

7/17/06 1:12:37
BK 534 PG 147
DESO TO COUNTY, MS
W.E. DAVIS, CH CLERK

Parcel No. 2071-1100.0-00002.00 (BPC- 15)

Prepared by:

Butler, Snow, O'Mara, Stevens & Cannada, PLLC
Attn: Kelly P. Bridgforth
6075 Poplar Avenue, Suite 500
Memphis, TN 38119
(901) 680-7200

To the Chancery Clerk of DeSoto County, Mississippi:

The real property described herein is situated in the Southwest Quarter (SW-1/4) of Section 11, Township 2 South, Range 7 West of DeSoto County, Mississippi.

PERMANENT UTILITY EASEMENTS AND
TEMPORARY CONSTRUCTION EASEMENTS

BRIDGFORTH PROPERTIES, INC.
AND PLEASANT HILL LAND AND DEVELOPMENT
COMPANY, INC.

GRANTOR

TO

DESO TO COUNTY REGIONAL UTILITY AUTHORITY

GRANTEE

In consideration of Ten Dollars (\$10.00) and other good and valuable consideration, **BRIDGFORTH PROPERTIES, INC. AND PLEASANT HILL LAND AND DEVELOPMENT COMPANY, INC.** (the "Grantor"), grant to **DESO TO COUNTY REGIONAL UTILITY AUTHORITY** ("Grantee"), a body politic, a perpetual and assignable easement and right-of-way in, on, over and across the land, for the location, operation, maintenance, alteration, repair and patrol of an underground sewer pipeline; together with the right to trim, cut, fell and remove therefrom all trees, underbrush, obstructions and other vegetation, structures, or obstacles within the limits of the right-of-way; reserving, however, to the land-owners, their heirs and assigns, all such rights and privileges as may be used without interfering with or abridging the rights and easement hereby acquired; subject, however, to existing easements for public roads and highways, public utilities, railroads and pipelines over the land in DeSoto County, Mississippi described as part of the Southwest Quarter (SW-1/4) of Section 11, Township 2 South, Range 7 West of DeSoto County, Mississippi, and being a fifty (50) foot wide permanent utility easement particularly described in Exhibit "A" attached hereto.

The Grantor further grants to Grantee two thirty (30) foot wide temporary construction easements and rights-of-way, as more specifically described on the attached Exhibit "A."

Upon completion of the construction within the above described permanent utility easements, the above-described temporary construction easements shall terminate. Also upon completion of construction, Grantee shall restore the property to substantially the same grade and condition as existed prior to the commencement of construction, including but not limited to planting and installing erosion control.

The grant of this easement shall be for the sole and only purpose of installing and maintaining an underground sewer pipeline and matters directly related thereto.

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The Grantor acknowledges the existence of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, Public Law 91-646, and acknowledge that it is aware of its rights under said Act, including but not limited to:

- a) notification of the Grantee's desire to obtain the property and receipt of a copy of the above named Act;
- b) the opportunity to receive an appraisal and to accompany the appraiser during the initial inspection; and
- c) an opportunity to have the value of the property determined by a Court of competent jurisdiction and to be compensated therefore.

Grantor fully understands that it has the right to receive just compensation for the real property herein described based on an appraisal of said property. Grantor hereby waives its right to just compensation and donates the parcel of property herein described to DeSoto County Regional Utility Authority.

WITNESS MY SIGNATURE on the date set forth below.

The Address and Telephone
Number of the Grantor:

3606 Bridgforth Road
Olive Branch, MS 38654
(662)895-4441

The Address and Telephone
Number of the Grantee:

DeSoto County Courthouse
Hernando, MS 38632
(662) 429-5011

Barry W. Bridgforth
Barry W. Bridgforth, President
Bridgforth Properties, Inc.

DATE: 7/7/06

STATE OF Mississippi
COUNTY OF Desoto

Personally appeared before me, the undersigned authority in and for the said county and state, on this 7th day of July, 2006, within my jurisdiction, the within named Barry W. Bridgforth, who acknowledged that he is the President of Bridgforth Properties, Inc., 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.

