

Parcel #2086-1400.0-00005.00

Prepared by:
Nowak & Neyman, P.C.
170 W. Center St.
P.O. Box 567
Hernando, MS 38632
(662) 429-7888

ROAD RIGHT OF WAY DEED

In consideration of Ten Dollars (\$10.00) and other good and valuable consideration, LABY LOUIS ROSENBLUM, AND WIFE, MARY EVELYN ROSENBLUM, convey and warrant to DeSoto County, Mississippi the land in DeSoto County, Mississippi described as part of the Southeast Quarter of the Southwest Quarter of Section 14, Township 2 South, Range 8 West, and being a strip of property adjacent and parallel to the center of Starlanding Road, more particularly described as follows:

A TRACT OF LAND SITUATED IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 2, RANGE 8 WEST, DESOTO COUNTY, MISSISSIPPI AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PERMANENT RIGHT OF WAY:

COMMENCE AT A SET PK NAIL AT THE SOUTHWEST CORNER OF SECTION 14, TOWNSHIP 2, RANGE 8 WEST, SAID POINT OF COMMENCEMENT LYING IN ROBERTSON ROAD (PUBLIC, PAVED ROAD) 50.5 FEET NORTH OF THE PRESENT PHYSICAL CENTERLINE OF STAR LANDING ROAD (PUBLIC, PAVED ROAD - WIDTH VARIES); THENCE NORTH 89 DEGREES 15 MINUTES 36 SECONDS EAST ALONG THE SOUTH LINE OF SAID SECTION 14 A DISTANCE OF 2104.98 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST - 182.36 FEET TO A POINT LYING AT THE INTERSECTION OF THE PRESENT WESTERLY LINE OF THAT PART OF THE EXISTING PUBLIC RIGHT OF WAY OF STAR LANDING ROAD OF RECORD IN BOOK 070 - PAGE 045 AND THE PROPOSED WESTERLY RIGHT OF WAY LINE OF A PROPOSED PUBLIC CUL DE SAC (PROPOSED SIXTY (60)) FEET WIDE), SAID POINT OF INTERSECTION LYING IN THE EASTERLY LINE OF THE CHARLIE M. BILLINGSLEY, JR. AND WIFE, CAROLYN M. BILLINGSLEY PROPERTY (BOOK 234 - PAGE 197), SAID POINT OF INTERSECTION BEING THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 40 DEGREES 52 MINUTES 36 SECONDS EAST ALONG THE SAID EASTERLY LINE OF CHARLIE M. BILLINGSLEY, JR. AND WIFE, CAROLYN M. BILLINGSLEY PROPERTY AND ALONG THE COMMON EASTERLY LINE OF THE ELIZABETH GAIL BILLINGSLEY PROPERTY (BOOK 256 - PAGE 096) AND THE KENNETH BROOKS FORD AND WIFE, LYNN BILLINGSLEY FORD PROPERTY (BOOK 255 - PAGE 57) - 701.44 FEET TO THE INTERSECTION OF SAID COMMON EASTERLY LINE WITH THE PROPOSED EASTERLY PUBLIC RIGHT OF WAY LINE OF A PROPOSED CUL DE SAC, SAID POINT LYING ON A NON TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 60.00 FEET; THENCE SOUTHEASTWARDLY, SOUTHWARDLY, AND SOUTHWESTWARDLY ALONG SAID CURVE AND ALONG SAID PROPOSED EASTERLY LINE OF PROPOSED CUL DE SAC AN ARC DISTANCE OF 147.99 FEET (DELTA ANGLE OF 141 DEGREES 19 MINUTES 04 SECONDS - CHORD BEARING OF SOUTH 21 DEGREES 32 MINUTES 08 SECONDS WEST, CHORD DISTANCE OF 113.23 FEET) TO A POINT OF REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 20.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE (CONTINUING ALONG SAID PROPOSED EASTERLY LINE OF PROPOSED CUL DE SAC AN ARC DISTANCE OF 17.91 FEET (DELTA ANGLE OF 51 DEGREES 19 MINUTES 04 SECONDS - CHORD BEARING OF SOUTH 66 DEGREES 32 MINUTES 08 SECONDS WEST, CHORD DISTANCE OF 17.32 FEET) TO A POINT OF TANGENCY; THENCE SOUTH 40 DEGREES 52 MINUTES 36 SECONDS WEST (CONTINUING ALONG SAID PROPOSED EASTERLY LINE OF PROPOSED CUL DE SAC) - 494.04 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 160.99 FEET; THENCE SOUTHWESTWARDLY ALONG SAID CURVE (CONTINUING ALONG SAID PROPOSED EASTERLY LINE OF CUL DE SAC) AN ARC DISTANCE OF 64.72 FEET (DELTA ANGLE OF 23 DEGREES 02 MINUTES 04 SECONDS - CHORD BEARING OF SOUTH 29 DEGREES 21 MINUTES 36 SECONDS WEST, CHORD DISTANCE OF 64.29 FEET); THENCE NORTH 76 DEGREES 15 MINUTES 42 SECONDS WEST - 48.13 FEET TO THE POINT OF BEGINNING.

