

IN THE SPECIAL COURT OF EMINENT DOMAIN
MADISON COUNTY, MISSISSIPPI

MISSISSIPPI MAJOR ECONOMIC IMPACT AUTHORITY

PLAINTIFF

VS.

CIVIL ACTION NO. _____

RUBY S. YEATES, OWNER, ET AL.

DEFENDANTS

LIS PENDENS NOTICE

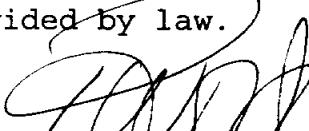
TO THE CHANCERY CLERK OF MADISON COUNTY:

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

The interested parties are:

- (1) MISSISSIPPI MAJOR ECONOMIC IMPACT AUTHORITY, PLAINTIFF.
- (2) RUBY S. YEATES, OWNER.

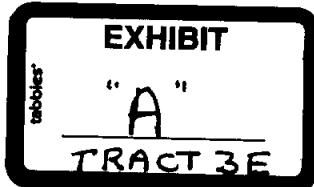
You are further requested to include this Notice and Exhibit "A" hereof in the Lis Pendens for records of said County as provided by law.



Attorney for Plaintiff

Robert F. Wood

Harris Gens & Dunbar
111 E. Capitol /700
Suite 290
Jackson 39201



BOOK

7 PAGE 531

December 29, 2000

LEGAL DESCRIPTION

RUBY S. YEATES

TRACT 3E
Parcel 1

A tract of land containing 8.607 acres (374,923 Square Feet), more or less, and being situated in the North Half (N ½) of the Southwest Quarter (SW ¼) of Section 36, Township 9 North, Range 2 East, Madison County, Mississippi, and being more particularly described as follows:

Commencing at a found creosote post marking the Southeast corner of Section 36, Township 9 North, Range 2 East, run thence North 1306.33 feet; run thence West 3744.87 feet to a ½ inch iron pin set on the South line of North Half (N ½) of the Southwest Quarter (SW ¼) of Section 36, Township 9 North, Range 2 East, and being the intersection of the North right-of way line of Butchart Road as it exist this date (12/11/00) with the existing Northwesterly right-of-way line of U.S. Highway #51 and also being the Point of Beginning of the following described tract; run thence Northeasterly and along the existing Northwesterly right-of-way line of said U.S. Highway #51, with a bearing of North 30 degrees 38 minutes 25 seconds East for a distance of 437.40 to a found concrete right-of-way monument; continue thence Northwesterly and along said existing Northwesterly right-of-way line, with a bearing of North 59 degrees 21 minutes 35 seconds West for a distance of 100.00 feet to a ½ inch iron pin set; continue thence Northeasterly along said existing Northwesterly right-of-way line, with a bearing of North 30 degrees 38 minutes 25 seconds East for a distance of 600.40 feet to a ½ inch iron pin set; continue thence Southeasterly and along said existing Northwesterly right-of-way line, with a bearing of South 59 degrees 21 minutes 35 seconds East for a distance of 100.00 feet to a ½ inch iron pin set; continue thence Northeasterly and along said existing Northwesterly right-of-way line, with a bearing of North 30 degrees 38 minutes 25 seconds East for a distance of 306.18 feet to a ½ inch iron pin set on the North line of the Ruby S. Yeates property as recorded in Deed Book: 45, Page 98 in the Chancery Clerk's Office of Madison County; run thence West leaving said Northwesterly right-of-way line, and along the aforementioned North line of said Ruby S. Yeates, with a bearing of South 89 degrees 46 minutes 23 seconds West for a distance of 85.68 feet to a ½ inch iron pin set; run thence Southwesterly leaving said North Line, with a bearing of South 81 degrees 05 minutes 16 seconds West for a distance of 415.39 feet to a ½ inch iron pin; thence Northwesterly along the arc of a curve to the left for a distance of 133.37 feet; said curve having a radius of 5140.00 feet and a delta of 01 degrees 29 minutes 12 seconds; said curve being subtended by a chord which bears North 62 degrees 10 minutes 20 seconds West with a distance of 133.37 feet to a ½" iron pin set on the aforementioned North line of said Ruby S. Yeates; run thence along the aforementioned North line of said Ruby S. Yeates, with a bearing of South 89