Christy M Colley
NOTARY PUBLIC

My Commission Expires:
MISSISSIPPI STATEWIDE NOTARY PUBLIC
MY COMMISSION EXPIRES JUNE 18, 2009
BONDED THRU STEGALL NOTARY SERVICE
[AFFIX NOTARIAL SEAL]



B. Hall Bridgforth

B. Hall Bridgforth, President
Pleasant Hill Land and Development Co., Inc.

DATE: 7/5/06

STATE OF Mississippi
COUNTY OF Desoto

Personally appeared before me, the undersigned authority in and for the said county and state, on this 7th day of July, 2006, within my jurisdiction, the within named B. Hall Bridgforth, who acknowledged that he is the President of Pleasant Hill Land and Development Co., Inc., 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.

Christy M Colley
NOTARY PUBLIC

My Commission Expires:
MISSISSIPPI STATEWIDE NOTARY PUBLIC
MY COMMISSION EXPIRES JUNE 18, 2009
BONDED THRU STEGALL NOTARY SERVICE
[AFFIX NOTARIAL SEAL]



REVISED DECEMBER 14, 2005
LEGAL DESCRIPTION

PARCEL NUMBER BPC-15 - UTILITY EASEMENT
TAX PARCEL NUMBER: 2071-1100.0-00002.00

BEING A LEGAL DESCRIPTION OF THE CENTERLINE OF A PROPOSED FIFTY (50) FOOT WIDE PERMANENT UTILITY EASEMENT ACROSS PART OF THE BRIDGFORTH PROPERTIES, INC. PROPERTY RECORDED IN WARRANTY DEED AT BOOK 430 - PAGE 788 AT THE OFFICE OF THE CHANCERY CLERK OF DESOTO COUNTY, MISSISSIPPI, SAID PROPOSED EASEMENT TO BE KNOWN FOR THE PURPOSES OF THIS DESCRIPTION AS "PARCEL NUMBER BPC-15", BEING SITUATED IN DESOTO COUNTY, MISSISSIPPI AND SAID PARCEL NUMBER BPC-15 BEING DESCRIBED AS:

A TRACT OF LAND SITUATED IN THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 2 SOUTH, RANGE 7 WEST, ALL IN DESOTO COUNTY, MISSISSIPPI AND BEING MORE PARTICULARLY DESCRIBED AS:

A PERMANENT UTILITY EASEMENT, TWENTY-FIVE FEET EITHER SIDE OF AND PARALLEL TO THE FOLLOWING DESCRIBED PROPOSED CENTERLINE: BEGINNING AT A POINT IN THE NORTHERLY RIGHT OF WAY LINE OF COLLEGE ROAD (PUBLIC, PAVED ROAD - 53 FEET TO CENTERLINE), SAID POINT OF BEGINNING BEING 1778.7 FEET EAST OF THE INTERSECTION OF SAID NORTHERLY RIGHT OF WAY LINE WITH THE WEST LINE OF SAID SECTION 11; THENCE ALONG THE CENTERLINE OF SAID PROPOSED UTILITY EASEMENT THE FOLLOWING BEARINGS AND DISTANCES: NORTH 32 DEGREES 45 MINUTES 59 SECONDS WEST - 98.87 FEET TO AN ANGLE POINT; THENCE NORTH 49 DEGREES 44 MINUTES 58 SECONDS WEST - 1025.09 FEET TO AN ANGLE POINT; THENCE NORTH 06 DEGREES 50 MINUTES 53 SECONDS WEST - 531.90 FEET TO AN ANGLE POINT; THENCE NORTH 45 DEGREES 56 MINUTES 09 SECONDS WEST - 503.49 FEET TO AN ANGLE POINT; THENCE NORTH 17 DEGREES 40 MINUTES 00 SECONDS WEST - 556.38 FEET TO AN ANGLE POINT; THENCE NORTH 00 DEGREES 57 MINUTES 42 SECONDS WEST - 483.13 FEET; THENCE NORTH 66 DEGREES 25 MINUTES 30 SECONDS WEST - 359.59 FEET TO THE POINT OF TERMINATION, SAID POINT OF TERMINATION LYING IN THE EASTERLY DEED LINE OF THE R. R. BRIDGFORTH HEIRS PROPERTY (WARRANTY DEED AT BOOK 174 - PAGE 001).

