

J. D. Low
PL

Aug 19, 9:00 A.M.

BOOK 7 PAGE 262

286073

IN THE SPECIAL COURT OF EMINENT DOMAIN
MADISON COUNTY, MISSISSIPPI

MISSISSIPPI TRANSPORTATION COMMISSION

PLAINTIFF

VERSUS

CIVIL ACTION NO. CO-980113

VENTURE PROPERTIES, A MISSISSIPPI
GENERAL PARTNERSHIP COMPRISED
OF BAILEY-MADISON, LLC, A MISSISSIPPI
LIMITED LIABILITY COMPANY AND
SOUTHERN FARM BUREAU BROKERAGE
COMPANY, A MISSISSIPPI CORPORATION, OWNER

FILED
THIS DAY
JUL 06 1999
LEE WESTBROOK
CIRCUIT CLERK

DEFENDANTS

LIS PENDENS NOTICE

TO THE CHANCERY CLERK OF MADISON COUNTY:

You are hereby notified that the Mississippi Transportation Commission is seeking to acquire by eminent domain and has this day filed a Complaint to acquire fee ownership in the lands described in Amended Exhibit "A" attached hereto and incorporated herein.

The interested parties are:

1. MISSISSIPPI TRANSPORTATION COMMISSION
2. VENTURE PROPERTIES, A MISSISSIPPI
GENERAL PARTNERSHIP COMPRISED
OF BAILEY-MADISON, LLC, A MISSISSIPPI
LIMITED LIABILITY COMPANY AND
SOUTHERN FARM BUREAU BROKERAGE
COMPANY, A MISSISSIPPI CORPORATION, OWNER

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

MISSISSIPPI TRANSPORTATION COMMISSION

MIKE MOORE, ATTORNEY GENERAL

BY: *[Signature]*
ALAN M. PURDIE
SPECIAL COUNSEL

004-0-00-W

IN THE COUNTY COURT OF
MADISON COUNTY, MISSISSIPPI

MISSISSIPPI TRANSPORTATION COMMISSION

PLAINTIFF

VS.

CIVIL ACTION NO. _____

VENTURE PROPERTIES, ET AL

DEFENDANTS

AMENDED EXHIBIT "A"

The property owned by the Defendants and being recorded in Deed Book 350, at Page 360, in the land records of the Chancery Clerk's Office of Madison County, Mississippi is being affected by the taking described below.

INDEXING INSTRUCTIONS: NW 1/4 and the SW 1/4 of Section 7,
Township 7 North, Range 2 East,
City of Madison,
Madison County, Mississippi.

PARCEL NO. 1

Begin at a point on the present Western right-of-way line of Interstate 55 that is 108.00 feet Westerly of and perpendicular to the centerline of survey as shown on the right-of-way appraisal map for Federal Aid Project No. 59-0055-02-117-10 at Highway Survey Station 8+430.000; from said point of beginning run thence North 02° 39' East, a distance of 96.6 feet to a point that is 159.121 feet Westerly of and perpendicular to the centerline of survey of said project at Station 8+455.000; thence North 34° 34' East, a distance of 241.6 feet to the present Western right-of-way line of Interstate 55; thence South 55° 24' East along said present Western right-of-way line, a distance of 51.2 feet; thence South 34° 36' West along said present Western right-of-way line, a distance of 323.6 feet to the point of beginning, containing 0.331 acres, more or less, and being situated in and a part of the Southwest 1/4 of the Northwest 1/4 and the Northwest 1/4 of the Southwest 1/4 of Section 7, Township 7 North, Range 2 East, City of Madison, Madison County, Mississippi, and



