

BOOK 6 PAGE 35

52830

IN THE SPECIAL COURT OF EMINENT DOMAIN
MADISON COUNTY, MISSISSIPPI

52

MADISON COUNTY, MISSISSIPPI
ACTING BY AND THROUGH THE
MADISON COUNTY BOARD OF SUPERVISORS
AND THE CITY OF RIDGELAND, MISSISSIPPI PETITIONER
VS. CIVIL ACTION FILE NO. 9107
ALICE PIKE DEAR
SANDRA STOUT LEE
DIANE STOUT BRUCE
AND SUSAN STOUT HINTON DEFENDANTS

LIS PENDENS NOTICE

TO THE CHANCERY CLERK OF MADISON COUNTY, MISSISSIPPI:

Notice is hereby given that a civil action was commenced by Madison county, Mississippi, by and through its Board of Supervisors and the City of Ridgeland, Mississippi, against Defendants, Alice Pike Dear, Sandra Stout Lee, Diane Stout Bruce and Susan Stout Hinton. Said civil action was commenced on the 20th day of November, 1990, and is Civil Action No. 9107 in the Special Court of Eminent Domain of Madison County, Mississippi. Said civil action affects certain property situated in Ridgeland, Madison County, Mississippi, and is described as follows:

See Exhibit "A" attached hereto.

The Petitioners seek and award of just compensation and the granting of a right-of-way and temporary construction easement on the aforesaid property pursuant to the terms more fully set forth in the Complaint on file with the County Court of Madison County, Mississippi.

Signed this the 5th day of November, 1990.

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

BY: C. R. MONTGOMERY

BY: Dewey Hembree
Dewey Hembree
Attorneys for Petitioner

OF COUNSEL:

C. R. Montgomery
Dewey Hembree
Montgomery, Smith-Vaniz & McGraw
Attorneys-at-Law
3390 North Liberty Street
P.O. Box 1039
Canton, MS 39046
Telephone: (601) 859-6107
948-0972

Pyle, Dreher, Mills & Woods, P.A.
Attorneys-at-Law
111 Capitol Building
111 E. Capitol Street Suite 390
P.O. Box 23004
Jackson, Mississippi 39225-3004
Telephone: (601) 355-0600

STATE OF MISSISSIPPI

COUNTY OF MADISON

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction aforesaid, the within named Dewey Hembree, who stated and acknowledged to me that he did sign and deliver the above and foregoing instrument on the date and for the purposes therein stated.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, this the

5th day of December, 1990.

Susan J Russell
NOTARY PUBLIC

My Commission Expires:

March 11, 1992

F6112813
302/28665

EXHIBIT "A"

**PARCEL 1
Permanent Right-of-Way for
Proposed South Madison County Parkway**

A Permanent Right-of-Way containing 90,433.64 sq. ft. (2.08 acres), situated in the South One Half (S 1/2) of Section 24, Township 7 North, Range 1 East, City of Ridgeland, Madison County, Mississippi and being more particularly described as follows:

Commence at Right-of-Way marker 177 as recorded on Map 2, Department of Interior National Park Service, Natchez Trace Parkway Plat recorded in the office of the Chancery Clerk, Madison County, Mississippi, same being on the West line of the Southeast One Quarter (SE 1/4) of Section 24 and bears North, 394.3 feet from the Southwest corner of the Southeast Quarter (SE 1/4) of said Section 24;

THENCE North, along said Quarter Section line, 432.04 feet to a point on the North Right-of-Way line as fenced of Old Agency Road, same being the POINT OF BEGINNING of the herein described Permanent Right-of-Way;

THENCE North, continuing along said Quarter Section line, 29.28 feet to Right-of-Way Marker 179 on the Natchez Trace Parkway;

THENCE North 89 degrees 12 minutes 27 seconds West, along

the North Right-of-Way line of said Natchez Trace Parkway, 30.87 feet to a point;

THENCE, North 45 degrees 43 minutes 15 seconds East, leaving said North Right-of-Way line, 69.70 feet to a point;

THENCE North 10 degrees 08 minutes 34 seconds West, 236.44 feet to a point;

THENCE North 17 degrees 34 minutes 27 seconds West, 236.58 feet to a point on the West line of a parcel of land described as Tract IV in Deed Book 184, Page 307 in the office of the Chancery Clerk, Madison County, Mississippi;

THENCE North 00 degrees 09 minutes 31 seconds West, along said West line of Tract IV, 334.11 feet to a point;

