

--SEWER EASEMENT--

STATE MS. - DESOTO CO. *26*

SEP 27 4 11 PM '04

BK 483 PG 72
W. E. DAVIS CH. CLK.

CARLVIN A. GREENWAY
TO
CITY OF SOUTHAVEN
A MUNICIPAL CORPORATION

FOR AND IN CONSIDERATION OF ONE DOLLAR (\$1.00), AND OTHER GOOD AND VALUABLE CONSIDERATION, I, CARLVIN A. GREENWAY, DO HEREBY CONVEY AND WARRANT UNTO THE CITY OF SOUTHAVEN, ITS SUCCESSORS AND ASSIGNS, A PERPETUAL EASEMENT WITH THE RIGHT TO INSTALL AND THEREAFTER INSPECT, REPAIR, MAINTAIN, REPLACE AND REMOVE SEWER SERVICE LINES, SEWER PUMPS, AND NECESSARY APPURTENANCES THERETO, ON, OVER, AND ACROSS THE FOLLOWING DESCRIBED PROPERTY SITUATED IN THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 2 SOUTH, RANGE 7 WEST, OF DESOTO COUNTY, MISSISSIPPI, TO WIT:

DESCRIPTION

A PART OF PARCEL 5, ALSO KNOWN AS LOT NUMBER 1, OF 1st REVISION OF GREENWAY MINOR SUBDIVISION (SEE EXHIBIT A ATTACHED), ALSO KNOWN AS 4041 DAVIS ROAD, SAID PARCEL 5 BEING RECORDED IN DEED BOOK 336, PAGE 605, IN THE CHANCERY COURT CLERK'S OFFICE IN DESOTO COUNTY MISSISSIPPI AND BEING MORE PARTICULARLY DESCRIBED AS THE AREA WHICH ENCOMPASSES THE SEWER PRESSURE PUMP AND HOLDING TANK AND THE SERVICE LINE FROM THE PUMP TO THE CITY SEWER FORCE MAIN CONNECTION.

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 MY SIGNATURE ON THIS THE 16th DAY OF July, 2004.

x. Carlvn A. Greenway

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 Carlvn A. Greenway 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 16th DAY OF July, 2004

Cheryl A. Chisim
NOTARY PUBLIC

MY COMMISSION EXPIRES: September 7, 2007

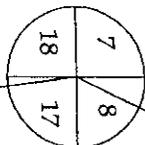


GRANTOR'S ADDRESS:
4041 Davis Rd
Southaven, MS 38671
WK TEL. ()
HM TEL. (662) 393-3555