PARCEL BPC-15 CONTAINING 4.085 ACRES OR 177,922 SQUARE FEET MORE OR LESS, SUBJECT TO RIGHT OF WAY IN ANY PUBLIC ROADS AND PUBLIC AND/OR PRIVATE EASEMENTS.



PAGE TWO

ALSO, A THIRTY (30) FOOT WIDE EASEMENT, TO BE KNOWN FOR THE PURPOSES OF THIS DESCRIPTION AS TEMPORARY CONSTRUCTION EASEMENT "A", TO BE SITUATED ADJACENT TO AND PARALLEL TO THE WESTERLY LINE OF SAID PARCEL BPC-15, SAID EASEMENT "A" CONTAINING 2.401 ACRES OR 104,567 SQUARE FEET MORE OR LESS.

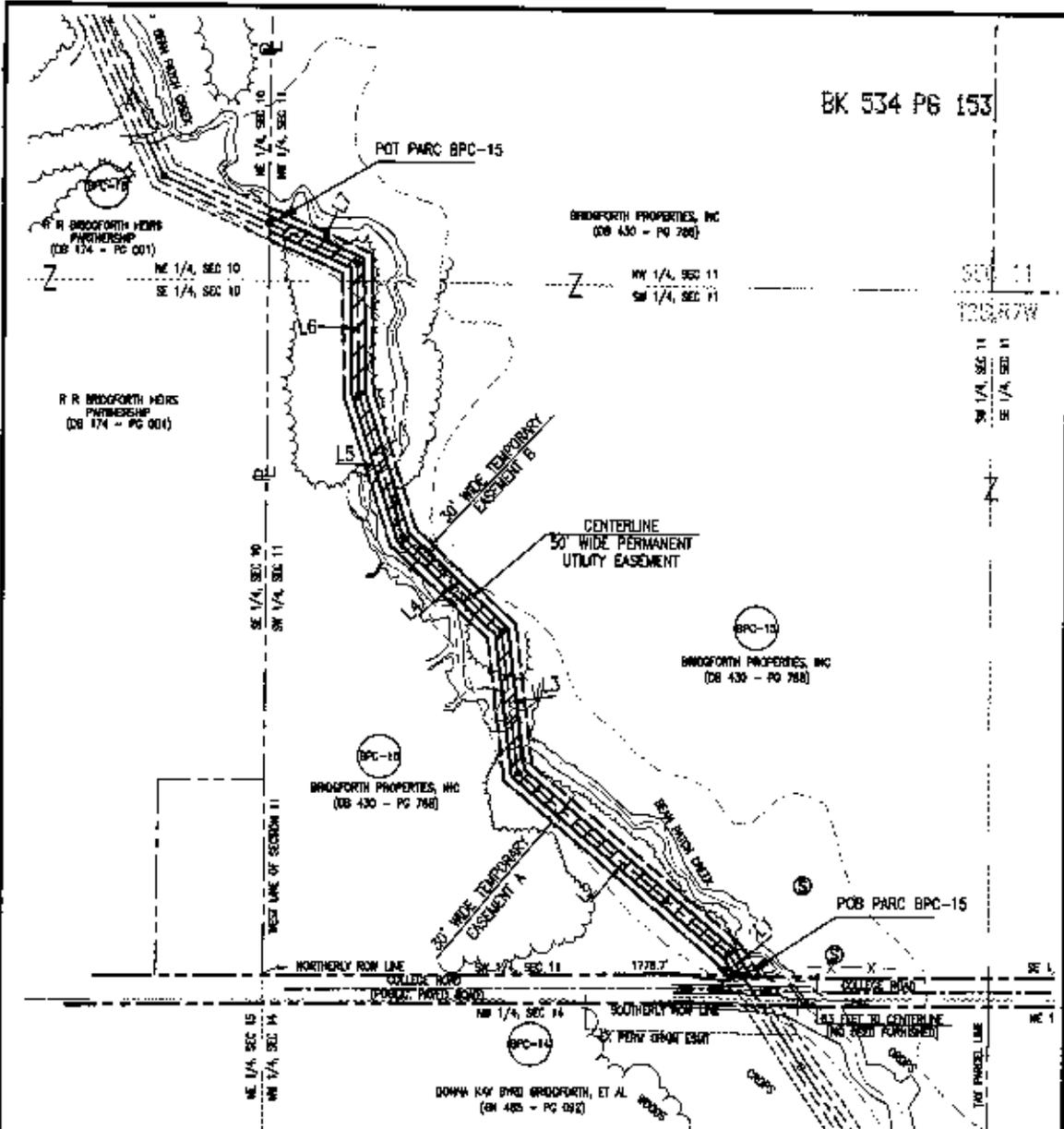
ALSO, A THIRTY (30) FOOT WIDE EASEMENT, TO BE KNOWN FOR THE PURPOSES OF THIS DESCRIPTION AS TEMPORARY CONSTRUCTION EASEMENT "B", TO BE SITUATED ADJACENT TO AND PARALLEL TO THE EASTERLY LINE OF SAID PARCEL BPC-15, SAID EASEMENT "B" CONTAINING 2.501 ACRES OR 108,940 SQUARE FEET MORE OR LESS.

