



2012 1065
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Wayne Crockett
Tate County, MS

Tate County, MS
I certify this instrument was filed on
03-28-2012 02:57:04 PM
and recorded in Deed Book
2012 at pages 1065 - 1068
Wayne Crockett

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ROAD RIGHT-OF-WAY EASEMENT

Prepared By and Return to: Lamar, & Hannaford, P.A., 214 South Ward Street, Senatobia, Mississippi 38668, Phone: 662-562-6537

INDEXING INSTRUCTIONS: Southeast Quarter (SE 1/4) of Section 10, the Northeast Quarter (NE 1/4) of Section 15 and the Northwest Quarter (NW 1/4) of Section 14, Township 6 South, Range 7 West, Tate County, Mississippi

For and in consideration of the sum of One Dollar (\$1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, and for the further consideration of having an improved public road bordering our remaining lands, WE, MRM FARMS, LLC, 2505 Home Place Road, Senatobia, MS 38668, Phone: 662-562-0618, do hereby give, transfer and assign unto TATE COUNTY, MISSISSIPPI, 201 South Ward Street, Senatobia, Mississippi 38668, Phone: 662-562-5661, a political subdivision of said State, and its assigns, the land in Tate County, Mississippi described as follows, to-wit:

A 5.92 acre tract of land in the Southeast Quarter (SE 1/4) of Section 10, the Northeast Quarter (NE 1/4) of Section 15 and the Northwest Quarter (NW 1/4) of Section 14, Township 6 South, Range 7 West, Tate County, Mississippi, and being more particularly described as follows:

Commencing at a creosote fence post at the Southwest corner of Section 15, Township 6 South, Range 7 West, Tate County, Mississippi; run thence Due North for a distance of 5,314.21 feet to a point; run thence Due East for a distance of 3,180.17 feet to a 1/2 inch rebar set at the Point of Beginning; run thence along the proposed southerly right-of-way line of proposed Country Club Road, along a circular curve to the left with a radius of 2,465.00 feet for an arc length of 199.15 feet, said curve having a chord bearing of N 83°39'17"E and a chord length of 199.10 feet to a 1/2 inch rebar set; run thence N 81°20'24"E along said proposed southerly right-of-way line for a distance of 24.85 feet to a 1/2 inch rebar set; run thence along said proposed southerly right-of-way line, along a circular curve to the right with a radius of 390.00 feet for an arc length of 361.62 feet, said curve having a chord bearing of S 72°05'48"E and a chord length of 348.80 feet to a 1/2 inch rebar set on the proposed westerly right-of-way line of said proposed Country Club Road; run thence S 45°32'00"E along said proposed westerly right-of-way line for a distance of

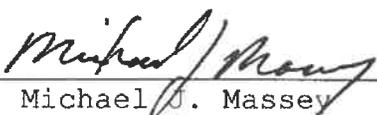
1,276.95 feet to a ½ inch rebar set; run thence along said proposed westerly right-of-way line, along a circular curve to the left with a radius of 1,640.00 feet for an arc length of 211.96 feet, said curve having a chord bearing of S 49°14'10" E and a chord length of 211.81 feet to a ½ inch rebar set; run thence S 52°56'19" E along said proposed westerly right-of-way line for a distance of 531.03 feet to a ½ inch rebar; run thence along said proposed westerly right-of-way line, along a circular curve to the right with a radius of 1,560.00 feet for an arc length of 294.70 feet, said curve having a chord bearing of S 47°31'36" E and a chord length of 294.26 feet to a ½ inch rebar set; run thence S 42°06'53" E along said proposed westerly right-of-way line for a distance of 73.81 feet to a ½ inch rebar set; run thence N 47°53'07" E leaving said proposed westerly right-of-way line for a distance of 80.00 feet to a ½ inch rebar set on the proposed easterly right-of-way line of said proposed road; run thence N 42°06'53" W along said proposed easterly right-of-way line for a distance of 211.81 feet to a ½ inch rebar set; run thence along said proposed easterly right-of-way line, along a circular curve to the left with a radius of 1,640.00 feet for an arc length of 309.81 feet, said curve having a chord bearing of N 47°31'36" W and a chord length of 309.35 feet to a ½ inch rebar set; run thence N 52°56'19" W along said proposed easterly right-of-way line for a distance of 531.03 feet to a ½ inch rebar set; run thence along said proposed easterly right-of-way line, along a circular curve to the right with a radius of 1,560.00 feet for an arc length of 201.62 feet, said curve having a chord bearing of N 49°14'10" W and a chord length of 201.57 feet to a ½ inch rebar set; run thence N 45°32'00" W along said proposed easterly right-of-way line for a distance of 1,276.95 feet to a ½ inch rebar set; run thence along said proposed easterly right-of-way line, along a circular curve to the left with a radius of 4,410.00 feet and an arc length of 435.80 feet, said curve having a chord bearing of N 72°05'48" W and a chord length of 420.35 feet to a ½ inch rebar set on the proposed northerly right-of-way line of said proposed Country Club Road; run thence S 81°20'24" W along said proposed northerly right-of-way line for a distance of 2,385.00 feet to a ½ inch rebar set; run thence along said proposed northerly right-of-way line, along a circular curve to the right with a radius of 2,385.00 feet for an arc length of 381.94 feet, said curve having a chord bearing of S 45°55'40" W and a chord length of 381.53 feet to a ½ inch rebar; run thence S 00°15'48" W leaving said proposed northerly right-of-way line for a distance of 811.94 feet to a point in Como Trace Drive; run thence S 89°11'04" E along an existing right-of-way line for a distance of 194.76 feet to a ½ rebar set; run thence N 01°38'17" E for a distance of 13.64 feet to the Point of Beginning. Said tract of land contains 5.92 acres of land, more or less.

Said being a strip of land staked out and marked for the construction of Tate County Project No. TC-2, Tate County, across the tract of land owned by the undersigned, MRM FARMS, L.L.C., in the

above described property, prior to the date of the execution of this conveyance, and the use of said described strip of land shall be exclusive to said Tate County and its assigns, so long as same is used for road purposes.

And, for the consideration above stated, do hereby release, discharge and acquit the said Tate County from any and all claims, demands and rights of action for damages, which may result from the laying out, opening, construction and/or reconstruction and maintaining a public road and drainage structures in connection therewith and over the above described strip of land.

WITNESSETH OUR signature on this the 11th day of August, 2006.


BY: Michael O. Massey
Member
Having been duly authorized
So to do

STATE OF MISSISSIPPI

COUNTY OF TATE

PERSONALLY appeared before me, the undersigned authority in and for the county and state aforesaid, MICHAEL J. MASSEY, who upon his oath, acknowledged himself to be a member of MRM FARMS, LLC a Mississippi Limited Liability Company, who acknowledged that he executed the above and foregoing instrument as the act and deed of MRM FARMS, LLC, after having been duly authorized so to do.

GIVEN under my hand and official seal of office on this the

11th August, 2006.



NOTARY PUBLIC

MISSISSIPPI STATEWIDE NOTARY PUBLIC
MY COMMISSION EXPIRES JULY 18, 2007
BONDED THRU STEGALL NOTARY SERVICE

(SEAL)

My Commission Expires: _____

GRANTOR'S ADDRESS & PHONE:
2505 Homelace Rd.
Senatobia, MS 38668
Phone: 662/562-0618

GRANTEES' ADDRESS & PHONE:
201 S. Ward Street
Senatobia, MS 38668
Phone: 662-562-4271

PREPARED BY:
LAMAR AND HANNAFORD, P.A.
214 South Ward Street
Senatobia, MS 38668
Phone: (662) 562-6537