degrees 46 minutes 23 seconds West for a distance of 872.29 feet to a $\frac{1}{2}$ inch iron pin set; run thence Southeasterly leaving said North line, with a bearing of South 66 degrees 37 minutes 38 seconds East for a distance of 466.61 feet to a $\frac{1}{2}$ inch iron pin set; continue thence Northeasterly with a bearing of North 23 degrees 22 minutes 23 seconds East for a distance of 60.00 feet to a $\frac{1}{2}$ inch iron pin; continue thence Southeasterly along the arc of a curve to the right for a distance of 427.18 feet, said curve having a radius of 4840.00 feet and a delta of 05 degrees 03 minutes 25 seconds; said curve being subtended by a chord which bears South 64 degrees 05 minutes 55 seconds East with a distance of 427.04 feet to a $\frac{1}{2}$ " iron pin set; continue thence Southeasterly with a bearing of South 13 degrees 49 minutes 41 seconds East, for a distance of 492.38 feet to a $\frac{1}{2}"$ iron pin set; continue thence Southwesterly with a bearing of South 30 degrees 38 minutes 25 seconds West for a distance of 413.74 feet to a $\frac{1}{2}"$ iron pin set on the South Line of North Half (N $\frac{1}{2}$) of the Southwest Quarter (SW $\frac{1}{4}$) of Section 36, Township 9 North, Range 2 East, and being the North right-of-way line of Butchart Road; run thence East along said South line of North Half (N $\frac{1}{2}$) of the Southwest Quarter (SW $\frac{1}{4}$) of Section 36, Township 9 North, Range 2 East, and the North right-of-way line of Butchart Road with a bearing of North 89 degrees 47 minutes 32 seconds East for a distance of 58.24 feet back to the Point of Beginning of the above described tract, containing 8.607 acres (374, 923 Square Feet), more or less.

TOGETHER WITH ALL ABUTTERS RIGHTS OF INGRESS AND EGRESS TO DEFENDANTS REMAINING PROPERTY BEGINNING AT STATION 111+50 FOR POINT "A" RUNNING THENCE NORTH-NORTHWESTERLY TO POINTS "B", "C" AND "D" THENCE EASTERLY TO POINTS "E" AND "F".

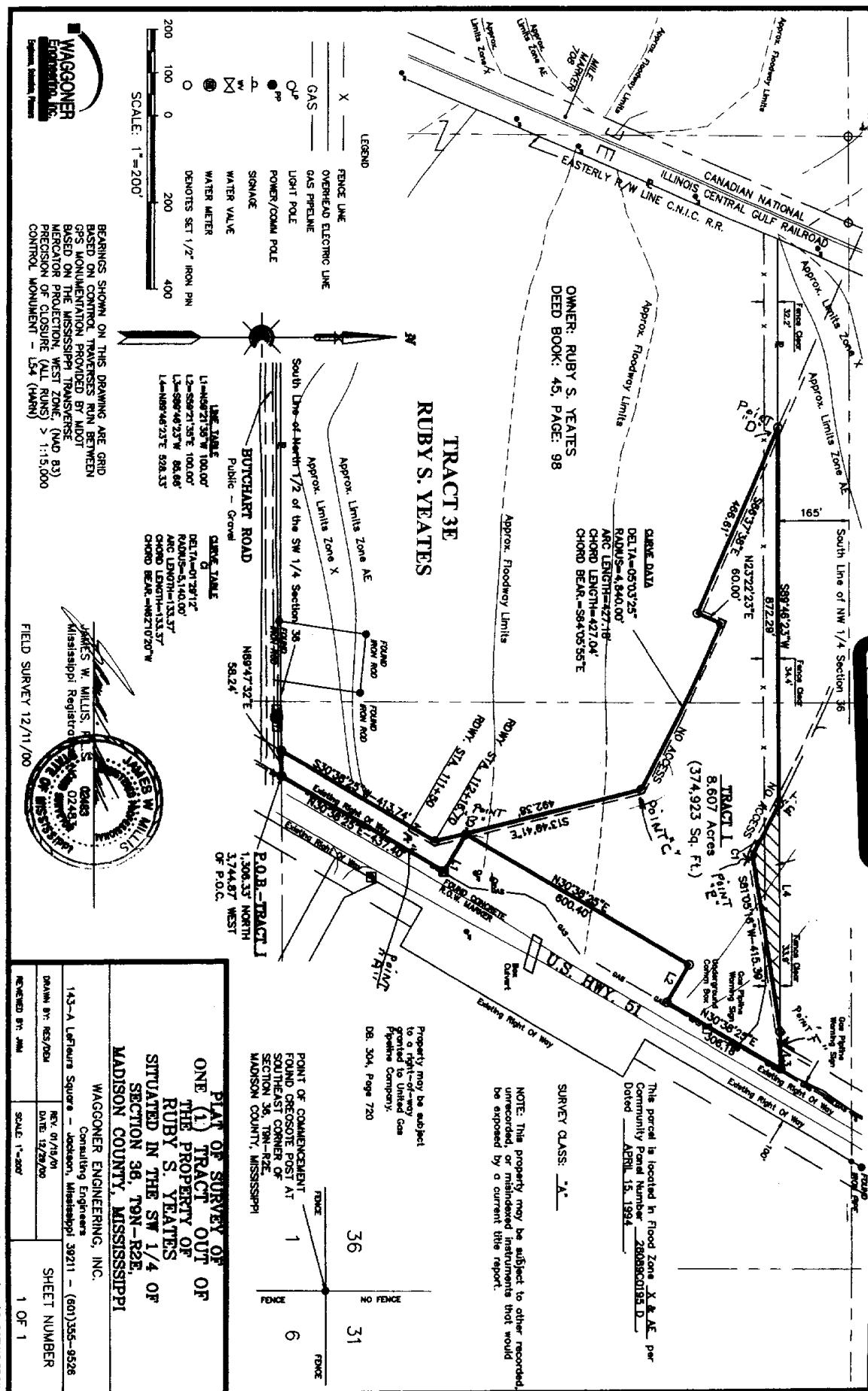
(Parcel 3E)

