

**RETURN TO:
TAYLOR LAW FIRM**

P.O. BOX 188
961 STATELINE RD. W.
SOUTHAVEN, MS 38671
(601) 342-1300

STEVE ANDERSON

TO

**CITY OF SOUTHAVEN
A MUNICIPAL CORPORATION**

BOOK **317** PAGE **205**

STATE MS.-DESOTO CO. *ho*
FILED *ho*

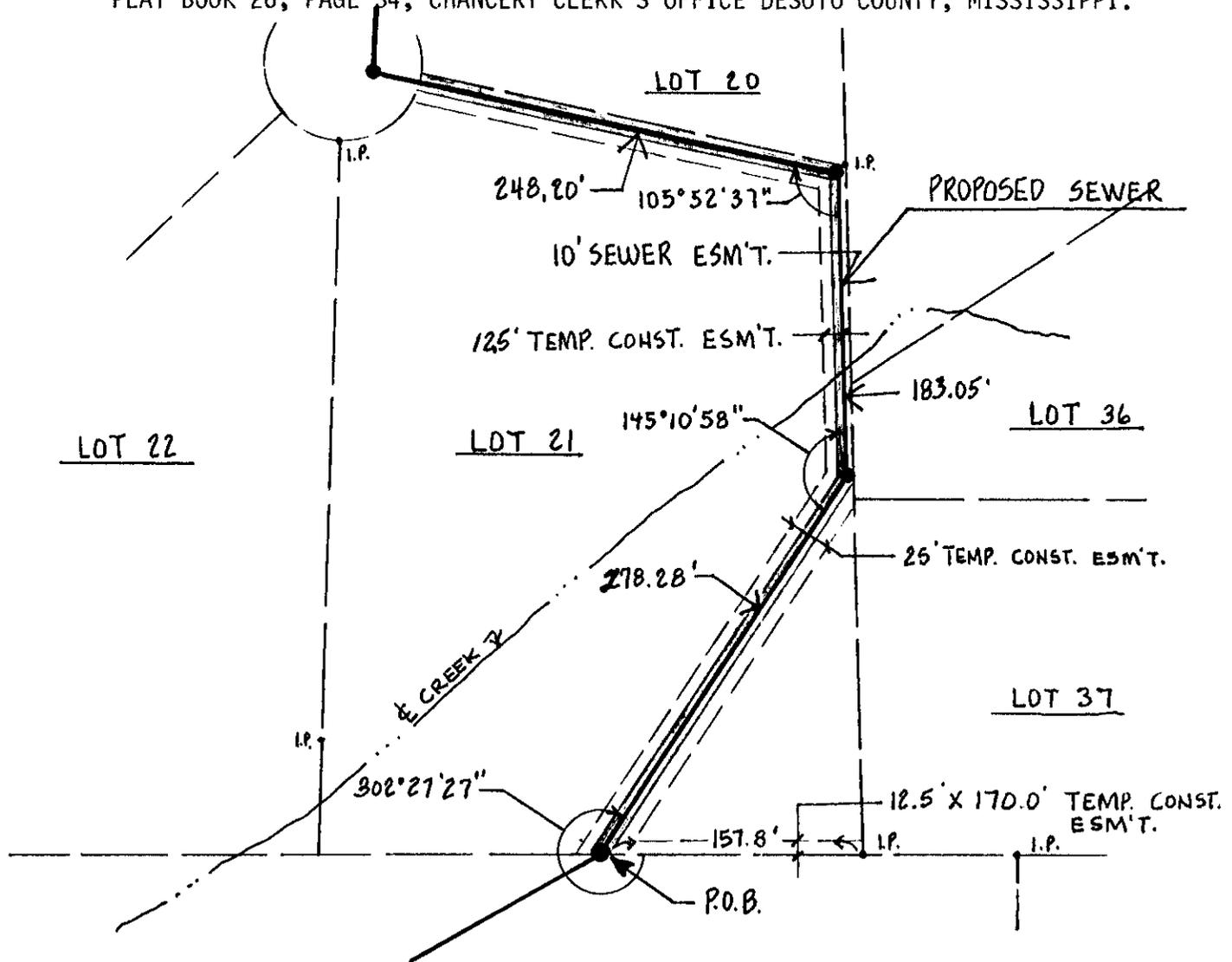
JUN 5 4 41 PM '97

BK 317 PG 205
W.E. DAVIS CH. CLK.