PARCEL NO. 2

Begin at a point on the present Western right-of-way line of Interstate 55 that is 108 feet Westerly of and perpendicular to the centerline of survey as shown on the right-of-way appraisal map for Federal Aid Project No. 59-0055-02-117-10 at Highway Survey Station 8+986.385; from said point of beginning thence run Southerly along said present Western right-of-way line and along the circumference of a circle to the right having a radius of 1742.67 feet and a distance of 598.7 feet a chord bearing of South 31° 33' West, a chord distance of 598.5 feet; thence South 34° 42' West along said present Western right-of-way line, a distance of 293.7 feet; thence North 52° 54' West along said present Western right-of-way line, a distance of 52.6 feet; thence North 66° 59' East, a distance of 52.0 feet to a point that is 131.233 feet Westerly of and perpendicular to the centerline of survey of said project at Station 8+725.000; thence North 30° 38' East, a distance of 646.1 feet to a point that is 162.402 feet Westerly of and perpendicular to the centerline of survey of said project at Station 8+925.000; thence North 16° 30' East, a distance of 179.4 feet; thence North 40° 10' West, a distance of 17.6 feet to a point that is 219.816 feet Westerly of and perpendicular to the centerline of survey of said project at Station 8+982.000; thence North 19° 25' East, a distance of 45.1 feet to a point that is 269.029 feet Westerly of and perpendicular to the centerline of survey of said project at Station 8+965.000; thence North 73° 36' East, a distance of 18.6 feet to a point that is 255.906 feet Westerly of and perpendicular to the centerline of survey of said project at Station 8+969.000; thence North 17° 48' East, a distance of 70.1 feet to a point that is 269.029 feet Westerly of and perpendicular to the centerline of survey of said project at Station 8+990.000; thence North 12° 18' East, a distance of 444.4 feet to a point that is 393.701 feet Westerly of and perpendicular to the centerline of survey of said project at Station 9+120.000; thence North 56° 10' West, a distance of 552.7 feet to a point that is 78.740 feet Southerly of and perpendicular to the centerline of survey of Mississippi Highway No. 463 at Station 3+700.000; thence North 63° 23' West, a distance of 246.0 feet to a point that is 75.459 feet Southerly of and perpendicular to the centerline of survey of said Mississippi Highway No. 463 at Station 3+775.000; thence North 67° 53' West, a distance of 254.0 feet to a point that is 82.021 feet Southerly of and perpendicular to the centerline of survey of said Mississippi Highway No. 463 at Station 3+855.000; thence North 71° 42' West, a distance of 141.3 feet to a point that is 80.243 feet Southerly of and perpendicular to the centerline of survey of said Mississippi Highway No. 463 at Station 3+900.000; thence North 71° 42' West, a distance of 127.7 feet to the present Southern right-of-way

line of Mississippi Highway No. 463; thence run South 74° 57' West, a distance of 245.1 feet; thence North 74° 57' East along said present Southern right-of-way line, a distance of 287.3 feet; thence run Southeasterly along said present Southern right-of-way line and along the circumference of a circle to the right having a radius of 2906.20 feet and a distance of 592.7 feet a chord bearing of South 71° 40' East, a chord distance of 591.7 feet; thence South 66° 11' East along said present right-of-way line, a distance of 600.4 feet; thence South 21° 26' East along said present Southern right-of-way line, a distance of 217.2 feet; thence South 10° 30' West along said present Southern right-of-way line, a distance of 578.2 feet to the point of beginning, containing 4.121 acres, more or less, and being situated in and a part of the Northwest 1/4 of Section 7, Township 7 North, Range 2 East, City of Madison, Madison County, Mississippi.

Parcel Nos. 1 and 2 contain an aggregate of 4.452 acres, more or less.

Together with any and all abutters rights of access if any, in, to, over, on and across the lands described in Parcels No. 1 and No. 2 above.

Excepting and excluding therefrom all oil and gas and other minerals which may be produced through a well bore.



STATE OF MISSISSIPPI, COUNTY OF MADISON:

I certify that the within instrument was filed for record in my office this 7 day of July, 1999 at 9 o'clock a M., and was duly recorded on the JUL 07 1999, Book No. 7, Page 262.

STEVE DUNCAN, CHANCERY CLERK

BY: S. Cole D.C.