GRANTEE'S ADDRESS:
CITY OF SOUTHAVEN
8710 NORTHWEST DRIVE
SOUTHAVEN, MS. 38671
WK TEL. (662) 393-5931
HM TEL. N/A

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

NORTHWEST CORNER OF SECTION 17 TOWNSHIP 2 SOUTH RANGE 7 WEST

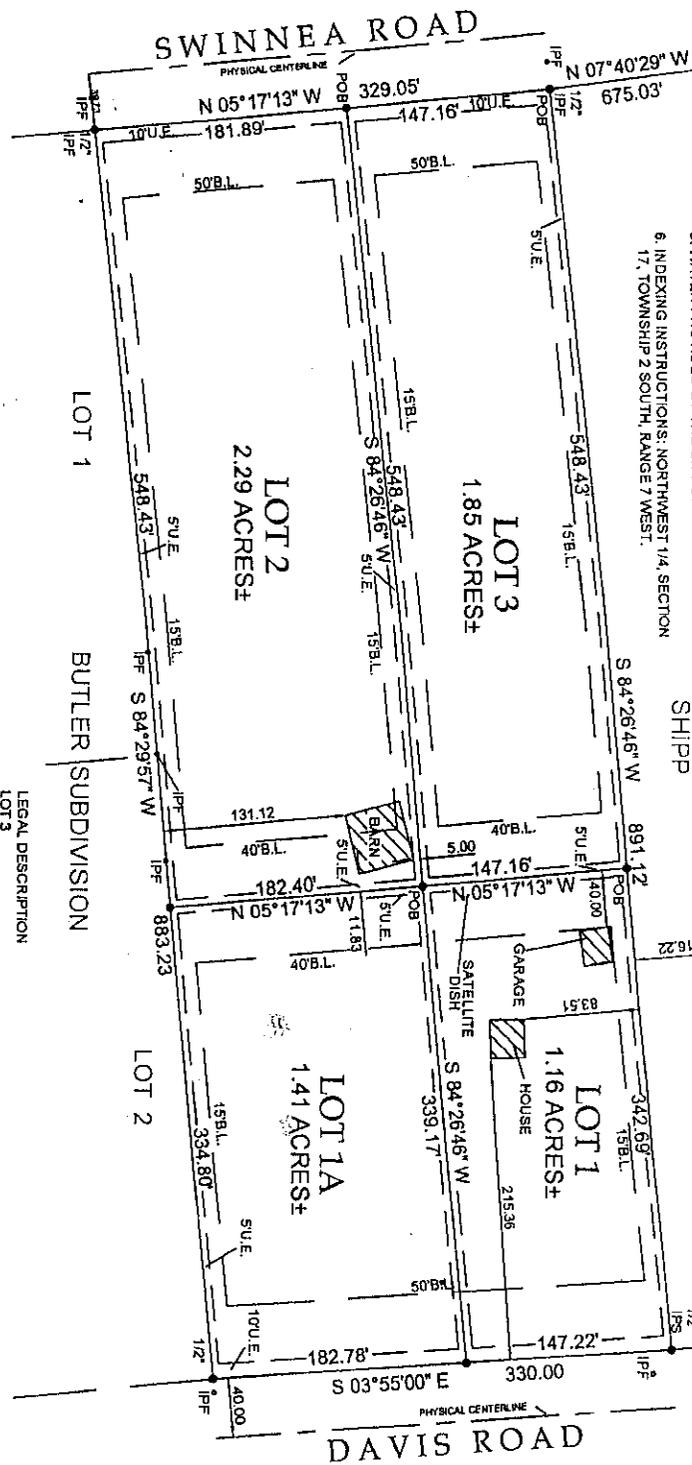
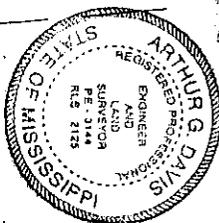


NOTES:

1. BEARINGS REFERENCED TO DEED OF RECORD.
2. FIELD SURVEY DATED: 20 APRIL 2004
3. THIS IS A CLASS "C" SURVEY.
4. BUILDING SETBACKS:
FRONT: 50'
SIDES: 15'
REAR: 40'
5. WATER PROVIDED BY THE CITY OF SOUTHAVEN.
6. INDEXING INSTRUCTIONS: NORTHWEST 1/4 SECTION 17, TOWNSHIP 2 SOUTH, RANGE 7 WEST.

THIS IS TO CERTIFY THAT THIS PLAT WAS DRAWN FROM A GROUND SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION OF THE PHYSICAL FEATURES FOUND AND IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF. ALSO, ACCORDING TO FEMA MAP NO. 28033C 0043 E DATED 18 JUNE 1997, THIS AREA IS NOT LOCATED IN AN IDENTIFIED FLOOD HAZARD ZONE.

Arthur G. Davis
A.G. DAVIS MS PE 16104



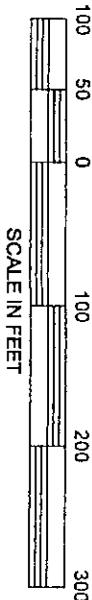
LEGAL DESCRIPTION
LOT 2
BEGINNING AT A POINT THAT IS S 07°40'29" E A DISTANCE OF 675.03 FEET AND S 05°17'13" E A DISTANCE OF 147.16 FEET FROM THE NORTHWEST CORNER OF SECTION 17, TOWNSHIP 2 SOUTH, RANGE 7 WEST, SAID POINT BEING ON THE EAST RIGHT OF WAY OF SWINNEA ROAD; THENCE N 84°26'46" E A DISTANCE OF 548.43 FEET TO A POINT ON THE WEST LINE OF LOT 1 GREENWAY MINOR SUBDIVISION; THENCE S 05°17'13" E ALONG THE WEST LINE OF SAID LOT 1 A DISTANCE OF 182.40 FEET TO A POINT AT THE SOUTHWEST CORNER OF SAID LOT 1; THENCE S 84°26'46" E ALONG THE NORTH LINE OF LOTS 1 AND 2 OF BUTLER SUBDIVISION A DISTANCE OF 548.43 FEET TO A POINT ON THE EAST RIGHT OF WAY OF SWINNEA ROAD; THENCE N 05°17'13" W ALONG SAID RIGHT OF WAY A DISTANCE OF 181.89 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.29 ACRES MORE OR LESS.

