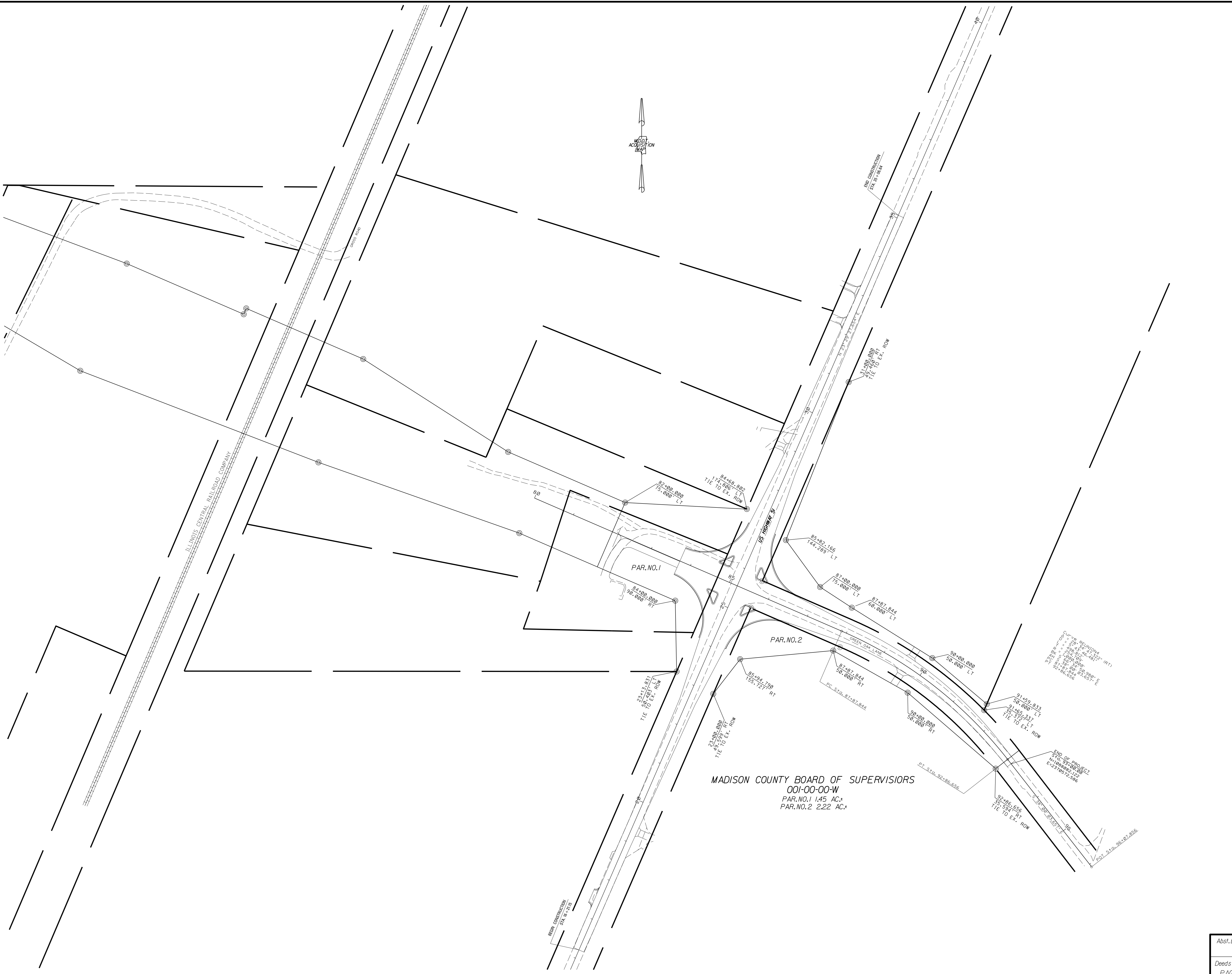
Signature/Date: _____
Print Name: _____

Signature/Date: _____
Print Name: _____

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DRAWN BY	DATE	LEGEND	
GHS	12-15-2020	---	ROADS
	REVISIONS	—+—+—+—	RAILROADS
	DATE	-x-x-x-	FENCE
	BY	---	SECTION LINE
		---	PROPERTY LINE
		---	COUNTY LINE
		---	CORP. LINE
		---	URBAN LIMITS
		---	PRESENT R.O.W. LINE
		---	PROPOSED R.O.W. LINE
		---	NO ACCESS LIMITS
		⊙	ROADS & STREETS CLOSED
		⊠	BUILDINGS
		⊙	PROPOSED R.O.W. MARKERS
		⊙	PRESENT R.O.W. MARKERS
		---	STREAMS



RIGHT OF WAY ACQUISITION MAP
 108504 / 201000
 MADISON COUNTY
 US HIGHWAY 51 AT GREEN OAK LANE
 SCALE: 1"=100'
 MISS. DEPT. OF TRANSPORTATION
 SHEET 1 OF 1

Abst. By	Prop. By
Deeds By	Checked By
PAG	JP

In the case of persons acting in representative capacities:

STATE OF MISSISSIPPI

COUNTY OF _____

Personally appeared before me, the undersigned authority in and for the said county and state, on this ____ day of _____, 20____, within my jurisdiction, the within named _____, who
Name of official Representative
acknowledged that (he)(she) is _____ of
Title/Relationship of Representative
_____ and that in said
Name of Person Being Represented

representative capacity (he)(she) executed the above and foregoing instrument,
after first having been duly authorized so to do.

_____ (NOTARY PUBLIC)

(SEAL)

My commission expires: _____