THE ABOVE DESCRIBED PARCELS ARE VACANT LAND.

BY GRAPHIC DETERMINATION, PARCEL BPC-15 LIES WITHIN THE LIMITS OF THE SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100 YEAR FLOOD, PER FIRM/FEMA MAP NUMBER 28033C0045 D, MAP REVISED MAY 3, 1990.

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

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



ANNOTATED LINE TABLE

LINE	DIRECTION	DISTANCE
L1	N32°45'59"W	98.87'
L2	N49°44'58"W	1025.09'
L3	N06°50'53"W	531.90'
L4	N46°56'09"W	503.49'
L5	N17°40'00"W	556.38'
L6	N00°57'42"W	483.13'
L7	N66°25'30"W	359.59'



PERMANENT 50 FOOT WIDE UTILITY EASEMENT REQUIRED - 4.085 ACRES (177,922 SQ FT)
 PROPOSED 30 FOOT WIDE TEMPORARY CONSTRUCTION EASEMENT "A" REQUIRED: 2.401 ACRES (104,567 SQ FT)
 PROPOSED 30 FOOT WIDE TEMPORARY CONSTRUCTION EASEMENT "B" REQUIRED: 2.501 ACRES (108,940 SQ FT)

- DENOTES PERMANENT UTILITY EASEMENT
- DENOTES TEMPORARY CONSTRUCTION EASEMENT
- DENOTES FOUND PROPERTY CORNER

BY GRAPHIC DETERMINATION, THIS PARCEL LIES WITHIN THE UNITS OF THE SPECIAL FLOOD HAZARD AREAS INDICATED BY 100 YEAR FLOOD, PER FEMA/FEMA MAP NUMBER 28023-30048 D, EFFECTIVE DATE OF MAY 3, 1992.

THIS EXHIBIT MEETS THE MINIMUM REQUIREMENTS FOR A MISSISSIPPI CLASS B SURVEY

BEARINGS AND COORDINATES SHOWN ON THIS PLAN ARE RELATIVE TO MISSISSIPPI STATE PLANE COORDINATE SYSTEM (NAD83 - MISSISSIPPI WEST ZONE)

THIS PARCEL IS SUBJECT TO RECORDED, UNRECORDED, OR MIS-INDEXED INSTRUMENTS OR EASEMENTS WHICH MAY BE REVEALED BY A CURRENT TITLE EXAMINATION OF SAID PARCEL.

PARCEL NO: BPC-15
 TAX ID: 2071-1100.0-00002.00

BRIDGFORTH PROPERTIES, INC.		
PROPOSED 50' WIDE UTILITY EASEMENT AND TWO 30' WIDE TEMPORARY CONSTRUCTION EASEMENTS FOR THE DESOTO COUNTY REGIONAL UTILITY AUTHORITY BEAN PATCH CREEK SANITARY SEWER INTERCEPTOR		
SITUATED IN THE SW 1/4 & NW 1/4 OF SECTION 11 TOWNSHIP 2 SOUTH, RANGE 7 WEST, DESOTO COUNTY, MISSISSIPPI		
EAI/WEI, LLC Consulting Engineers 480 BRIARWOOD DR. SUITE 616 - JACKSON, MISSISSIPPI 39208 - (601)958-3863		
DRAWN BY: jra	DATE: REVISED 12/14/05	SHEET NUMBER 1 OF 1
REVIEWED BY: whw	SCALE: 1" = 500'	