



MADISON COUNTY
SCHOOLS
MARK OF EXCELLENCE

476 Highland Colony Parkway
Ridgeland, MS 39157
Telephone: 601-499-0800

August 31, 2021

Madison County Board of Supervisors
ATTN: Ms. Cynthia Parker, Board Secretary
P.O. Box 404
Canton, MS 39046

RE: Document for September 7, 2021 Board Approval

Dear Ms. Parker:

Enclosed please find the following document:

1. Right of Way Easement to Madison County School District at intersection of Highway 463 and Stribling Road.

It is requested that the Board of Supervisors approve the enclosed document at the upcoming Board of Supervisors' meeting to be held September 7, 2021.

Please let me know if you need additional information. I can be reached at 601-499-0734 or abrowning@madison-schools.com.

Sincerely,

Ashley Browning
16th Section Land Manager

Prepared by:
John S. Hooks
Adams and Reese LLP
1018 Highland Colony Pkwy., Suite 800
Ridgeland, MS 39157
(601) 353-3234
MS Bar No. 99175

After Recording Return to:
John S. Hooks
Adams and Reese LLP
1018 Highland Colony Pkwy., Suite 800
Ridgeland, MS 39157
(601) 353-3234

**Indexing Instructions: SE 1/4 of SE 1/4 Section 16, Township 8 North, Range 1 East,
Madison County, Mississippi**

RIGHT-OF-WAY EASEMENT

MADISON COUNTY, MISSISSIPPI, BOARD OF EDUCATION
TRUSTEES OF THE MADISON COUNTY SCHOOL DISTRICT
16TH SECTION SCHOOL LANDS TRUST
476 Highland Colony Parkway
Ridgeland, MS 39157
(601) 499-0800
("Grantor")

AND

MADISON COUNTY SCHOOL DISTRICT
a body politic
476 Highland Colony Parkway
Ridgeland, MS 39157
(601) 499-0800
("Grantee")

Pertaining to Property in Madison County, Mississippi

RIGHT-OF-WAY EASEMENT

MADISON COUNTY, MISSISSIPPI, BOARD OF EDUCATION, TRUSTEES OF THE MADISON COUNTY SCHOOL DISTRICT 16TH SECTION SCHOOL LANDS TRUST, having an address of 476 Highland Colony Parkway, Ridgeland, Mississippi, 39157, (601) 499-0800 (“Grantor”), does hereby grant, bargain, sell and convey, subject to the conditions and covenants herein, to MADISON COUNTY SCHOOL DISTRICT, a body politic, having an address of 476 Highland Colony Parkway, Ridgeland, Mississippi 39157, (601) 499-0800 (“Grantee”) a perpetual right-of-way easement for the purpose of constructing a new roadway, on, over, or across that real property depicted in the attached Exhibit “A” and to be further described in a survey plat to be attached as Exhibit “B.”

The Grantee is further granted the right of use to construct and maintain the proposed roadway, to construct curbs, drains, culverts, and all other necessary improvements, at the proposed signalized intersection of Highway 463 and Stribling Road, indicated on the attached Site Plan (Exhibit “A”) beginning at Arrow “B” and exiting at Arrow “A.” The easement is for the purpose of a 30 feet wide road, more or less, with an additional 6 feet wide, more or less, shoulder and drainage swales. The Grantee shall have such use from the date of this instrument in perpetuity.

This grant shall include the right of convenient ingress and egress by Grantee to and from the Property as is reasonably necessary in connection with the locating, extending, constructing, removing, maintaining, renewing, repairing and/or replacing of the roadway, appliances, appurtenances, fixtures and equipment, on said Property. Grantee shall have the continuing right to cut and keep the Property clear of trees, undergrowth, and other natural and man-made


obstructions that may injure or endanger Grantee's roadway, appliances, appurtenances, fixtures and equipment, or the operation and maintenance thereof.