--SEWER EASEMENT--

FOR AND IN CONSIDERATION OF ONE DOLLAR (\$1.00), AND OTHER GOOD AND VALUABLE CONSIDERATION, I, STEVE ANDERSON, DO HEREBY CONVEY AND WARRANT UNTO THE CITY OF SOUTHAVEN, ITS SUCCESSORS AND ASSIGNS, A PERPETUAL EASEMENT WITH THE RIGHT TO ERECT, CONSTRUCT, INSTALL, LAY AND THEREAFTER USE, OPERATE, INSPECT, REPAIR, MAINTAIN, REPLACE AND REMOVE SEWER MAINS AND CONNECTIONS AND NECESSARY APPURTENANCES THERETO, ON, OVER, AND ACROSS THE FOLLOWING DESCRIBED PROPERTY SITUATED IN DESOTO COUNTY, MISSISSIPPI, TO WIT:

A PART OR PARCEL OF LOT 21 OF THE COUNTRYWOOD ESTATES SUBDIVISION, LOCATED IN THE W 1/2 OF THE NW 1/4 OF SECTION 32, TOWNSHIP 1 SOUTH, RANGE 7 WEST, DESOTO COUNTY, MISSISSIPPI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: RECORDED IN PLAT BOOK 26, PAGE 34, CHANCERY CLERK'S OFFICE DESOTO COUNTY, MISSISSIPPI.



DESCRIPTION

BEGIN AT A POINT ON THE SOUTH LINE OF LOT 21 OF THE COUNTRYWOOD ESTATES SUBDIVISION, SAID POINT LOCATED 157.8 FEET WEST FROM THE SOUTHEAST CORNER OF SAID LOT; THENCE EXTEND RIGHT AND LEFT FIVE (5) FEET COMMENCING AT THE GRANTORS PROPERTY LINE AND RUN WITH AN ANGLE OF 302° 27' 27" RIGHT FROM SAID SOUTHEAST LOT CORNER FOR A DISTANCE OF 278.28' FEET TO A POINT; THENCE RUN WITH AN ANGLE OF 145° 10' 58" RIGHT FOR A DISTANCE OF 183.05 FEET TO A POINT; RUN THENCE WITH AN ANGLE OF 105° 52' 37" RIGHT FOR A DISTANCE OF 248.2 FEET TO A POINT TERMINATING AT THE GRANTORS WEST PROPERTY LINE.

AND:

A TEMPORARY CONSTRUCTION EASEMENT (25' WIDE) RUNNING CONCENTRICALLY AND CONCURRENTLY WITH THE ABOVE DESCRIBED PERPETUAL EASEMENT, AND A 12.5' X 170.0' STRIP ALONG THE SOUTH LINE OF SAID LOT 21 AND RUNNING WEST FROM THE SOUTHEAST CORNER OF SAID LOT 21. THIS IS FOR THE PURPOSE OF PROVIDING WORK AREAS DURING INSTALLATION OF THE SEWER SYSTEM. THIS TEMPORARY CONSTRUCTION EASEMENT WILL BECOME NULL AND VOID WHEN THE PROJECT IS COMPLETED.

TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE FOR WHICH THE ABOVE MENTIONED RIGHTS ARE GRANTED.

THE CONSIDERATION RECITED HEREIN SHALL CONSTITUTE PAYMENT IN FULL FOR ALL DAMAGES SUSTAINED BY GRANTORS BY REASON FOR THE INSTALLATION OF THE STRUCTURES REFERRED TO HEREIN AND GRANTEE WILL MAINTAIN SUCH EASEMENT IN A STATE OF GOOD REPAIR AND EFFICIENCY SO THAT NO UNREASONABLE DAMAGE WILL RESULT FROM ITS USE OF GRANTOR'S PREMISES. THIS AGREEMENT TOGETHER WITH OTHER PROVISIONS OF THIS GRANT SHALL CONSTITUTE A COVENANT RUNNING WITH THE LAND FOR THE BENEFIT OF THE GRANTEE, ITS SUCCESSORS AND ASSIGNS. THE GRANTORS DO COVENANT THAT THEY ARE THE OWNERS OF THE ABOVE MENTIONED LAND AND THAT SAID LAND IS FREE AND CLEAR OF ALL ENCUMBRANCES AND LIENS EXCEPT THE FOLLOWING:

WITNESS OUR SIGNATURES ON THIS THE 8th DAY OF October, 1996.

Steve Anderson
Doris A. Anderson

STATE OF Mississippi
COUNTY OF DeSoto

THIS DAY PERSONALLY APPEARED BEFORE ME, THIS UNDERSIGNED AUTHORITY IN AND FOR SAID COUNTY AND STATE, THE WITHIN NAMED Steve and Doris Anderson WHO ACKNOWLEDGED THAT they SIGNED AND DELIVERED THE ABOVE AND FORGOING INSTRUMENT ON THE DAY AND YEAR THEREIN MENTIONED AS FREE AND VOLUNTARY ACT AND DEED AND FOR THE PURPOSES THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE THIS 8th DAY OF October, 1996.

Sherry W. Bennett
NOTARY PUBLIC



SHERRY W. BENNETT, NOTARY PUBLIC
DeSOTO COUNTY, MISSISSIPPI
MY COMMISSION EXPIRES 4/6/97

GRANTOR'S ADDRESS:
1926 Meridian Court
Southaven, MS 38671
TEL. (601) 393-0602

GRANTEE'S ADDRESS:
CITY OF SOUTHAVEN
P.O. BOX 425
SOUTHAVEN, MS. 38671
TEL. (601) 393-2991

PREPARED BY:
CITY ENGINEER'S OFFICE
P.O. BOX 425
SOUTHAVEN, MS. 38671
TEL. (601) 393-2991