

SEP 27 4 09 PM '04

--DRAINAGE EASEMENT--

BK 483 PG 18  
W.E. DAVIS CH. CLK.

GRANTOR:  
ERIK ROWE

TO

GRANTEE:  
CITY OF SOUTHAVEN  
A MUNICIPAL CORPORATION

FOR AND IN CONSIDERATION OF ONE DOLLAR (\$1.00), AND OTHER GOOD AND VALUABLE CONSIDERATION, I, ERIK ROWE, 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 DRAINAGE STRUCTURES AND NECESSARY APPURTENANCES THERETO, ON, OVER, AND ACROSS THE FOLLOWING DESCRIBED PROPERTY SITUATED IN THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 1 SOUTH, RANGE 8 WEST OF DESOTO COUNTY, MISSISSIPPI, TO WIT:

A PART OR PARCEL OF LOT 624, CARRIAGE HILLS SUBDIVISION, SECTION "F", AS RECORDED IN PLAT BOOK 6, PAGE 3 & 4, IN THE DESOTO COUNTY CHANCERY COURT CLERK'S OFFICE IN DESOTO COUNTY, MISSISSIPPI AND BEING MORE PARTICULARLY DESCRIBED AS A SEVEN AND ONE HALF FOOT (7.5') WIDE STRIP OF LAND ALONG THE SOUTHEASTERN PROPERTY LINE, ADJACENT TO LOT 625 OF SAID CARRIAGE HILLS SUBDIVISION, SECTION "F".

AND:

A TEMPORARY CONSTRUCTION EASEMENT TWENTY-FIVE (25') FEET WIDE RUNNING CONCENTRICALLY AND CONCURRENTLY WITH THE EASTERN PROPERTYLINE, WHICH IS ALSO THE RIGHT-OF-WAY OF INTERSTATE HIGHWAY 55. THIS EASEMENT IS FOR THE PURPOSE OF PROVIDING INGRESS, EGRESS, STORAGE OF MATERIALS, AND WORK AREAS DURING REPAIR OF THE DRAINAGE STRUCTURE. THIS TEMPORARY CONSTRUCTION EASEMENT WILL BECOME NULL AND VOID WHEN THE PROJECT IS COMPLETED.

SEE EXHIBIT "A" ATTACHED.

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 GRANTOR WILL BE RESPONSIBLE FOR REMOVING, STORING AND REPLACING ANY FENCE MATERIAL IN THE WORK AREA.

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 MY SIGNATURE ON THIS THE 20<sup>th</sup> DAY OF April, 2004.

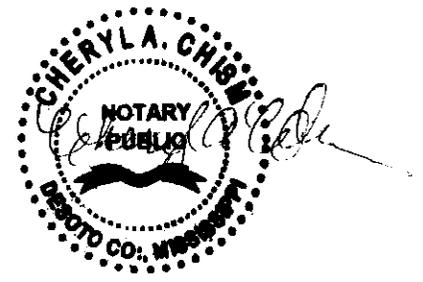
Erik T. Rowe

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 Erik Rowe WHO ACKNOWLEDGED THAT he SIGNED AND DELIVERED THE ABOVE AND FORGOING INSTRUMENT ON THE DAY AND YEAR THEREIN MENTIONED AS his FREE AND VOLUNTARY ACT AND DEED AND FOR THE PURPOSES THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE THIS 20<sup>th</sup> DAY OF April, 2004.