THENCE South 17 degrees 34 minutes 27 seconds East, leaving said West line of Tract IV, 170.07 feet to a point;

THENCE South 51 degrees 15 minutes 51 seconds East, 36.06 feet to a point;

THENCE South 17 degrees 34 minutes 27 seconds East, 60.00 feet to a point;

THENCE South 16 degrees 06 minutes 57 seconds West, 36.06 feet to a point;

THENCE South 17 degrees 34 minutes 27 seconds East, 265.31 feet to a point;

THENCE South 15 degrees 51 minutes 37 seconds East, 237.88 feet to a point;

THENCE South 57 degrees 51 minutes 37 seconds East, 187.94 feet to a point;

THENCE South 86 degrees 09 minutes 05 seconds East, 35.63 feet to a point on the North Right-of-Way line of Old Agency Road;

THENCE South 86 degrees 52 minutes 14 seconds West, along said North Right-of-Way line, 209.19 feet to a point;

THENCE North 89 degrees 23 minutes 27 seconds West, along said North Right-of-Way line, 123.56 feet to the POINT OF BEGINNING.

PARCEL 2
Temporary Construction Easement for
Proposed South Madison County Parkway

A Temporary Construction Easement containing 20,559.90 sq. ft. (0.47 acres), situated in the South One Half (S 1/2) of Section 24, Township 7 North, Range 1 East, City of Ridgeland, Madison County, Mississippi and being more particularly described as follows:

Commencing at Right-of-Way Marker 177 as recorded on Map 2, Department of Interior National Park Service, Natchez Trace Parkway Plat recorded in the office of the Chancery Clerk, Madison County, Mississippi, same being on the West line of the Southeast One Quarter (SE 1/4) of Section 24 and bears North, 394.3 feet from the Southwest corner of the Southeast Quarter (SE 1/4) of said Section 24;

THENCE North, along said Quarter Section line, 432.04 feet to a point on the North Right-of-Way line, as fenced of Old Agency Road;

THENCE South 89 degrees 23 minutes 27 seconds East, along said North Right-of-Way line, 123.56 feet to a point;

THENCE North 86 degrees 52 minutes 14 seconds East, continuing along said North Right-of-Way line, 209.19 feet to a point on the East Right-of-Way line of proposed South Madison County Parkway, same being the POINT OF BEGINNING of the herein described Temporary Construction Easement;

THENCE North 86 degrees 52 minutes 14 seconds East, continuing along said North Right-of-Way line of Old Agency Road, 164.62 feet to a point;

THENCE North 86 degrees 09 minutes 05 seconds West, 193.99 feet to a point;

THENCE North 57 degrees 51 minutes 37 seconds West, 175.22 feet to a point;

THENCE North 15 degrees 51 minutes 37 seconds West, 230.50 feet to a point;

THENCE North 17 degrees 34 minutes 27 seconds West, 295.61 feet to a point on the East Right-of-Way line of Proposed South Madison County Parkway;

THENCE North 17 degrees 34 minutes 27 seconds West, along said East Right-of-Way line, 60.00 feet to a point; THENCE North 17 degrees 34 minutes 27 second West, leaving said East Right-of-Way line, 263.82 feet to a point on the West line of a parcel of land described as Tract IV in Deed Book 184, Page 307 in the office of the Chancery Clerk, Madison County, Mississippi;

THENCE South 00 degrees 09 minutes 31 seconds East, along

said West line of Tract IV, 66.82 feet to a point on the East Right-of-Way line of Proposed South Madison County Parkway;

THENCE, along said East Right-of-Way line as follows:

South 17 degrees 34 minutes 27 seconds East,
170.07 feet to a point;

South 51 degrees 15 minutes 51 seconds East,
36.06 feet to a point;

South 17 degrees 34 minutes 27 seconds East,
60.00 feet to a point;

South 16 degrees 06 minutes 57 seconds West,
36.06 feet to a point;

South 17 degrees 34 minutes 27 seconds East,
265.31 feet to a point;

South 15 degrees 51 minutes 37 seconds East,
237.88 feet to a point;

South 57 degrees 51 minutes 37 seconds East,
187.94 feet to a point;

South 86 degrees 09 minutes 05 seconds East, 35.63 feet
to a point on the North Right-of-Way of Old Agency Road
and the POINT OF BEGINNING.