CONTAINING 23,268 SQUARE FEET OR 0.534 ACRES, MORE OR LESS.

BEARINGS ARE RELATIVE TO MISSISSIPPI STATE PLANE GRID NORTH (WEST ZONE -NAD 83).

ALL MATTERS OF PUBLIC RECORD ARE OF RECORD AT THE CHANCERY CLERK'S OFFICE, DESOTO COUNTY, MISSISSIPPI.

AND

A TRACT OF LAND SITUATED IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 2, RANGE 8 WEST, DESOTO COUNTY, MISSISSIPPI AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PERMANENT RIGHT OF WAY:

COMMENCE AT A SET PK NAIL AT THE SOUTHWEST CORNER OF SECTION 14, TOWNSHIP 2, RANGE 8 WEST, SAID POINT OF COMMENCEMENT LYING IN ROBERTSON ROAD (PUBLIC, PAVED ROAD) 50.5 FEET NORTH OF THE PRESENT PHYSICAL CENTERLINE OF STAR LANDING ROAD (PUBLIC, PAVED ROAD - WIDTH VARIES); THENCE NORTH 89 DEGREES 15 MINUTES 36 SECONDS EAST ALONG THE SOUTH LINE OF SAID SECTION 14 A DISTANCE OF 2378.02 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST - 111.96 FEET TO A POINT LYING AT THE INTERSECTION OF THE PRESENT NORTHERLY

