

RETURN TO:
TAYLOR LAW FIRM

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

BILLY JOEL BLEVINS

--SEWER EASEMENT--

BOOK **317** PAGE **207**

STATE MS.-DESOTO CO. ¹⁰
FILED ₁₀

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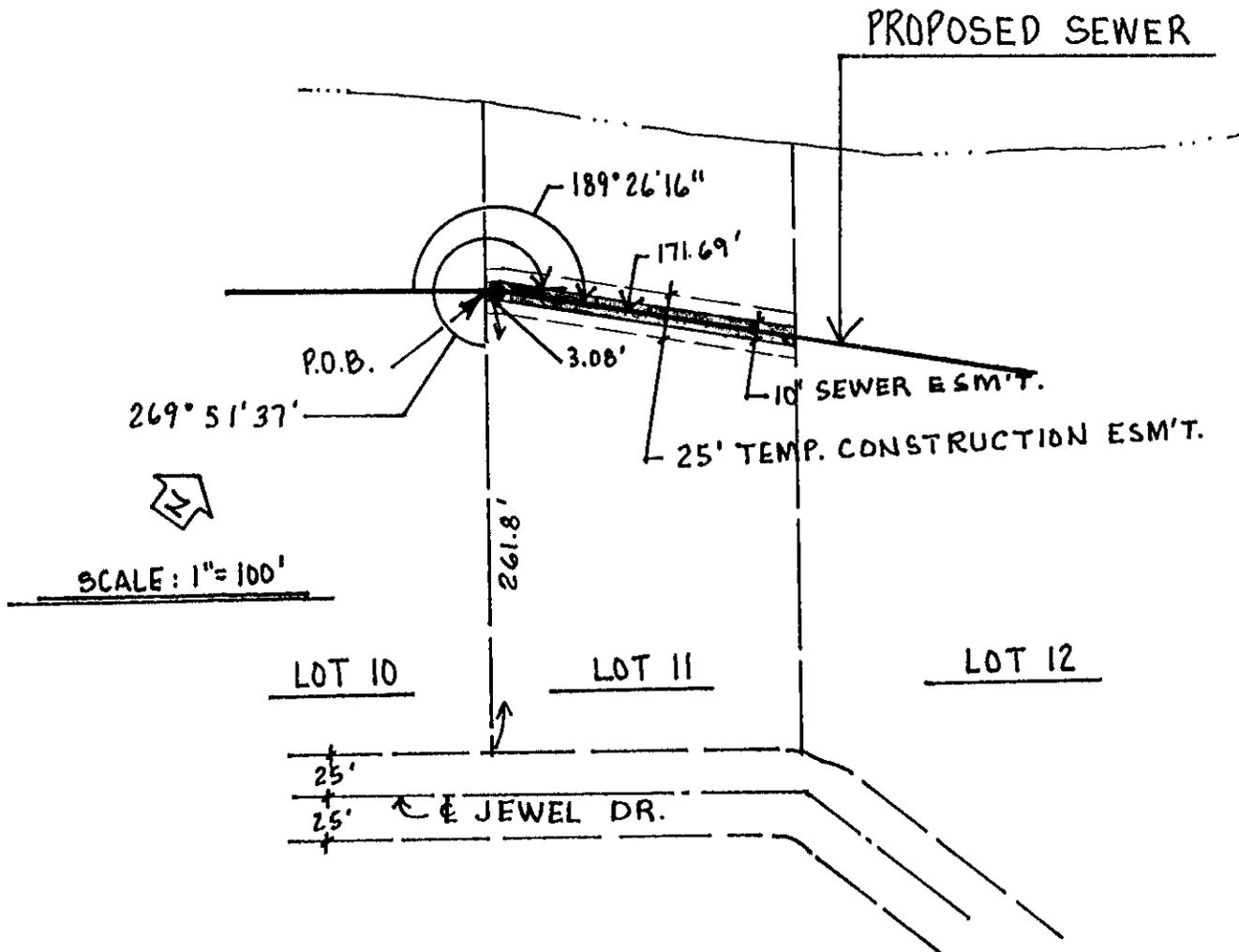
TO

CITY OF SOUTHAVEN
A MUNICIPAL CORPORATION

BK 317 PG 207
W.E. DAVIS CH. CLK.

FOR AND IN CONSIDERATION OF ONE DOLLAR (\$1.00), AND OTHER GOOD AND VALUABLE CONSIDERATION, I, BILLY JOEL BLEVINS, 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 11 OF THE TALL OAKS SUBDIVISION, LOCATED IN THE N 1/2 OF THE SW 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 6, PAGE 36-38 IN THE CHANCERY CLERK'S OFFICE OF DESOTO COUNTY, MISSISSIPPI.



DESCRIPTION

BEGIN AT A POINT ON THE WEST LINE OF LOT 11 OF THE TALL OAKS SUBDIVISION, SAID POINT LOCATED 261.8 FEET NORTHWEST FROM THE SOUTHWEST CORNER OF SAID LOT; THENCE EXTEND RIGHT AND LEFT FIVE (5) FEET COMMENCING AT THE GRANTORS PROPERTY LINE AND RUN WITH AN ANGLE OF 269° 51' 37" RIGHT FROM SAID SOUTHWEST LOT CORNER FOR A DISTANCE OF 3.08 FEET TO A POINT; THENCE RUN WITH AN ANGLE OF 189° 26' 16" RIGHT FOR A DISTANCE OF 171.69 FEET TO A POINT TERMINATING AT THE GRANTORS EAST PROPERTY LINE.

AND:

A TEMPORARY CONSTRUCTION EASEMENT (25' WIDE) RUNNING CONCENTRICALLY AND CONCURRENTLY WITH THE ABOVE DESCRIBED PERPETUAL EASEMENT. 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 28th DAY OF September, 1996.

Billy J. Blewins Sr.
Virginia M. Blewins

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 Billy Joel BLEVINS and Virginia M. BLEVINS 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 28th DAY OF September, 1996.

Sherry W. Bennett
NOTARY PUBLIC



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

GRANTOR'S ADDRESS:
1230 Jewell Drive
Southaven, MS 38671
TEL. (601) 343-0922

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