Cheryla Gibson  
NOTARY PUBLIC



MY COMMISSION EXPIRES: September 7, 2007

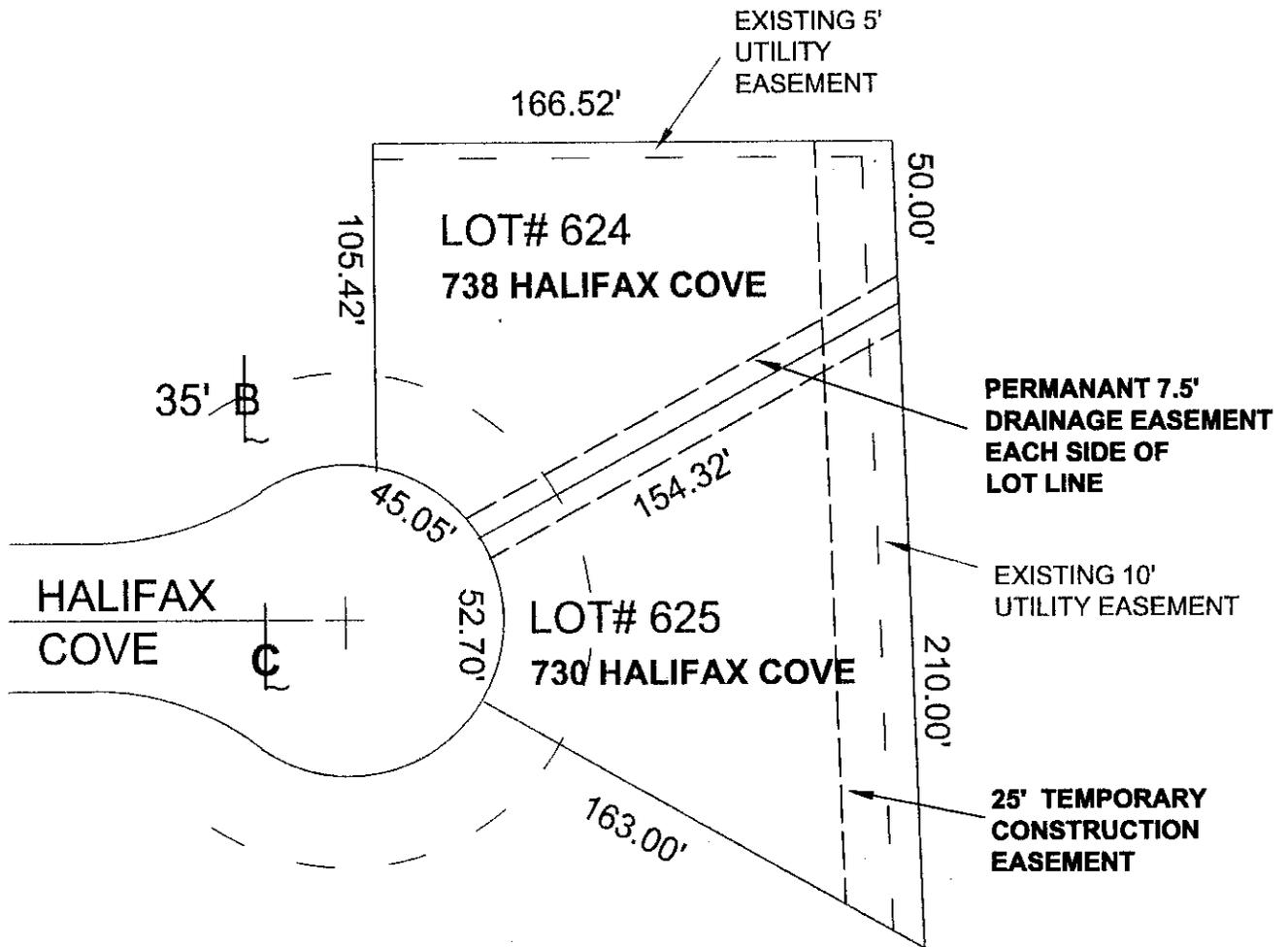
COMMISSION EXPIRES 9-7-2007.

GRANTOR'S ADDRESS:  
Erik T. Rowe  
738 Hilltop Cir. Southaven  
MS. 38671  
TEL. (662) 342-6805

GRANTEE'S ADDRESS:  
CITY OF SOUTHAVEN  
8710 NORTHWEST DRIVE  
SOUTHAVEN, MS. 38671  
TEL. (662) 280-2489

PREPARED BY, RETURN TO:  
CITY ENGINEER'S OFFICE  
8710 NORTHWEST DRIVE  
SOUTHAVEN, MS. 38671  
TEL. (662) 393-2991

**EXHIBIT "A"**



**EASEMENTS REQUIRED FOR  
DRAINAGE IMPROVEMENTS AT  
LOTS #624 & 625  
CARRIAGE HILLS SUBDIVISION, SECTION "F"**