LINE OF THAT PART OF THE EXISTING PUBLIC RIGHT OF WAY OF STAR LANDING ROAD OF RECORD IN BOOK 070 – PAGE 045 AND THE PROPOSED NORTHERLY RIGHT OF WAY LINE OF STAR LANDING ROAD (PUBLIC, PAVED ROAD – WIDTH VARIES AS WIDENED), SAID POINT OF INTERSECTION BEING THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE ALONG THE SAID PROPOSED NORTHERLY RIGHT OF WAY LINE OF STAR LANDING ROAD THE FOLLOWING COURSES: SOUTH 81 DEGREES 02 MINUTES 22 SECONDS EAST - 166.58 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 901.93 FEET; THENCE EASTWARDLY ALONG SAID CURVE AN ARC DISTANCE OF 110.32 FEET (DELTA ANGLE OF 07 DEGREES 00 MINUTES 31 SECONDS - CHORD BEARING OF SOUTH 84 DEGREES 32 MINUTES 37 SECONDS EAST, CHORD DISTANCE OF 110.26 FEET) TO A POINT OF TANGENCY ; THENCE SOUTH 88 DEGREES 09 MINUTES 12 SECONDS EAST - 92.66 FEET TO AN ANGLE POINT; THENCE NORTH 01 DEGREES 50 MINUTES 44 SECONDS EAST - 20.00 FEET TO AN ANGLE POINT; THENCE SOUTH 88 DEGREES 09 MINUTES 16 SECONDS EAST - 157.51 FEET TO A POINT LYING ON THE PRESENT WESTERLY LINE OF THE CANADIAN NATIONAL – ILLINOIS CENTRAL [CNIC] RAILROAD RIGHT OF WAY (100 FEET WIDE) OF RECORD IN BOOK 097 – PAGE 582), SAID POINT LYING ON A CURVE TO THE RIGHT HAVING A RADIUS OF 2,698.01 FEET; THENCE SOUTHEASTWARDLY ALONG SAID CURVE AND ALONG SAID WESTERLY LINE OF CNIC RAILROAD AN ARC DISTANCE OF 41.11 FEET (DELTA ANGLE OF 00 DEGREES 52 MINUTES 23 SECONDS - CHORD BEARING OF SOUTH 19 DEGREES 28 MINUTES 10 SECONDS EAST, CHORD DISTANCE OF 41.11 FEET) TO THE INTERSECTION OF SAID WESTERLY LINE WITH THE PRESENT NORTHERLY LINE OF THAT PART OF THE EXISTING PUBLIC RIGHT OF WAY OF STAR LANDING ROAD OF RECORD IN BOOK 070 – PAGE 045; THENCE NORTH 89 DEGREES 44 MINUTES 15 SECONDS WEST ALONG SAID PRESENT NORTHERLY LINE - 285.78 FEET TO AN ANGLE POINT; THENCE NORTH 76 DEGREES 14 MINUTES 15 SECONDS WEST (CONTINUING ALONG SAID PRESENT NORTHERLY LINE) - 260.38 FEET TO THE POINT OF BEGINNING. CONTAINING 12,453 SQUARE FEET OR 0.286 ACRES, MORE OR LESS. BEARINGS ARE RELATIVE TO MISSISSIPPI STATE PLANE GRID NORTH (WEST ZONE -NAD 83). ALL MATTERS OF PUBLIC RECORD ARE OF RECORD AT THE CHANCERY CLERK'S OFFICE, DESOTO COUNTY, MISSISSIPPI.

To avoid any potential discrepancy in the legal description, the intent of the Grantor(s) is to grant the property that is currently owned by them across the entire frontage along Starlanding Road as set forth in the engineer's plans, whether the above legal description is correctly described or not.

We fully understand that we have the right to receive just compensation for the real property herein described based on an appraisal of said property. We further understand that we have the right to request that a fair market value appraisal of the property be made and we have received a copy of that appraisal.

Further, the following is granted beyond this right of way for the use in sloping the fill or cut of said road, and/or drainage work, where necessary:

A TRACT OF LAND SITUATED IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 2, RANGE 8 WEST, DESOTO COUNTY, MISSISSIPPI AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TEMPORARY CONSTRUCTION EASEMENT:

COMMENCE AT A SET PK NAIL AT THE SOUTHWEST CORNER OF SECTION 14, TOWNSHIP 2, RANGE 8 WEST, SAID POINT OF COMMENCEMENT LYING IN ROBERTSON ROAD (PUBLIC, PAVED ROAD) 50.5 FEET NORTH OF THE PRESENT PHYSICAL CENTERLINE OF STAR LANDING ROAD (PUBLIC, PAVED ROAD – WIDTH VARIES); THENCE NORTH 89 DEGREES 15 MINUTES 36 SECONDS EAST ALONG THE SOUTH LINE OF SAID SECTION 14 A DISTANCE OF 2144.45 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST – 133.10 FEET TO A POINT LYING AT THE INTERSECTION OF THE PROPOSED EASTERLY RIGHT OF WAY LINE OF A PROPOSED PUBLIC CUL DE SAC (PROPOSED 60 FEET WIDE) AND THE PROPOSED NORTHERLY LINE OF STAR LANDING ROAD (PUBLIC, PAVED ROAD – WIDTH VARIES, AS WIDENED), SAID POINT LYING ON A CURVE TO THE RIGHT HAVING A RADIUS OF 160.91 FEET; THENCE NORTHEASTWARDLY ALONG SAID CURVE AND ALONG SAID PROPOSED EASTERLY RIGHT OF WAY LINE OF CUL DE SAC AN ARC DISTANCE OF 102.82 FEET (DELTA ANGLE OF 36 DEGREES 36 MINUTES 41 SECONDS, CHORD BEARING OF NORTH 22 DEGREES 34 MINUTES 35 SECONDS EAST, CHORD DISTANCE OF 101.08 FEET) TO A POINT OF TANGENCY; THENCE NORTH 40 DEGREES 52 MINUTES 36 SECONDS EAST ALONG SAID PROPOSED EASTERLY RIGHT OF WAY LINE OF CUL DE SAC - 22.31 FEET; THENCE SOUTH 49 DEGREES 07 MINUTES 24 SECONDS EAST (LEAVING SAID PROPOSED EASTERLY RIGHT OF WAY LINE OF CUL DE SAC) - 10.00 FEET; THENCE SOUTH 40 DEGREES 52 MINUTES 36 SECONDS WEST - 22.31 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 150.99 FEET; THENCE SOUTHWESTWARDLY ALONG CURVE AN ARC DISTANCE OF 77.23 FEET (DELTA ANGLE OF 29 DEGREES 18 MINUTES 25 SECONDS - CHORD BEARING OF SOUTH 26 DEGREES 13 MINUTES 25 SECONDS WEST, CHORD DISTANCE OF 76.39 FEET); THENCE SOUTH 78 DEGREES 25 MINUTES 47 SECONDS EAST - 5.00 FEET TO A POINT LYING ON A NON TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 145.99 FEET; THENCE SOUTHWARDLY ALONG SAID CURVE AN ARC DISTANCE OF 17.46 FEET (DELTA ANGLE OF 06 DEGREES 51 MINUTES 10 SECONDS - CHORD BEARING OF SOUTH 08 DEGREES 08 MINUTES 38 SECONDS WEST, CHORD DISTANCE OF 17.45 FEET) TO A POINT LYING IN THE SAID PROPOSED NORTHERLY RIGHT OF WAY LINE OF PROPOSED STAR LANDING ROAD, SAID POINT LYING ON A NON TANGENT CURVE TO THE LEFT

HAVING A RADIUS OF 1,435.78 FEET; THENCE WESTWARDLY ALONG SAID CURVE AND ALONG SAID PROPOSED NORTHERLY RIGHT OF WAY LINE OF STAR LANDING ROAD AN ARC DISTANCE OF 15.04 FEET (DELTA ANGLE OF 00 DEGREES 36 MINUTES 00 SECONDS - CHORD BEARING OF NORTH 89 DEGREES 56 MINUTES 22 SECONDS WEST, CHORD DISTANCE OF 15.04 FEET) TO THE POINT OF BEGINNING. CONTAINING 1,305 SQUARE FEET OR 0.030 ACRES, MORE OR LESS. BEARINGS ARE RELATIVE TO MISSISSIPPI STATE PLANE GRID NORTH (WEST ZONE -NAD 83). ALL MATTERS OF PUBLIC RECORD ARE OF RECORD AT THE CHANCERY CLERK'S OFFICE, DESOTO COUNTY, MISSISSIPPI.