Grantee shall at all times and at Grantee's cost and expense keep and maintain the Property: (a) in good repair so to be usable by ordinary passenger automobiles or trucks; (b) level with appropriate fill; (c) in safe and clean condition; (d) free from any type of waste, broken equipment, used cans or containers, or other debris; (e) free from erosion due to Grantee's use or the use of others for or on behalf of Grantee including but not limited to taking such actions that are necessary to control the drainage of water across and along the right-of-way easement on the Property; and (f) in a manner so as to prevent waste, nuisance or unnecessary injury to said Property.

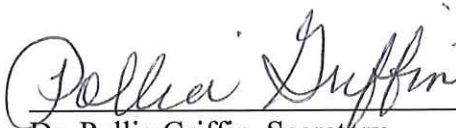
Title to the right-of-way easement on the Property shall remain with the Grantor.

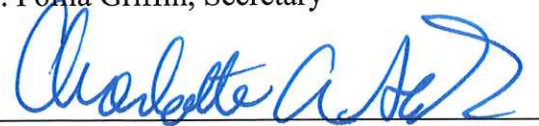
WITNESS MY SIGNATURE, this the 12 day of July, 2021.

**Madison County, Mississippi, Board of Education,
Trustees of the Madison County School District
16th Section School Lands Trust**

By: 
William R. Grissett, Jr., President

ATTEST:


Dr. Pollia Griffin, Secretary


Charlotte A. Seals, Madison County
Superintendent of Education

APPROVED AND AGREED BY:

Reviewed and approved by the Madison County Board of Supervisors, this the ___ day of _____, 2021.

Karl Banks, President

ATTEST:

Ronny Lott, Clerk

STATE OF MISSISSIPPI
COUNTY OF MADISON

PERSONALLY appeared before me, the undersigned authority in and for the said county and state, on this the 12 day of July, 2021, the within named William R. Grissett, Jr., Dr. Pollia Griffin, and Charlotte A. Seals, who having been duly sworn by me acknowledged that they are the President, Secretary, and Superintendent, respectively, of the Madison County, Mississippi Board of Education, Trustees of the Madison County School District 16th Section School Lands Trust, and that for and on behalf of the said Madison County, Mississippi, Board of Education, and as its act and deed, they executed the above and foregoing instrument, after first having been authorized to do so.

WITNESS MY HAND AND OFFICIAL SEAL on this the 12 day of July, 2021.

Ashley Browning
NOTARY PUBLIC



PERSONALLY appeared before me, the undersigned authority in and for the said county and state, on this the __ day of July, 2021, the within named Karl Banks and Ronny Lott, who having been duly sworn by me acknowledged that they are the President and Clerk, respectively, of the Madison County, Mississippi Board of Supervisors, and that for and on behalf of the said Madison County, Mississippi, and as its act and deed, they executed the above and foregoing instrument in their respective capacities, after first having been duly authorized by the Board of Supervisors of Madison County to do so.

WITNESS MY HAND AND OFFICIAL SEAL on this the __ day of July, 2021.

NOTARY PUBLIC

My Commission Expires:

