

STATE MS. - DESOTO CO.
FILED

APR 1 4 02 PM '99

--SEWER EASEMENT--BK 350 PG 10
W.E. DAVIS, CLK.**ISIAH PARKS****TO****CITY OF SOUTHAVEN
A MUNICIPAL CORPORATION**

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

A PART OF TAX PARCEL # 30, LOCATED IN THE SW 1/4 OF THE NW 1/4 OF SECTION 20, TOWNSHIP 1 SOUTH, RANGE 7 WEST, DESOTO COUNTY, MISSISSIPPI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT A POINT ON THE EAST LINE OF THE GRANTOR'S PROPERTY, SAID POINT BEING LOCATED 20.00 FEET WEST OF THE GRANTOR'S SOUTHEAST PROPERTY CORNER; FROM SAID PROPERTY CORNER, EXTEND RIGHT FIVE FEET (5') AND LEFT FIVE FEET (5') AND RUN THENCE WITH AN ANGLE OF 90° LEFT FROM SAID PROPERTY CORNER, FOR A DISTANCE OF 190.00 FEET TO A POINT; RUN THENCE WITH AN ANGLE OF 165°-00'-00" LEFT FOR A DISTANCE OF 60.00 FEET MORE OR LESS TO A POINT TERMINATING AT THE GRANTOR'S EAST PROPERTY LINE.

AND:

A TEMPORARY CONSTRUCTION EASEMENT (25' WIDE) RUNNING CONCENTRICALLY AND CONCURRENTLY WITH THE ABOVE DESCRIBED PERPETUAL EASEMENT, 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 CITY AGREES TO WAIVE THE SEWER TAP FEE FOR HOOK-UP TO SEWER LINES AS LONG AS ISIAH PARKS IS THE OWNER OF THIS PROPERTY.

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 3rd DAY OF JUNE, 1998.

James Leigh Jewell

STATE OF MISSISSIPPI
COUNTY OF DESO TO

THIS DAY PERSONALLY APPEARED BEFORE ME, THIS UNDERSIGNED AUTHORITY IN AND FOR SAID COUNTY AND STATE, THE WITHIN NAMED ISIAH PARKS WHO ACKNOWLEDGED THAT HE 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 3rd DAY OF JUNE, 1998.

James Leigh Jewell

NOTARY PUBLIC

MY COMMISSION EXPIRES MAY 13, 2001

MY COMMISSION EXPIRES:.....



GRANTOR'S ADDRESS:
6255 TCHULLAHOMA ROAD
SOUTH HAVEN
MS, 38671
TEL. (601) 349-2036

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

ISIAH PARKS

LINE "G"

165°00'00"

10' SEWER EASEMENT

25' TEMP. CONST. EASEMENT

170.0'

20'

MH-C4

MH-C5

HUGH DANCY

10'

MH-C3

100 TONS RIP RAP REQ'D

MH-C2

320'

PLAN	SURVEYED	DATE
	PLOTTED	
NOTE BOOK	ALIGNMENT CHECKED	
	RT. OF WAY CHECKED	
No. _____		