Waggoner Engineering, Inc.
143-A LeFleurs Square
Jackson, MS 39211

BOOKS

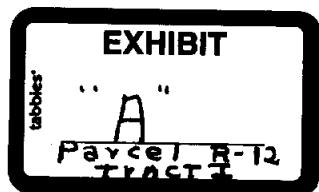
EXHIBIT

TRACT 3 E



BEARINGS SHOWN ON THIS DRAWING ARE GRID BASED ON CONTROL TRAVERSES RUN BETWEEN GPS MONUMENTATION PROVIDED BY MIDWEST BASED ON THE MISSISSIPPI TRANSVERSE MERCATOR PROJECTION, WEST ZONE, (NAD 83) PRECISION OF CLOSURE (ALL RUNS) > 1:15,000 CONTROL MONUMENT - USA (HAR)

PARCEL NO. 4

EXHIBIT

BOOK

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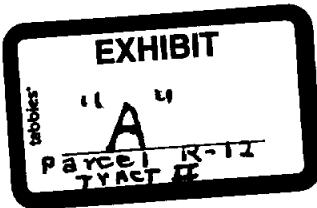
January 18, 2001

LEGAL DESCRIPTION**RUBY S. YEATES
PARCEL R-12
TRACT I**

A tract of land being a portion of that certain property now owned by Ruby S. Yeates as described in Deed Book 65 at page 390 of the land records of Madison County, Mississippi that lies East of the existing U.S. Highway No. 51 in the Northeast Quarter of the Southwest Quarter (NE ¼ of SW ¼) of Section 36, Township 9 North, Range 2 East, City of Canton, Madison County, Mississippi and said tract being more particularly described as follows:

Commencing at a found creosote post marking the Southeast corner of Section 36, Township 9 North, Range 2 East, City of Canton, Madison County, Mississippi run thence North for a distance of 1,760.43 feet; run thence West for a distance of 2,951.75 feet to a 1/2 inch iron pin set at the intersection of the centerline of the old Canton to Jackson Road with a creek and the Point of Beginning; run thence North 12 degrees 47 minutes 25 seconds West and along said centerline of the old Canton to Jackson Road for a distance of 104.69 feet a 1/2 inch iron pin set; run thence North 16 degrees 36 minutes 24 seconds West and along said centerline of the Old Canton to Jackson Road for a distance of 195.22 feet; run thence North 18 degrees 42 minutes 14 seconds West and along said old centerline for a distance of 46.98 feet to a 1/2 inch iron pin set on the East right-of-way line of U.S. Highway No. 51 as same exists this date (January 2001); run thence South 30 degrees 38 minutes 25 seconds West and along said East right-of-way for a distance of 271.06 feet to a found iron rod at its intersection with the center line of an existing creek; thence run along said center line of creek with the following courses: run thence South 88 degrees 03 minutes 35 seconds East for a distance of 54.50 feet to a 1/2 inch iron pin set; thence South 73 degrees 28 minutes 35 seconds East for a distance of 49.40 feet to a 1/2 inch iron pin set; thence South 42 degrees 39 minutes 35 seconds East for a distance of 24.00 feet to a 1/2 inch iron pin set; thence North 85 degrees 53 minutes 25 seconds East for a distance of 30.00 feet to a 1/2 inch iron pin set; thence South 53 degrees 54 minutes 35 seconds East for a distance of 50.90 feet to a found iron rod; thence South 47 degrees 45 minutes 42 seconds East for a distance of 58.12 feet to the Point of Beginning of the above described tract of land containing 0.705 acres, (30,686 square feet), more or less and being situated in the Northeast Quarter of the Southwest Quarter (NE ¼ of SW ¼) of Section 36, Township 9 North, Range 2 East, City of Canton, Madison County, Mississippi.

**TOGETHER WITH ALL ABUTTER'S RIGHT OF INGRESS AND EGRESS
FROM U. S. HIGHWAY 51 BETWEEN POINTS "A" AND "B" AS SHOWN ON
THE ATTACHED PLAT**



BOOK

7 PAGE 535
January 18, 2001LEGAL DESCRIPTION

**RUBY S. YEATES
PARCEL R-12
TRACT II**

Being a parcel of land that lies East of the existing U.S. Highway No. 51 in the Northeast Quarter of the Southwest Quarter (NE $\frac{1}{4}$ of SW $\frac{1}{4}$) of Section 36, Township 9 North, Range 2 East, City of Canton, Madison County, Mississippi and being a portion of that certain property conveyed to Ruby S. Yeates, as described in Deed Book 65, Page 390 in the Chancery Clerk's Office of Madison County, Mississippi. Said parcel being more particularly described as follows:

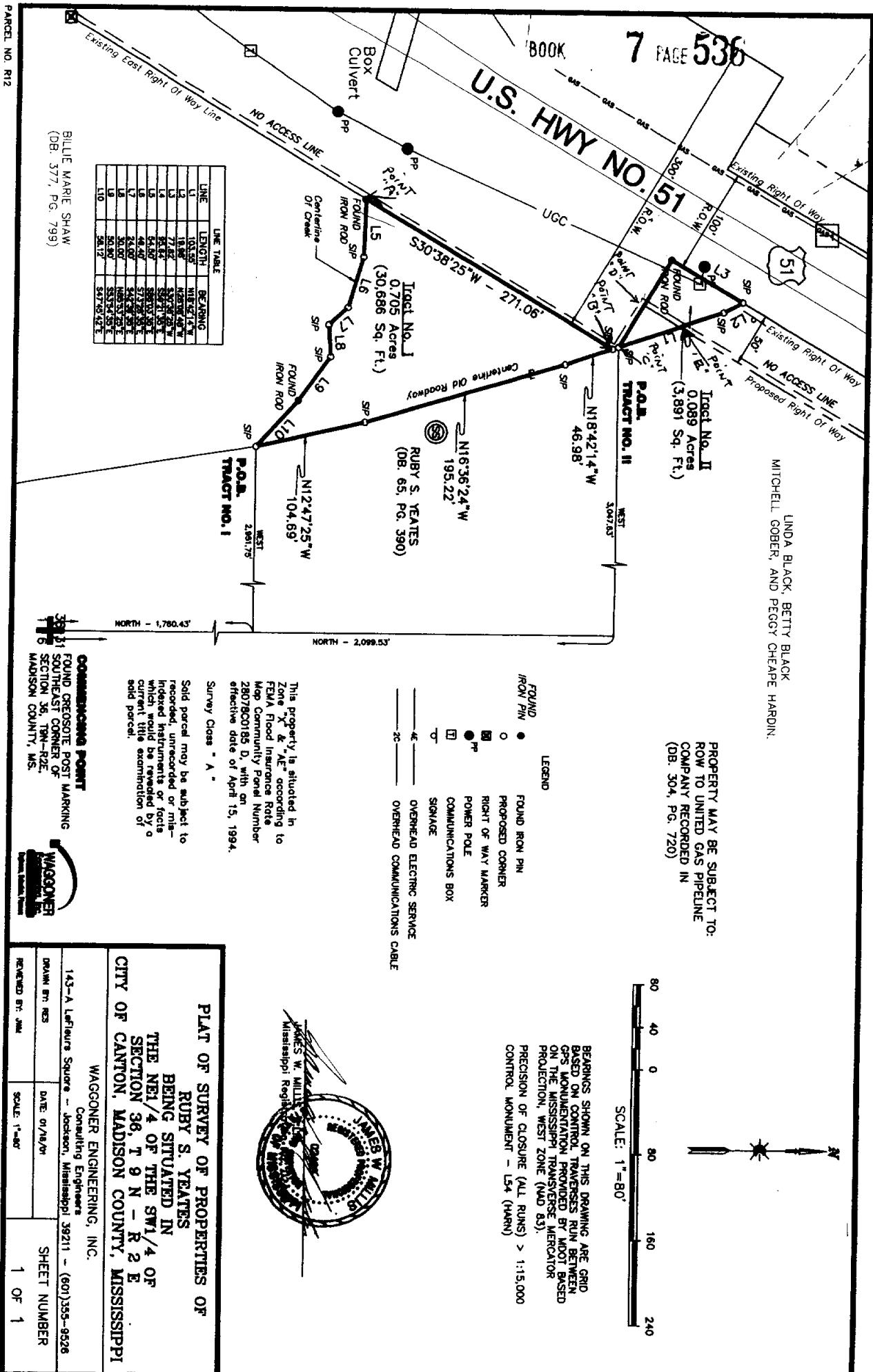
Commencing at a found creosote post marking the Southeast corner of Section 36, Township 9 North, Range 2 East, City of Canton, Madison County, Mississippi; run thence North for a distance of 2,099.53 feet; run thence West for a distance of 3,047.63 feet to a 1/2 inch iron pin set at the intersection of the centerline of the old Canton to Jackson Road with an offset in the existing right-of-way of U.S. Highway No. 51 and the Point of Beginning; run thence North 18 degrees 42 minutes 14 seconds West and along said old centerline for a distance of 103.55 feet to a 1/2 inch iron pin set; run thence North 28 degrees 08 minutes 48 seconds West along said old centerline for a distance 19.98 feet to a 1/2 inch iron pin set on the East line of U.S. Highway No. 51 as same exists this date (January 2001); run thence Southerly and along said East right-of-way line with a bearing of South 30 degrees 38 minutes 25 seconds West for a distance of 77.82 feet to a found iron rod marking an offset in said East right-of-way line; run thence South 59 degrees 21 minutes 35 seconds East and along said offset for a distance of 95.64 feet to the Point of Beginning of the above described tract of land containing 0.089 acres, (3,891 square feet), more or less and being situated in the Northeast Quarter of the Southwest Quarter (NE $\frac{1}{4}$ of SW $\frac{1}{4}$) of Section 36, Township 9 North, Range 2 East, City of Canton, Madison County, Mississippi.

**TOGETHER WILL ALL ABUTTERS RIGHTS OF INGRESS AND EGRESS TO
U. S. HIGHWAY 51, BETWEEN POINTS "C" AND "D" AND "D" AND "E"**

**IT IS THE INTENTION OF THE CONDEMNOR, MMEIA TO ACQUIRE ALL ABUTTERS
RIGHTS OF INGRESS AND EGRESS BY DEFENDANTS TO U. S. HIGHWAY 51, ON TRACT I
AND II ON PARCEL R-12 WHETHER CORRECTLY DESCRIBED HEREIN OR NOT.**

Parcel R12, Tract No II

Waggoner Engineering, Inc.
143-A LeFleur's Square
Jackson, MS 39211
(601)355-9526



PATH: R:\CS00078\JNG\PARCEL\PARCEL.MOR12.DWG

STATE OF MISSISSIPPI, COUNTY OF MADISON

I certify that the within instrument was filed for record in my office this 5 day of April, 2001, at 8 o'clock A M., and was duly recorded on the APR 05 2001, Book No. 7, Page 530.

**STEVE DUNCAN, CHANCERY CLERK**

BY:

Chancery

D.C.