

BOOK

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56216

IN THE SPECIAL COURT OF EMINENT DOMAIN
MADISON COUNTY, MISSISSIPPI

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

PETITIONER

VS.

CIVIL ACTION FILE NO. 9282

CHRISTOPHER PRICE, SR., DOUGLAS PRICE,
DOROTHY WASHINGTON, LULA BELL HARRIS,
EVELYN BROWN, GIRTHA BARNES, AND ANY
UNKNOWN HEIRS OF INNIS PRICE, JR. AND
ANY UNKNOWN HEIRS OF EDDIE PRICE, SR.

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. Christopher Price, Sr., Douglas Price, Dorothy Washington, Lula Bell Harris, Evelyn Brown, Girtha Barnes, 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 Hembree
Dewey Hembree

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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

P1021205
302-410/860

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YANDELL ESTATE

Area in Tract #2 for R.O.W. is ± 0.156 Acres
Area for Temp. Const. Easement is ± 1.379 sq. feet
Area in Tract #3 for R.O.W. is ± 0.288 Acres
Area for Temp. Const. Easement is ± 2.746 sq. feet

I certify that the information on this plat is true and accurate to the best of my knowledge.

QUEST ENGINEERING, INC.

CONSULTING ENGINEERS - SURVEYORS

6260 Galea Dr. • P.O. Box 16646 • Jackson, MS. 39236
Telephone (601) 961-8769

**PLAT FOR YANDELL ROAD R.O.W.
ACROSS CERTAIN PROPERTY SITUATED
IN THE SW 1/4 OF SECTION 24
T8N - R2E, MADISON COUNTY, MS**

Date: 8/17/90

Scale: 1" = 120'

DWG. 1346-16

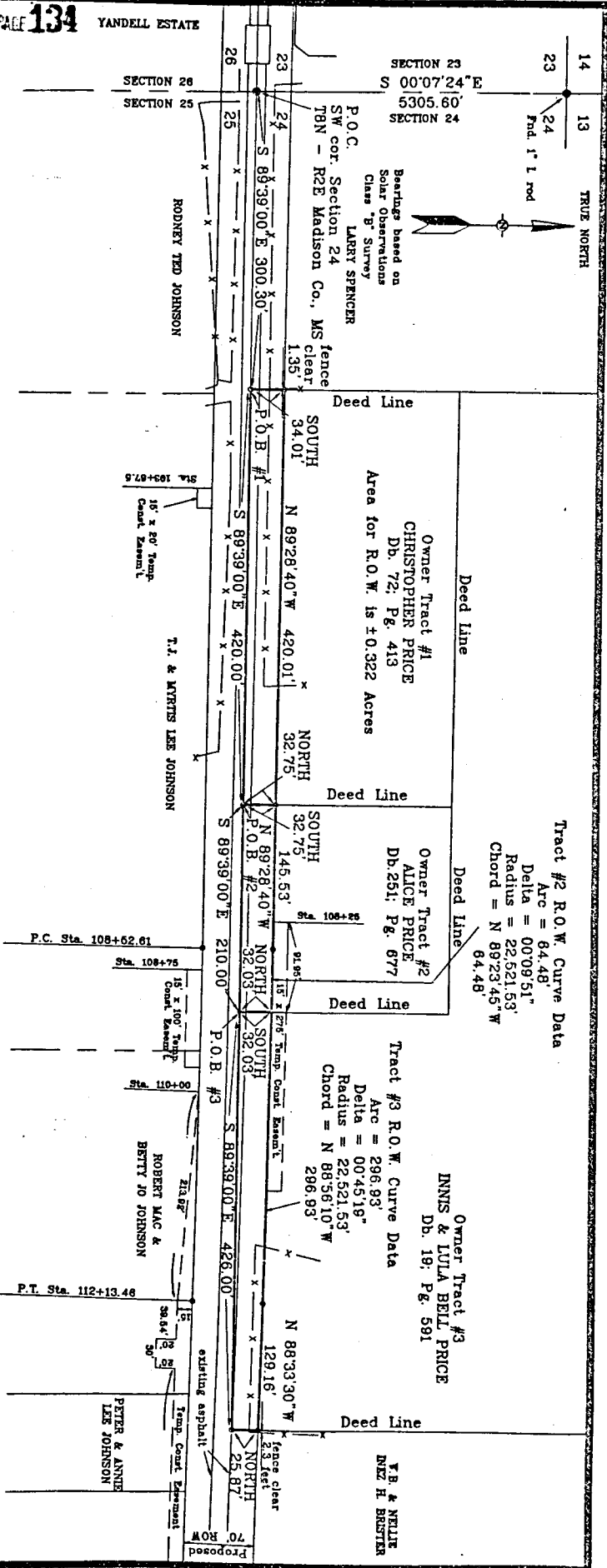


EXHIBIT A

BOOK 6 CASE 135

DESCRIPTION

Innis and Lula Bell Price

A strip of land for roadway purposes across the southerly portion of that certain tract of land described in Deed Book 19, starting at page 591 of the land records of Madison County, Mississippi (less tracts described in Deed Book 72, starting at page 413, and Deed Book 251, starting at page 677) said tract being owned by Innis and Lula Bell Price, and said strip of land being more particularly described as follows:

Commencing at the Southwest corner of Section 24, Township 8 North, Range 2 East, Madison County, Mississippi, (said point being in the existing roadway of Yandell Road, and said point being 5,305.60 feet. South 00 degrees 07 minutes 24 seconds East of a found 1 inch iron rod representing the northwest corner of said Section 24) and from said Point of Commencement; run thence South 89 degrees 39 minutes 00 seconds East for a distance of 930.30 feet to a southwest corner of aforementioned tract of land and the POINT OF BEGINNING of the following described strip of land; continue thence

South 89 degrees 39 minutes 00 seconds East and along the south deed line of aforesaid tract for a distance of 426.00 feet to the southeast deed corner of said tract; run thence

North, and along the East deed line for a distance of 25.87 feet to a point on the proposed north right-of-way line of a Madison County Road Improvement Project for Yandell Road; run thence

North 88 degrees 33 minutes 30 seconds West and along said proposed north right-of-way line for a distance of 129.16; run thence

Northwesterly and counterclockwise along the arc of a curve to the left in said proposed north right-of-way line for a distance of 296.93 feet, said curve having a delta angle of 00 degrees 45 minutes 19 seconds, a radius of 22,521.53 feet, and said curve being subtended by a chord which bears North 88 degrees 56 minutes 10 seconds West with a distance of 296.93 feet to a point on the westerly deed line of aforementioned tract of land; run thence

South, and along said westerly deed line for a distance of 32.03 feet, back to the POINT OF BEGINNING of the above described strip of land containing 0.288 acres, more or less and being situated in the Southwest 1/4 of Section 24, Township 8 North, Range 2 East, Madison County, Mississippi.

Together with a Temporary Construction Easement containing 2,746 square feet, more or less, and all being depicted as Tract #3 on the accompanying plat prepared by Guest Engineering, Inc. and being incorporated herein by reference.

G-1346-18-3

EXHIBIT A

DESCRIPTION

Alice Price

A strip of land for roadway purposes across the southerly portion of that certain tract of land described in Deed Book 251, starting at page 677, of the land records of Madison County, Mississippi, said tract being owned by Alice Price, and said strip of land being more particularly described as follows:

Commencing at the southwest corner of Section 24, Township 8 North, Range 2 East, Madison County, Mississippi (said point being in the existing roadway of Yandell road, and said point being 5,305.60 feet South 00 degrees 07 minutes 24 seconds East of a found 1 inch iron rod representing the northwest corner of said Section 24), and from said Point of Commencement; run thence South 89 degrees 39 minutes 00 seconds East for a distance of 720.30 feet to the southwest corner of the aforereferenced tract of land and the POINT OF BEGINNING of the following described strip of land; continue thence

South 89 degrees 39 minutes 00 seconds East and along the south deed line of said tract, for a distance of 210.00 feet to the southeast corner of said tract; run thence

North, and along the east deed line of said tract for a distance of 32.03 feet to a point on the proposed north right-of-way line of a Madison County, Mississippi Road Improvement project for Yandell Road; run thence

Northwesterly and counterclockwise along the arc of a curve to the left in said proposed north right-of-way line for a distance of 64.48 feet, said curve having a delta angle of 00 degrees 09 minutes 51 seconds, a radius of 22,521.53 feet, and said curve being subtended by a chord which bears North 89 degrees 23 minutes 45 seconds West with a distance of 64.48 feet; run thence

North 89 degrees 28 minutes 40 seconds West along said proposed north right-of-way line for a distance of 145.53 feet to a point on the west deed line of aforereferenced tract of land; run thence

South and along said west deed line for a distance of 32.75 feet, back to the POINT OF BEGINNING of the above described strip of land containing 0.156 acres, more or less and being situated in the Southwest 1/4 of the Southwest 1/4 of Section 24, Township 8 North, Range 2 East, Madison County, Mississippi.

Together with a Temporary Construction Easement containing 1,379 square feet, more or less, and all as being depicted as Tract #2 on the accompanying plat prepared by Guest Engineering, Inc. and being incorporated herein by reference.

G-1346-18-2

EXHIBIT A

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DESCRIPTION

Christopher Price

A strip of land for roadway purposes across the southerly portion of that certain tract of land described in Deed Book 72, starting at page 413, of the land records of Madison County, Mississippi, said tract being owned by Christopher Price, and said strip of land for roadway purposes being more particularly described as follows:

Commencing at the southwest corner of Section 24, Township 8 North, Range 2 East, Madison County, Mississippi (said point being in the existing roadway of Yandell Road, and said point being 5,305.60 feet South 00 degrees 07 minutes 24 seconds East of a found 1 inch iron rod representing the northwest corner of said Section 24) and from said Point of Commencement; run thence South 89 degrees 39 minutes 00 seconds East for a distance of 300.30 to the southwest corner of the aforesaid tract of land described in Deed Book 72, starting at page 413 and the POINT OF BEGINNING of the following described strip of land; continue thence

South 89 degrees 39 minutes 00 seconds East and along the south deed line of aforesaid tract for a distance of 420.00 feet to the southeast corner of said tract; run thence

