

RIGHT OF WAY DEED

JIMMY DODSON, ET UX

GRANTOR

TO

THE CITY OF OLIVE BRANCH
A MUNICIPAL CORPORATION,

GRANTEE

FOR AND IN CONSIDERATION of the sum of \$ 9,753.00
and other good and valuable consideration, the receipt and sufficiency of which is hereby
acknowledged, Jimmy Dodson and wife, Margo E. Dodson do hereby convey and
warrant unto the CITY OF OLIVE BRANCH, A MUNICIPAL CORPORATION, for
right-of-way the land lying and being situated in the City of Olive Branch, DeSoto
County, Mississippi, more particularly described as follows, to wit:

See Exhibit "1" for complete legal description.

No statement or representation of any agent or representative of the GRANTEE,
or any other person pretending to represent GRANTEE, not incorporated herein, shall be
a part of this Contract or be deemed an inducement to the execution hereof. No alleged
Oral Agreement between GRANTEE and the GRANTOR, and no Oral Promise on the
part of the GRANTEE not incorporated herein, shall have any validity or effect
whatsoever.

Grantor fully understands that it has the right to request a fair market value
appraisal of the property and receive just compensation for the use of real property herein
described and for the right-of-way herein described. Grantor has exercised that right and
conveys the real property for the Right-of-Way and any associated easement herein
described to Grantee for the consideration set forth herein.

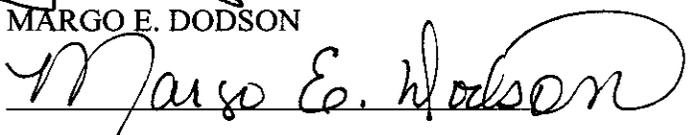
It is further agreed that Grantor conveys to Grantee a temporary access and
construction easement for the purpose of allowing Grantee to perform construction of
roadway within the above referenced right-of-way. The Easement referenced herein is
temporary in nature and will expire and terminate upon completion of the construction of
the Craft Road project and restoration of Grantor's property. The temporary Easement is
further described in Exhibit "1" attached hereto. Grantee is hereby authorized and
granted authority to remove any trees, shrubs or plants within the easement area deemed
necessary by Grantee or its contractors. Completion of construction shall be defined as
occurring at the time of final payment being made by Grantee to the contractor
performing the construction work.

WITNESS my signature this the 25 day of Feb., 2008.

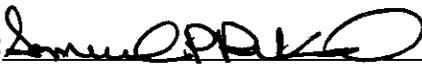
JIMMY DODSON



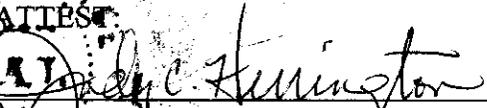
MARGO E. DODSON



APPROVED AND ACCEPTED by the
City of Olive Branch

By: 
SAMUEL P. RIKARD, MAYOR

ATTEST

8 RAY

JUDY C. HERRINGTON, CITY CLERK
ms
e. of 03

STATE OF MISSISSIPPI

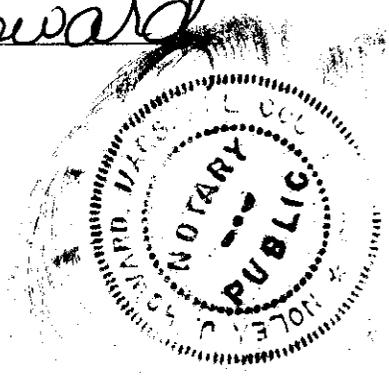
COUNTY OF DESOTO

Personally appeared before me, the undersigned authority in and for the said county and state, on this 25 day of Feb., 2008, within my jurisdiction, Jimmy Dodson and wife, Margo E. Dodson, who, being first duly sworn, states that they executed the foregoing document as their free and voluntary act.

Nolea J. Howard

NOTARY PUBLIC

My Commission Expires: ~~MISSISSIPPI STATEWIDE NOTARY PUBLIC
MY COMMISSION EXPIRES JULY 2, 2010
BONDED THRU STEGALL NOTARY SERVICE~~



STATE OF MISSISSIPPI

COUNTY OF DESOTO

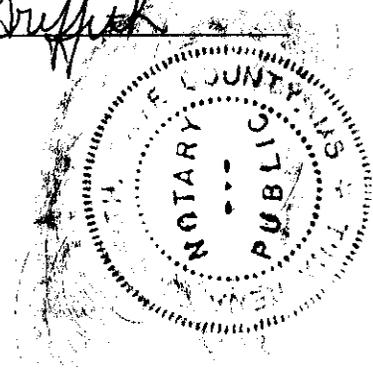
Personally appeared before me, the undersigned authority in and for the said county and state on this 9th day of July, 2008, within my jurisdiction, the within named Samuel P. Rikard and Judy C. Herrington, who acknowledged that they are the Mayor and City Clerk, respectively, of the City of Olive Branch, and that in said representative capacity they executed the above and foregoing instrument, after first having been duly authorized so to do.