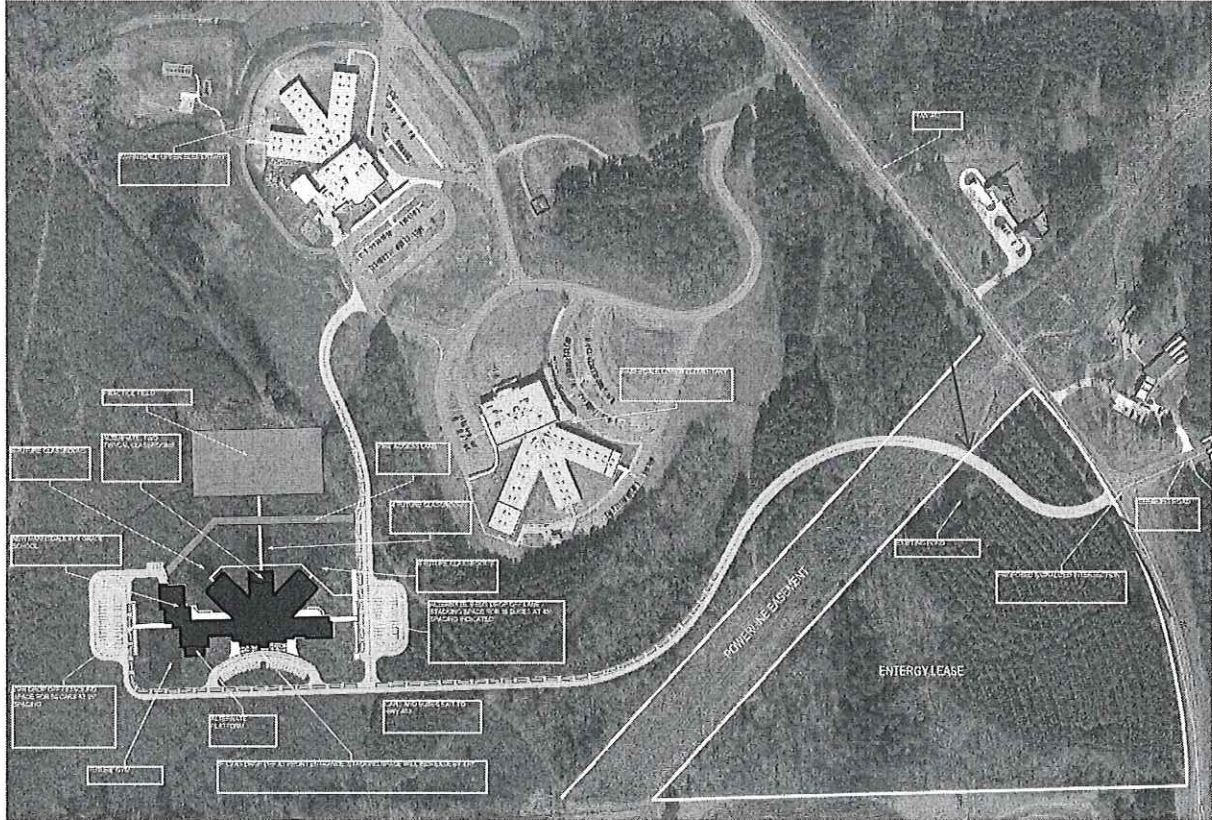
1 2 3 4 5 6

D

C

B

A



- LEGEND**
- BUS STACK SPACE
 - CAR STACK SPACE

ENLARGED SITE PLAN

EXHIBIT A

1 2 3 4 5 6



J&H Architects
 Planning & Architecture, PA
 1347 North Pleasant Drive
 Phoenix, AZ 85023-3533
 P 602.944.4111 F 602.955.5219