LEGAL DESCRIPTION
LOT 3
BEGINNING AT A POINT THAT IS S 07°40'29" E A DISTANCE OF 675.03 FEET TO A POINT ON THE EAST RIGHT OF WAY OF SWINNEA ROAD; THENCE N 84°26'46" E A DISTANCE OF 548.43 FEET TO A POINT AT THE NORTHWEST CORNER OF LOT 1 OF GREENWAY MINOR SUBDIVISION; THENCE S 05°17'13" E ALONG THE WEST LINE OF SAID LOT 1 A DISTANCE OF 147.16 FEET TO A POINT AT THE NORTHEAST CORNER OF LOT 2 OF SAID SUBDIVISION; THENCE S 84°26'46" W ALONG THE NORTH LINE OF SAID LOT 2 A DISTANCE OF 548.43 FEET TO A POINT ON THE EAST RIGHT OF WAY OF SWINNEA ROAD; THENCE N 05°17'13" W ALONG SAID RIGHT OF WAY A DISTANCE OF 147.16 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.85 ACRES MORE OR LESS.

LEGAL DESCRIPTION
LOT 1
BEGINNING AT A POINT THAT IS S 07°40'29" E A DISTANCE OF 675.03 FEET AND N 84°26'46" E A DISTANCE OF 548.43 FEET FROM THE NORTHWEST CORNER OF SECTION 17, TOWNSHIP 2 SOUTH, RANGE 7 WEST; THENCE N 84°26'46" E A DISTANCE OF 342.69 FEET TO A POINT ON THE WEST RIGHT OF WAY OF DAVIS ROAD; THENCE S 03°55'00" E ALONG SAID RIGHT OF WAY A DISTANCE OF 147.22 FEET TO A POINT; THENCE S 84°26'46" W A DISTANCE OF 339.17 FEET TO A POINT AT THE SOUTHEAST CORNER OF LOT 3 GREENWAY MINOR SUBDIVISION; THENCE N 05°17'13" W ALONG THE EAST LINE OF SAID LOT 3 A DISTANCE OF 147.16 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.16 ACRES MORE OR LESS.

LEGAL DESCRIPTION
LOT 1A
BEGINNING AT A POINT THAT IS S 07°40'29" E A DISTANCE OF 675.03 FEET AND N 84°26'46" E A DISTANCE OF 548.43 FEET AND S 05°17'13" E ALONG THE EAST LINE OF SAID LOT 2 AND THE EAST A DISTANCE OF 147.16 FEET FROM THE NORTHWEST CORNER OF SECTION 17, TOWNSHIP 2 SOUTH, RANGE 7 WEST; THENCE N 84°26'46" E A DISTANCE OF 339.17 FEET TO A POINT ON THE WEST RIGHT OF WAY OF DAVIS ROAD; THENCE S 03°55'00" E ALONG SAID RIGHT OF WAY A DISTANCE OF 182.78 FEET TO A POINT; THENCE S 84°26'46" W A DISTANCE OF 334.80 FEET TO A POINT AT THE SOUTHEAST CORNER OF LOT 2 GREENWAY MINOR SUBDIVISION; THENCE N 05°17'13" W ALONG THE EAST LINE OF SAID LOT 2 A DISTANCE OF 182.40 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.41 ACRES MORE OR LESS.

1ST REVISION
GREENWAY MINOR
SUBDIVISION
6.71 ACRES± ZONED AR(CO)
LOCATED IN SECTION 17 TOWNSHIP
2 SOUTH RANGE 7 WEST
CITY OF SOUTHAVEN
DESOTO COUNTY, MISSISSIPPI



JONES-DAVIS & ASSOCIATES, INC.

4840 WOODLAWN ROAD
SOUTH AVEEN, MISSISSIPPI 38671
(662)342-7273 FAX (662)342-5384

