

**CORRECTED PERMANENT UTILITY AND INGRESS AND EGRESS EASEMENT**

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Saturn Development, Inc., a Mississippi Corporation**, Grantor, does hereby convey unto **DESOTO COUNTY, MISSISSIPPI, a body politic**, Grantee, a permanent utility and a non-exclusive ingress and egress easement over and under the following described property owned by said corporation lying and being situated in DeSoto County, Mississippi, to wit:

Being a fifty (50) foot wide permanent ingress/egress and utility easement situated in the Southeast Quarter (SE 1/4) of Section 7 and the Southwest Quarter (SW 1/4) of Section 8, Township 2 South, Range 9 West, DeSoto County, Mississippi and being out of and a part of a parcel of land conveyed to Saturn Development, Inc., as recorded in Deed Book 387, Page 494, in the Chancery Clerk's Office, DeSoto County, Mississippi. Said fifty (50) foot wide permanent ingress/egress and utility easement being measured twenty five feet perpendicular to the following described centerline;

Commencing at a found iron pipe marking the corner common to Sections 7, 8, 17 and 18, Township 2 South, Range 9 West, DeSoto County, Mississippi;

Thence along the line between said Sections 8 and 17, Township 2 South, Range 9 West, run South 89°33'29" East, 595.60 feet to an iron pin found on the Westerly right-of-way line of U.S. Highway 61, as same exists this date, (May, 2002);

Thence along said Westerly right-of-way line, run the following courses and distances:

North 37°13'48" East, 637.66 feet to a found concrete right-of-way marker;

North 39°18'27" East, 258.95 feet;

North 52°42'55" West, 56.31 feet;

North 37°17'05" East, 500.00 feet;

South 52°42'55" East, 74.04 feet;

North 39°19'58" East, 450.44 feet to a found concrete right-of-way marker;

North 37°17'20" East, 1175.25 feet to the POINT OF BEGINNING of the herein described centerline;

Thence along said centerline, run the following courses and distances:

North 52°41'56" West, 35.18 feet;

South 67°03'16" West, 134.83 feet;

Southwesterly with the arc of a curve to the right, 277.66 feet. Said curve to the right having a radius of 815.11 feet, a central angle of 19°31'03", and a chord bearing and distance of South 76°31'56" West, 276.32 feet;

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South  $86^{\circ}17'27''$  West, 150.15 feet;

Southwesterly with the arc of a curve to right, 294.03 feet. Said curve to the right having a radius of 2508.25 feet, a central angle of  $06^{\circ}42'59''$ , and a chord bearing and distance of South  $89^{\circ}38'57''$  West, 293.86 feet;

North  $86^{\circ}59'34''$  West, 108.79 feet;

Southwesterly with the arc of a curve to the left, 140.49 feet. Said curve to the left having a radius of 504.69 feet, a central angle of  $15^{\circ}56'59''$ , and a chord bearing and distance of South  $85^{\circ}01'57''$  West, 140.04 feet;

South  $77^{\circ}03'27''$  West, 151.90 feet;

Westerly with the arc of a curve to the right, 192.66 feet. Said curve to the right having a radius of 629.24 feet, a central angle of  $17^{\circ}32'34''$ , and a chord bearing and distance of South  $85^{\circ}49'44''$  West, 191.91 feet;

North  $85^{\circ}23'59''$  West, 103.40 feet;

Southwesterly with the arc of a curve to the left, 183.09 feet. Said curve to the left having a radius of 337.35 feet, a central angle of  $31^{\circ}05'49''$ , and a chord bearing and distance of South  $79^{\circ}03'06''$  West, 180.85 feet;

South  $63^{\circ}30'12''$  West, 55.33 feet;

Westerly with the arc of a curve to the right, 264.06 feet. Said curve to the right having a radius of 414.81 feet, a central angle of  $36^{\circ}28'24''$ , and a chord bearing and distance of South  $81^{\circ}44'24''$  West, 259.62 feet;

North  $80^{\circ}01'24''$  West, 103.95 feet;

Southwesterly with the arc of a curve to the left, 118.72 feet. Said curve to the left having a radius of 257.91 feet, a central angle of  $26^{\circ}22'24''$ , and a chord bearing and distance of South  $86^{\circ}47'24''$  West, 117.67 feet;

South  $73^{\circ}36'12''$  West, 111.94 feet;

Westerly with the arc of a curve to the right 143.71 feet. Said curve to the right having a radius of 302.61 feet, a central angle of  $27^{\circ}12'35''$ , and a chord bearing and distance of South  $87^{\circ}12'29''$  West, 142.36 feet;

North  $1'13''$  West, 286.46 feet;

South  $11^{\circ}14'27''$  West, 229.82 feet;

South  $56^{\circ}35'53''$  West, 149.73 feet;

South  $11^{\circ}35'53''$  West, 45.30 feet to the Point of Terminus, and containing 3.762 acres, (163,887 square feet), more or less. Said Terminus point being South  $78^{\circ}09'51''$  East, 125.48 feet from the Northwest corner of that parcel described in Deed Book 417, Page 160, in the Chancery Court Clerk's office of DeSoto County, Mississippi.

Saturn Development, Inc. fully understands that said corporation has the right to receive just compensation for the real property herein described based on an appraisal of said property.

Saturn Development, Inc. hereby waives said corporation's rights to just compensation and donates the easement herein described to DeSoto County, Mississippi. Saturn Development, Inc. further understands that said corporation has the right to request that a fair market value appraisal of the property be made and said corporation hereby waives that right.

By way of explanation, the purpose of this instrument is to correct the location of the easement which was previously conveyed to DeSoto County, Mississippi by instrument of record in Book 417, Page 155, in the Chancery Court Clerk's office of DeSoto County, Mississippi, and any and all interest previously conveyed by Grantor to Grantee is hereby retracted and is hereby replaced with conveyance of the above described easement.

WITNESS THE UNDERSIGNED SIGNATURE on this the 15<sup>th</sup> day of May, 2002.

SATURN DEVELOPMENT, INC.  
A Mississippi Corporation and

BY: *D. Joseph Brata*  
D. JOSEPH BRATA  
President and Secretary

STATE OF MISSISSIPPI  
COUNTY OF MADISON

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the said county and state, on this 15<sup>th</sup> day of May, 2002, within my jurisdiction, the within named **D. JOSEPH BRATA**, who acknowledged that he is the President and Secretary of **Saturn Development, Inc., a Mississippi corporation**, and that for and on behalf of the said corporation and as its act and deed he executed the above and foregoing instrument, after first having been duly authorized by said corporation so to do.

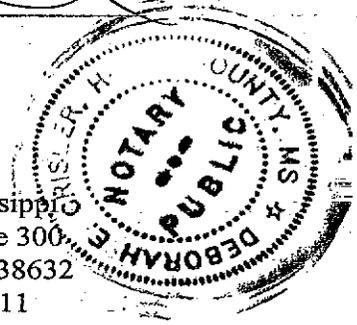
Sworn to and subscribed before me, this the 15<sup>th</sup> day of May, 2002.

*Deborah F. ...*  
NOTARY PUBLIC

MY COMMISSION EXPIRES:  
1-25-03

GRANTOR:  
Saturn Development, Inc.  
617 Renaissance Way, Suite 210  
Ridgeland, MS 39157  
Telephone: 601/605-6480

GRANTEE:  
DeSoto County, Mississippi  
365 Loshier Street, Suite 300  
Hernando, Mississippi 38632  
Telephone: 662/429-5011



Prepared by:  
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Indexing: SE 1/4 of Section 7, and SW 1/4 of Section 8, T2S, R9W, in DeSoto County, MS