PARCEL 3
Temporary Construction Easement for
Proposed South Madison County Parkway

A Temporary Construction Easement containing 10, 178.26
sq. ft. (0.23 acres) situated in the South One Half (S
1/2) of Section 24, Township 7 North, Range 1 East, City
of Ridgeland, Madison County, Mississippi and being more
particularly described as follows:

Commencing at Right-of-Way marker 177 as recorded on Map
2, Department of Interior National Park Service, Natchez
Trace Parkway Plat recorded in the office of the Chancery
Clerk, Madison County, Mississippi, same being on the
West line of the above said Southeast One Quarter (SE
1/4) of Section 24 and bears North, 394.3 feet from the
Southwest corner of the Southeast Quarter (SE 1/4) of
said Section 24;

THENCE North, along said Quarter Section line, 461.32
feet to Right-of-Way Marker 179 on the Natchez Trace
Parkway;

THENCE North 89 degrees 12 minutes 27 seconds West, along the North Right-of-Way line of said Natchez Trace Parkway, 30.87 feet to a point on the West Right-of-Way line of Proposed South Madison County Parkway, same being the POINT OF BEGINNING of the herein described Temporary Construction Easement;

THENCE, along said West Right-of-Way line as follows:

North 45 degrees 43 minutes 15 seconds East,
69.70 feet to a point;

North 10 degrees 08 minutes 34 seconds West,
236.44 feet to a point;

North 17 degrees 34 minutes 27 seconds West,
236.58 feet to a point on the West line of a parcel of land described as Tract IV in Deed Book 184, Page 307 in the office of the Chancery Clerk, Madison County, Mississippi;

THENCE South 00 degrees 09 minutes 31 seconds East, along said West line of Tract IV, 66.82 feet to a point;

THENCE South 17 degrees 34 minutes 27 seconds East, leaving said West line of Tract IV, 171.52 feet to a point;

THENCE South 10 degrees 08 minutes 34 seconds East,
224.54 feet to a point;

THENCE South 45 degrees 43 minutes 15 seconds West, 78.26 feet to a point on the North Right-of-Way line of said Natchez Trace Parkway;

THENCE South 89 degrees 12 minutes 27 seconds East, along said North Right-of-Way line, 28.25 feet to the POINT OF BEGINNING.

PARCEL 4
Permanent Right-of-Way for
Proposed South Madison County Parkway

A Permanent Right-of-Way containing 10,810.11 sq. ft. (0.24 acres), situated in the South One Half (S 1/2) of Section 24, Township 7 North, Range 1 East, City of Ridgeland, Madison County, Mississippi and being more particularly described as follows:

Beginning at an iron pin found marking the Northwest corner of a parcel of land described as Tract IV in Deed Book 184, Page 307 in the office of the Chancery Clerk, Madison County, Mississippi;

THENCE South 00 degrees 09 minutes 31 seconds East, along the West line of said Tract IV, 151.82 feet to the point of curvature of a curve to the right;

THENCE North 36 degrees 14 minutes 08 seconds East, along the chord of said curve to the right, having a radius of 700.00 feet and a central angle of 7 degrees 02 minutes 00 seconds, 85.87 feet to the point of tangency of said curve;

THENCE North 84 degrees 55 minutes 24 seconds East, 42.42 feet to a point;

THENCE North 39 degrees 55 minutes 38 seconds East, 60.00 feet to a point;

THENCE North 05 degrees 04 minutes 22 seconds West, 23.51 feet to a point on the North line of above said Tract IV;

THENCE North 85 degrees 52 minutes 14 seconds West, along the North line of said Tract IV, 130.21 feet to the POINT OF BEGINNING.

PARCEL 5
Temporary Construction Easement for
Proposed South Madison County Parkway

A Temporary Construction Easement containing 2,469.41 sq. ft. (0.06 acres), situated in the South One Half (S 1/2) of Section 24, Township 7 North, Range 1 East, City of Ridgeland, Madison County, Mississippi, and being more particularly described as follows:

Commencing at an iron pin found marking the Northwest corner of a parcel of land described as Tract IV in Deed Book 184, Page 307 in the office of the Chancery Clerk, Madison County, Mississippi;

THENCE South 00 degrees 09 minutes 31 seconds East, along the West line of said Tract IV, 151.82 feet to a point on the East Right-of-Way line of Proposed South Madison Parkway and the point of curvature of a curve to the right, same being the POINT OF BEGINNING of the herein described Temporary Construction Easement;

