

BOOK

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76427

IN THE SPECIAL COURT OF EMINENT DOMAIN  
MADISON COUNTY, MISSISSIPPI

THE CITY OF RIDGELAND, MISSISSIPPI

PLAINTIFF

VS.

CIVIL ACTION CAUSE NO. 9937

RICHARD L. REDMONT, JR.

DEFENDANT

LIS PENDENS NOTICE

TO THE CHANCERY CLERK OF MADISON COUNTY, MISSISSIPPI:

You are hereby notified that The City of Ridgeland, Mississippi is seeking to acquire by eminent domain and has filed a Complaint To Condemn fee ownership and easements in the land described in Exhibit "A" attached hereto and incorporated herein. The interested parties are:

1. The City of Ridgeland, Mississippi, Plaintiff.
2. Richard L. Redmont, Jr., Defendant

You are further requested to include this Notice and Exhibit "A" hereof in the Lis Pendens records of the aforesaid county as provided by law.

CITY OF RIDGELAND, MISSISSIPPI

BY:

J. R. Wallace  
JERRY R. WALLACE, ONE OF THE  
ATTORNEYS FOR PLAINTIFF

Mr. Jerry Wallace  
Mr. Dewey Hembree  
Montgomery, Smith-Vaniz & McGraw  
3390 North Liberty Street  
P. O. Box 1039  
Canton, Mississippi 39046  
Telephone: (601)859-3616

lispens.red.103  
747/24820

## DESCRIPTION E-1

## 5' X 5' PERMANENT UTILITY EASEMENT

COMMENCE at a Concrete Monument marking the Southwest corner of the above referenced Southwest 1/4 of Section 25, Township 7 North, Range 1 East; THENCE run Easterly along the South line of said Southwest 1/4 of Section 25, Township 7 North, Range 1 East, same being the North line of a public road, 2021.03 feet (2025 feet Deed) to the point of intersection of the East right of way of Brame Road with the North right of way of said Public Road, as both exist this date (12/91); THENCE run North 02 degrees 00 minutes 27 seconds West, along said East right of way, 1277.10 feet to the POINT OF BEGINNING;

Said Point of Beginning marking the intersection of said East right of way of Brame Road with the Southern right of way of future South Madison County Parkway;

THENCE leaving said East right of way of Brame Road and with said Southern right of way of future South Madison County Parkway, run North 06 degrees 49 minutes 47 seconds East, 5.06 feet;

THENCE leaving said Southern right of way, run the following courses and distances:

North 87 degrees 59 minutes 33 seconds East, 4.22 feet;  
South 02 degrees 00 minutes 27 seconds East, 5.00 feet;  
South 87 degrees 59 minutes 33 seconds West, 5.00 feet to the POINT OF BEGINNING and containing 23.00 square feet, more or less.

AND ALSO:

## DESCRIPTION E-2

## 5' X 5' PERMANENT UTILITY EASEMENT

COMMENCE at a Concrete Monument marking the Southwest corner of the above referenced Southwest 1/4 of Section 25, Township 7 North, Range 1 East;

THENCE run Easterly along the South line of said Southwest 1/4 of Section 25, Township 7 North, Range 1 East, same being the North line of a public road, 2021.03 feet (2025 feet Deed) to the point of intersection of the East right of way of Brame Road with the North right of way of said Public Road, as both exist this date (12/91); THENCE run North 02 degrees 00 minutes 27 seconds West, along said East right of way 1689.51 feet to the POINT OF BEGINNING;

THENCE continue along said East right of way North 02 degrees 00 minutes 27 seconds West, 5.00 feet;

THENCE leaving said East right of way, run the following courses and distances:

North 87 degrees 59 minutes 33 seconds East, 5.00 feet;  
South 02 degrees 00 minutes 27 seconds East, 5.00 feet;  
South 87 degrees 59 minutes 33 seconds West, 5.00 feet to the POINT OF BEGINNING and containing 25.00 square feet, more or less.

AND ALSO:

## DESCRIPTION E-3

## 5' WIDE TEMPORARY CONSTRUCTION EASEMENT

COMMENCE at a Concrete Monument marking the Southwest corner of the above referenced Southwest 1/4 of Section 25, Township 7 North, Range 1 East;

THENCE run Easterly along the South line of said Southwest 1/4 of Section 25, Township 7 North, Range 1 East, same being the North line of a public road, 2021.03 feet (2025 feet Deed) to the point of intersection of the East right of way of Brame Road with the North right of way of said Public Road, as both exist this date (12/91);

EXHIBIT A

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THENCE run North 02 degrees 00 minutes 27 seconds West, along said East right of way 1066.67 feet to the POINT OF BEGINNING;  
 THENCE continue along said East right of way, North 02 degrees 00 minutes 27 seconds West, 210.43 feet to a point marking the intersection of said East right of way of Brame Road with the Southern right of way of future South Madison County Parkway;  
 THENCE leaving said East right of way of Brame Road, run North 06 degrees 49 minutes 47 seconds East along said Southern right of way of South Madison County Parkway, 32.55 feet;  
 THENCE leaving said Southern right of way, run South 02 degrees 00 minutes 27 seconds East, 5 feet East of and parallel to the aforesaid East right of way of Brame Road, 243.10 feet;  
 THENCE run North 86 degrees 14 minutes 11 seconds West, 5.03 feet to the POINT OF BEGINNING, Less and Except an above described 5' x 5' Permanent Utility Easement and containing 1110.00 square feet, more or less.

AND ALSO:

**DESCRIPTION E-4  
5' WIDE TEMPORARY CONSTRUCTION EASEMENT**

COMMENCE at a Concrete Monument marking the Southwest corner of the above referenced Southwest 1/4 of Section 25, Township 7 North, Range 1 East;  
 THENCE run Easterly along the South line of said Southwest 1/4 of Section 25, Township 7 North, Range 1 East, same being the North line of a public road, 2021.03 feet (2025 feet Deed) to the point of intersection of the East right of way of Brame Road with the North right of way of said Public Road, as both exist this date (12/91);  
 THENCE run North 02 degrees 00 minutes 27 seconds West, along said East right of way 1529.64 feet to the POINT OF BEGINNING;  
 THENCE continue along said East right of way, North 02 degrees 00 minutes 27 seconds West, 408.76 feet to a point on a fence line being the North line of the above referenced parcel;  
 THENCE run South 86 degrees 46 minutes 09 seconds East, along said North line and said fence, 5.00 feet;  
 THENCE leaving said North line and fence line, run South 02 degrees 00 minutes 27 seconds East, 5 feet East of and parallel to the East right of way of Brame Road, 444.32 feet to a point on the Northern right of way of future South Madison County Parkway;  
 THENCE run North 09 degrees 54 minutes 33 seconds West, along said Northern right of way of future South Madison County Parkway 36.37 feet to the POINT OF BEGINNING, Less and Except an above described 5' x 5' Permanent Utility Easement and containing 2108.00 square feet, more or less.

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STATE OF MISSISSIPPI, County of Madison:

I certify that the within instrument was filed for record in my office this 13 day of Jan, 1992, at 230 o'clock P.M., and was duly recorded on the JAN 13 1992, Book No. 6, Page 290.

BILLY V. COOPER, CHANCERY CLERK BY: J Cole D.C.