North, along the east deed line of said tract for a distance of 32.75 feet to a point on the proposed north right-of-way line of a Madison County, Mississippi Road Improvement Project for Yandell Road; run thence

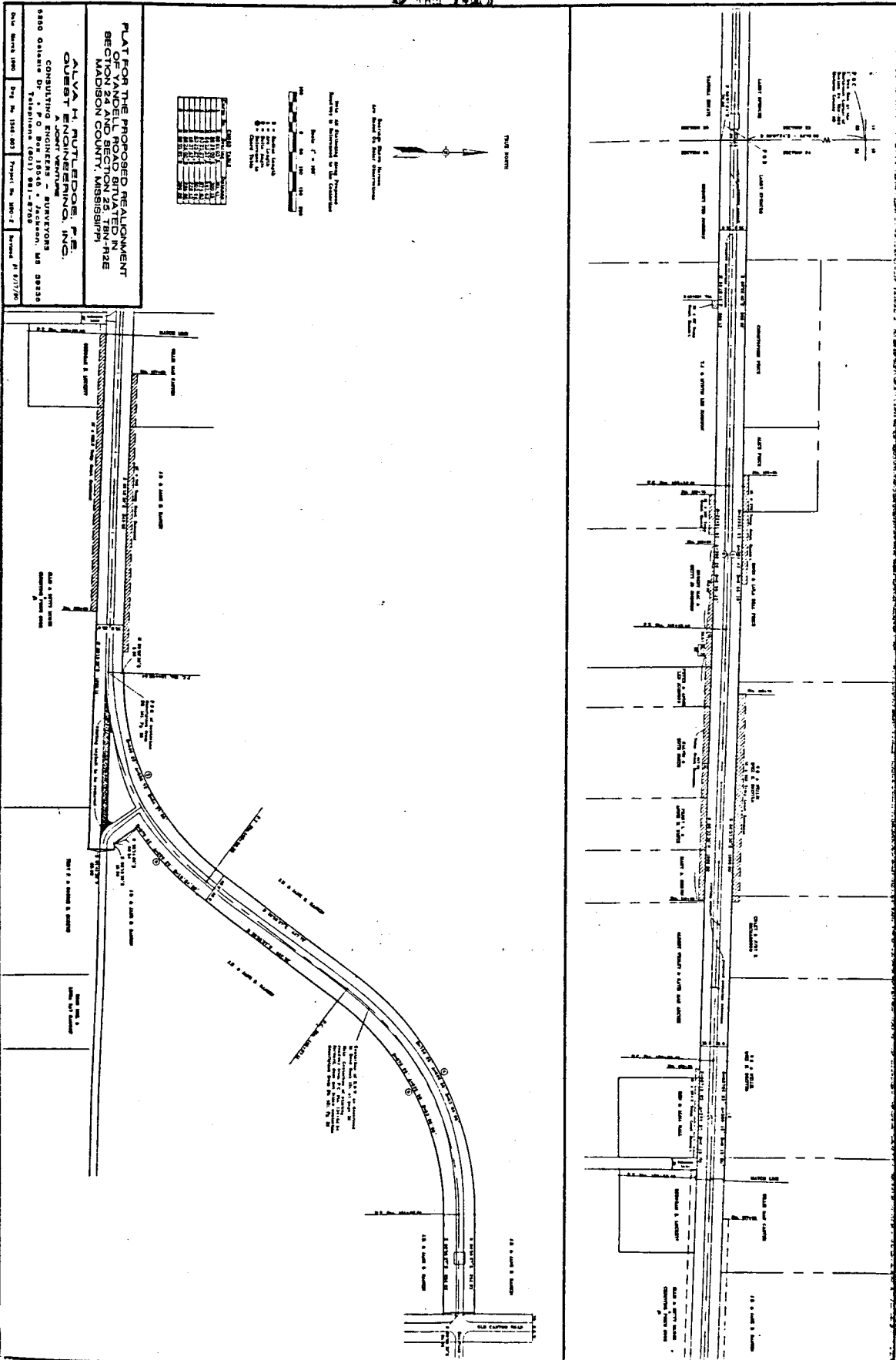
North 89 degrees 28 minutes 40 seconds West and along said proposed north right-of-way line for a distance of 420.01 feet to a point on the west deed line of aforesaid tract; run thence

South, and along said west deed line for a distance of 34.01 feet back to the POINT OF BEGINNING of the above described strip of land containing 0.322 acres more or less, and being situated in the Southwest 1/4 of the Southwest 1/4 of Section 24, Township 8 North, Range 2 East, Madison County, Mississippi

All as depicted as Tract #1 on the accompanying plat, prepared by Guest Engineering, Inc. and being incorporated herein by reference.

G-1346-18-1

EXHIBIT A



STATE OF MISSISSIPPI, County of Madison:

I certify that the within instrument was filed for record in my office this 13 day of Feb, 1991, at 1045 o'clock A M., and was duly recorded on the FEB 19 1991, Book No. 6, Page 132.

BILLY V. COOPER, CHANCERY CLERK

BY:

J Cole D.C.