Project	DATE	BY	CHECKED BY
201010	10/20/10	BJC	BJC
201011	11/20/10	BJC	BJC
201012	12/20/10	BJC	BJC

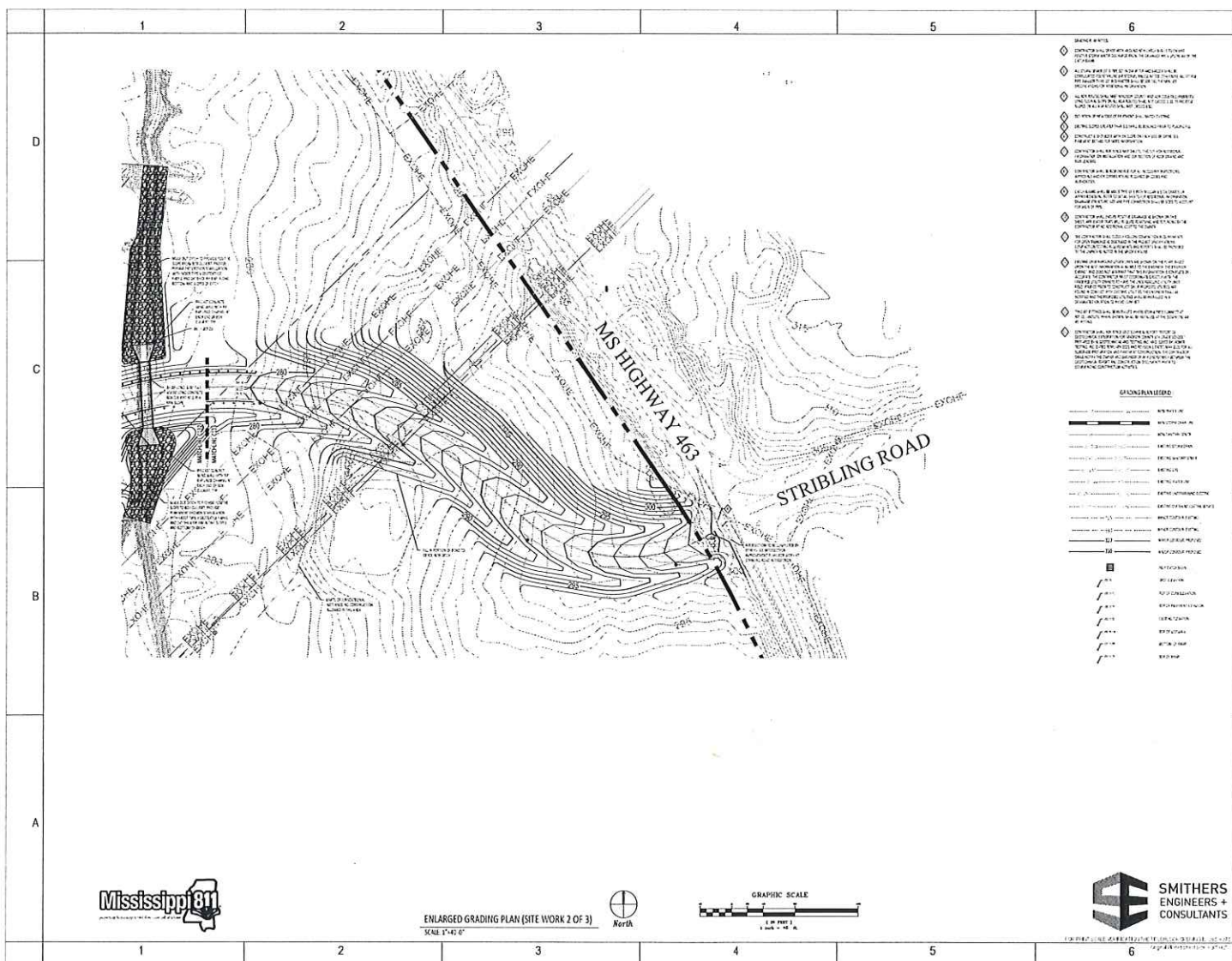
Project: **NEW MANSDALE 6TH GRADE SCHOOL**
 LOCATION: MADISON, MS

SCHEMATIC DESIGN PACKAGE

ENLARGED SITE PLAN

AS102

"A"



DATE: 06/11/2013

PROJECT: NEW MANNING 6TH GRADE SCHOOL

LOCATION: MADISON, MS

DRAWN BY: [Name]

CHECKED BY: [Name]

DATE: 06/11/2013

SCALE: 1"=40.0'

JH & H

JH&H Architects
Flossmoor, IL 60422
1047 Flossmoor Drive
Flossmoor, IL 60422-9533
TEL: 815-401-1831 FAX: 815-401-1830

CONTRACTOR: SMITHERS ENGINEERS + CONSULTANTS

ENGINEER: [Name]

CHECKED: [Name]

DATE: 06/11/2013

PROJECT: NEW MANNING 6TH GRADE SCHOOL
NUMBER: 20130611
DATE: 06/11/2013
DRAWN BY: [Name]
CHECKED BY: [Name]

"B"