

IN THE SPECIAL COURT OF EMINENT DOMAIN
MADISON COUNTY, MISSISSIPPIMADISON COUNTY, MISSISSIPPI,
ACTING BY AND THROUGH THE
MADISON COUNTY BOARD OF SUPERVISORS

PETITIONER

VS.

CIVIL ACTION FILE NO. 9247MARY A. BROWN,
FREDDIE ROBERTSON, TRUSTEE AND
THE UNITED STATES OF AMERICA
ACTING BY AND THROUGH THE
FARMERS HOME ADMINISTRATION;
JIMMIE A. HENRY, TRUSTEE AND
UNITED COMPANIES MORTGAGE OF
MISSISSIPPI, INC., MCRAE'S, INC.
AND JACK R. LEE, TRUSTEE AND TOWER
LOAN OF MISSISSIPPI, INC.
d/b/a TOWER LOAN OF CANTON

RESPONDENTS

LIS PENDENS NOTICE

TO THE CHANCERY CLERK OF MADISON COUNTY, MISSISSIPPI:

You are hereby notified that Madison County, Mississippi, acting by and through the Madison County Board of Supervisors is seeking to acquire by Eminent Domain and has filed a petition to acquire fee ownership in the lands described in Exhibit "A" attached hereto and incorporated herein. The interested parties are:

1. Madison County, Mississippi, acting by and through the Madison County Board of Supervisors, Petitioner.

2. Mary A. Brown, Freddie Robertson, Trustee and The United States of America, acting by and through the Farmers Home Administration, Jimmie A. Henry, Trustee, and United Companies Mortgage of Mississippi, Inc., McRae's, Inc., and Jack R. Lee, Trustee and Tower Loan of Mississippi, Inc., d/b/a Tower Loan of Canton, Respondents, as additional parties.

You are further requested to include this notice and Exhibit "A" hereof in the Lis Pendens Record of the aforesaid County as provided by law.

MADISON COUNTY, MISSISSIPPI
ACTING BY AND THROUGH THE
MADISON COUNTY BOARD OF SUPERVISORS

BY: C. R. MONTGOMERY, Attorney

BY: Dewey Hemphill

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C. R. Montgomery
Dewey Hembree
MONTGOMERY, SMITH-VANIZ & McGRAW
Post Office Box 1039
3390 North Liberty Street
Canton, MS 39046
Telephone: (601) 859-3616
Attorneys for Petitioner

P1012316
302/860

W.B. & NELLIE
INEZ H. BRISTER

COLEY & JUDY B.
RICHARDSON

15' x 525' Temp. Const. Easement

Proposed New R.O.W. Line

S 89°12'04"E 441.84' S 00°47'56"W

existing roadway

29.32'

S 88°33'37"E 152.82'

8.34'

0.

Section 24
Section 25

P.O.C.
NW corner
NE 1/4 of —
NW 1/4
Section 25

Proposed New
R.O.W. Line

Temp. Const. Easement

P.O.B.

Fnd. rebar

Fnd. rebar

Sta. 119+00

ALBERT WESLEY & KATIE MAE ARCHIE
Db. 95; Pg. 297

CALVIN & RUTH SMITH
Db. 103; Pg. 365
occupation

deed line

PERCY L. &
ANNIE H. SMITH
Db. 153; Pg. 279
occupation

deed line

MARY A. BROWN
Db. 159; Pg. 736
deed line

deed line

ALBERT WESLEY & KATIE MAE ARCHIE
Db. 95; Pg. 297

TRUE NORTH

Area For New
R.O.W. is
Area in Temporary
Construction Easement

QUEST ENGINEERING, INC.

CONSULTING ENGINEERS - SURVEYORS

5250 Galaxie Dr. • P.O. Box 16548 • Jackson, MS. 39236

Telephone (601) 961-2750

PLAT FOR ROW ACQUISITION
ACROSS PROPERTY SITUATED IN THE
NE 1/4 OF THE NW 1/4 OF SECTION 25
T8N-R2E, MADISON COUNTY, MISSISSIPPI

Bearings Shown Hereon
Based On Solar Observations

Date: 1/21/91 Scale: 1"=50' Dwg. #1346-28

EXHIBIT A

DESCRIPTION

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A tract of land containing 0.03 acres, more or less, being situated in the NE 1/4 of the NW 1/4 of Section 25, Township 8 North - Range 2 East, Madison County, Mississippi, and said tract being more particularly described as follows:

Commencing at the northwest corner of the NE 1/4 to the NW 1/4 of said Section 25 run thence South 89 degrees 12 minutes 04 seconds East and along the north line of said Section 25 for a distance of 441.84 feet, run thence South 00 degrees 47 minutes 56 seconds West for a distance of 29.32 feet to a found rebar marking the northwest occupation corner of lands owned by Mary A. Brown, and said point being on the southerly right-of-way line of Yandell Road as same exists January 1991, said point also being the Point of Beginning of the following described tract of land, run thence

South 88 degrees 33 minutes 37 seconds East along said existing right-of-way line for a distance of 152.82 feet to the northeast corner of that certain tract of land as described in Deed Book 159 at page 736 of the land records of Madison County, Mississippi, run thence

South 00 degrees 23 minutes 48 seconds East for a distance of 8.34 feet, to a point on the proposed southerly right-of-way line for the improvements for Yandell Road, run thence

North 88 degrees 33 minutes 30 seconds West along said proposed right-of-way line for a distance of 152.81 feet, run thence

North 00 degrees 28 minutes 24 seconds West for a distance of 8.33 feet, back to the Point of Beginning of the above described tract of land.

Also included is a 15 foot Temporary Construction Easement, adjoining and paralleling the proposed southerly right-of-way line, as depicted on a plat prepared by Guest Engineering, Inc., marked 1346-28, and being incorporated herein by reference.

G-1346-23



STATE OF MISSISSIPPI, County of Madison:

I certify that the within instrument was filed for record in my office this 8 day of Feb., 1991, at 8:00 o'clock A M., and was duly recorded on the FEB 08 1991, Book No. 6, Page 114.

BILLY V. COOPER, CHANCERY CLERK BY: D. Myers D.C.

EXHIBIT A