AND

A TRACT OF LAND SITUATED IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 2, RANGE 8 WEST, DESOTO COUNTY, MISSISSIPPI AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TEMPORARY CONSTRUCTION EASEMENT:

COMMENCE AT A SET PK NAIL AT THE SOUTHWEST CORNER OF SECTION 14, TOWNSHIP 2, RANGE 8 WEST, SAID POINT OF COMMENCEMENT LYING IN ROBERTSON ROAD (PUBLIC, PAVED ROAD) 50.5 FEET NORTH OF THE PRESENT PHYSICAL CENTERLINE OF STAR LANDING ROAD (PUBLIC, PAVED ROAD - WIDTH VARIES); THENCE NORTH 89 DEGREES 15 MINUTES 36 SECONDS EAST ALONG THE SOUTH LINE OF SAID SECTION 14 A DISTANCE OF 2295.38 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST - 354.02 FEET TO A POINT LYING IN THE PROPOSED EASTERLY RIGHT OF WAY LINE OF A PROPOSED PUBLIC CUL DE SAC (PROPOSED 60 FEET WIDE) THENCE NORTH 40 DEGREES 52 MINUTES 36 SECONDS EAST ALONG SAID PROPOSED EASTERLY RIGHT OF WAY LINE OF CUL DE SAC - 20.00 FEET; THENCE SOUTH 49 DEGREES 07 MINUTES 24 SECONDS EAST (LEAVING SAID PROPOSED EASTERLY RIGHT OF WAY LINE OF CUL DE SAC) - 43.24 FEET; THENCE NORTH 88 DEGREES 46 MINUTES 22 SECONDS EAST - 10.73 FEET; NORTH 46 DEGREES 40 MINUTES 09 SECONDS EAST - 154.87 FEET; SOUTH 43 DEGREES 19 MINUTES 51 SECONDS EAST - 20.00 FEET; SOUTH 46 DEGREES 40 MINUTES 09 SECONDS WEST - 180.17 FEET; THENCE NORTH 49 DEGREES 07 MINUTES 24 SECONDS WEST - 68.54 FEET TO THE POINT OF BEGINNING.

CONTAINING 4,639 SQUARE FEET OR 0.106 ACRES, MORE OR LESS.

BEARINGS ARE RELATIVE TO MISSISSIPPI STATE PLANE GRID NORTH (WEST ZONE -NAD 83).

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AND

A TRACT OF LAND SITUATED IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 2, RANGE 8 WEST, DESOTO COUNTY, MISSISSIPPI AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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CONTAINING 3,689 SQUARE FEET OR 0.085 ACRES, MORE OR LESS.

BEARINGS ARE RELATIVE TO MISSISSIPPI STATE PLANE GRID NORTH (WEST ZONE -NAD 83).

ALL MATTERS OF PUBLIC RECORD ARE OF RECORD AT THE CHANCERY CLERK'S OFFICE, DESOTO COUNTY, MISSISSIPPI.

The above temporary construction easements shall expire and become null and void upon the completion of the project or within two (2) years.

DeSoto County will not be required to rebuild any fences.

WITNESS OUR SIGNATURES this the 15 day of June, 2006.

Laby Louis Rosenblum
LABY LOUIS ROSENBLUM

Mary Evelyn Rosenblum
MARY EVELYN ROSENBLUM

STATE OF MISSISSIPPI
COUNTY OF DESOTO

This day personally appeared before me, the undersigned authority in and for said County and State, the within named, LABY LOUIS ROSENBLUM, who acknowledged that he signed and delivered the above and foregoing 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 the 15th day of June, 2006.

D Lynn Morgan
NOTARY PUBLIC

My Commission Expires: 2-19-09

STATE OF MISSISSIPPI
COUNTY OF DESOTO

This day personally appeared before me, the undersigned authority in and for said County and State, the within named, MARY EVELYN ROSENBLUM, who acknowledged that she signed and delivered the above and foregoing instrument on the day and year therein mentioned, as her free and voluntary act and deed and for the purposes therein expressed.

Given under my hand and official seal of office, this the 15th day of June, 2006.

D Lynn Morgan
NOTARY PUBLIC

My Commission Expires: 2-19-09

GRANTORS ADDRESS: 1516 Starlanding Road, Nesbit, MS 38651
GRANTORS PHONE NUMBER: Business - N/A
Home - 662-429-1380

GRANTEES ADDRESS: 365 Loshier Street, Hernando, MS 38632
GRANTEES PHONE NUMBER: Business - (662) 429-5011