THENCE along said West Right-of-Way line as follows:

North 36 degrees 14 minutes 08 seconds East, along the chord of said curve to the right, having a radius of 700.00 feet and a central angle of 7 degrees 02 minutes 00 seconds, 85.87 feet to the point of tangency of said curve;

North 84 degrees 55 minutes 24 seconds East,
42.42 feet to a point;

North 39 degrees 55 minutes 38 seconds East,
60.00 feet to a point;

North 05 degrees 04 minutes 22 seconds West,
23.51 feet to a point on the North line of
above said Tract IV;

THENCE South 85 degrees 52 minutes 14 seconds East, along
the North line of said Tract IV, 13.08 feet to a point;

THENCE South 36 degrees 38 minutes 33 seconds East, 6.18
feet to a point;

THENCE South 39 degrees 55 minutes 38 seconds West, 22.84
feet to a point on the East Right-of-Way of said Proposed
South Madison County Parkway;

THENCE South 39 degrees 55 minutes 38 seconds West, along
said East Right-of-Way line, 60.00 feet to a point;

THENCE South 39 degrees 55 minutes 38 seconds West, 30 feet
to a point;

THENCE North 50 degrees 04 minutes 22 seconds West, 10.00 feet to the
point of curvature of a curve to the left;

THENCE South 34 degrees 52 minutes 46 seconds West, along the chord of
said curve to the left, having a radius of 680 feet and a central angle of 9
degrees 44 minutes 06 seconds, 115.40 feet to a point on the West line of
above said Tract IV;

THENCE North 00 degrees 09 minutes 31 seconds West, along said West line
of Tract IV, 38.24 feet to the POINT OF BEGINNING.

PARCEL 6
Permanent Drainage Easement for
Proposed South Madison County Parkway

A Permanent Drainage Easement containing 174.40 sq. ft.
(0.004 acres), situated in the South One Half (S 1/2) of
Section 24, Township 7 North, Range 1 East, City of
Ridgeland, Madison County, Mississippi and being more
particularly described as follows:

Commencing at an iron pin found marking the Northwest
corner of a parcel of land described as Tract IV in Deed
Book 184, Page 307 in the office of the Chancery Clerk,
Madison County, Mississippi;

THENCE South 85 degrees 52 minutes 14 seconds East, along
the North line of said Tract IV, 166.79 feet to the POINT

OF BEGINNING of the herein described Permanent Drainage Easement;

THENCE South 39 degrees 55 minutes 38 seconds West, 18.30 feet to a point;

THENCE North 36 degrees 38 minutes 33 seconds West, 19.60 feet to a point on the North line of said Tract IV;

THENCE South 85 degrees 52 minutes 14 seconds East, along the North line of said Tract IV, 23.50 feet to the POINT OF BEGINNING.

PARCEL 7

Temporary Construction Easement for
Proposed South Madison County Parkway

A Temporary Construction Easement containing 2900.16 sq. ft. (0.07 acres), situated in the South One Half (S 1/2) of Section 24, Township 7 North, Range 1 East, City of Ridgeland, Madison County, Mississippi and being more particularly described as follows:

Beginning at an iron pin found marking the Northwest corner of a parcel of land described as Tract IV in Deed Book 184, Page 307 in the office of the Chancery Clerk, Madison County, Mississippi;

THENCE South 85 degrees 52 minutes 14 seconds East, along the North line of said Tract IV, 166.79 feet to the POINT OF BEGINNING of the herein described Temporary Construction Easement;

THENCE South 85 degrees 52 minutes 14 seconds East, continuing along the North line of said Tract IV, 15.37 feet to a point;

THENCE South 26 degrees 37 minutes 03 seconds East, 92.58 feet to a point;

THENCE South 63 degrees 22 minutes 57 seconds West, 30.00 feet to a point;

THENCE North 26 degrees 37 minutes 03 seconds West, 93.17 feet to a point on the South line of a Permanent Drainage Easement;

THENCE North 39 degrees 55 minutes 38 seconds East, along the South line of said Permanent Drainage Easement, 18.30 feet to a point on the North line of said Tract IV and the POINT OF BEGINNING.

STATE OF MISSISSIPPI, County of Madison:

I certify that the within instrument was filed for record in my office this 5 day of Dec, 1990, at 1110 o'clock A M., and was duly recorded on the DEC 05 1990, Book No. 6, Page 35.

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