Jina Rena' Griffith

NOTARY PUBLIC

My Commission Expires:

~~MISSISSIPPI STATEWIDE NOTARY PUBLIC
MY COMMISSION EXPIRES SEPT 25, 2010
BONDED THRU STEGALL NOTARY SERVICE~~



GRANTOR'S ADDRESS

7116 Hamilton Cr.
Olive Branch, MS 38654
Home: 662-895-5933
Bus: 662-895-7156

GRANTEE'S ADDRESS

9200 Pigeon Roost Rd.
Olive Branch, MS 38654
Bus: 662-892-9228
Other: 662-892-9228

PREPARED BY AND RETURN TO: Bryan E. Dye, City of Olive Branch, 9200 Pigeon Roost Rd., Olive Branch, MS 38654, 662-892-9228.

CHURCH OF GOD
DB 129, PG 634
(2.30 ACRES)

N89°02'56"E
41.93'

BK 588 PG 751



TEMPORARY
CONSTRUCTION
EASEMENT
0.070 AC.± / 3,068 SQ. FT.

PARENT TRACT
JIMMY DODSON
DB 327, PG 389
(3.50 ACRES / 152,460 SQ. FT.)

REMAINING UNENCUMBERED =
139,550 SQ. FT.

INDEXING INSTRUCTIONS

SITUATED IN THE SOUTHEAST
QUARTER OF THE NORTHEAST
QUARTER OF SECTION 30,
TOWNSHIP 1 SOUTH, RANGE 6 WEST,
DESOTO COUNTY, MISSISSIPPI.



JIM HENDON ETUX
DB 57, PG 244

I hereby certify that this is a true and correct survey of the premises shown hereon, that said survey has been performed under my direct supervision in accordance with the minimum standards for land surveying in the state of Mississippi to the best of my knowledge and belief. Witness my signature this the 22 day of SEPTEMBER, 2007.

John A. Palmerton, P.L.S. # 2878

LEGAL DESCRIPTION PROPOSED RIGHT-OF-WAY

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 30, TOWNSHIP 1 SOUTH, RANGE 6 WEST, DESOTO COUNTY, MISSISSIPPI AND RUN THENCE WEST FOR 95.50 FEET; THENCE RUN NORTH 3,344.24 FEET TO THE POINT OF BEGINNING:

FROM SAID POINT OF BEGINNING, RUN THENCE N01°17'02"W FOR 236.04 FEET; THENCE RUN N89°02'56"E FOR 41.93 FEET; THENCE RUN S01°09'53"E FOR 236.19 FEET; THENCE RUN S89°15'12"W FOR 41.44 FEET BACK TO THE POINT OF BEGINNING, CONTAINING 9,842 SQUARE FEET OR 0.226 ACRES, MORE OR LESS, AND BEING SITUATED IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 1 SOUTH, RANGE 6 WEST, DESOTO COUNTY, MISSISSIPPI.

N01°17'02"W
236.04'

S01°09'53"E
236.19'

15' PRESCRIPTIVE ROW
0.88 AC.± 3,542 SQ. FT.

S89°15'12"W
41.44'

P.O.B.
PROPOSED
R.O.W.

EXISTING R.O.W.

GRACE ACREE
DB 44, PG 168
(2.00 ACRES)

TOTAL R.O.W. REQ'D
0.226 AC.± / 9,842 SQ. FT.

WILLIAM J. SCHUBERT
DB 512 P 55

CLARENCE DOSIER ETUX
DB 243, PG 11

GRAPHIC SCALE



(IN FEET)
1 inch = 40 ft.

WEST 95.50'

30 | 29
31 | 32

T-1-S, R-6-W

Notes:

1. Bearings shown are referenced to NAD 83 Grid North based upon GPS observation.
2. The location of those deed lines and right-of-way lines shown on this plat that do not serve as a boundary for the subject property are not based on surveyed data and are approximate only.
3. This survey has been performed without the benefit of a title opinion. Encumbrances including but not limited to easements and rights of way not shown on this plat may exist that were not apparent at the time of survey.
4. 1/2" X 18" rebar set at all corners unless otherwise noted.

MW
MENDROP-WAGES
854 WILSON DRIVE
SUITE A
RIDGELAND, MS 39157
TEL (601) 899-5158
FAX (601) 899-5110

**CRAFT ROAD IMPROVEMENTS
PROPOSED RIGHT OF WAY
JIMMY DODSON
OLIVE BRANCH, DESOTO COUNTY, MISSISSIPPI
C-257-01-17**

DRAWN BY: JAP

DATE: 9/06/07

SCALE: 1" = 40'

CHURCH OF GOD
DB 129, PG 634
(2.30 ACRES)

N89°02'55"E
13.00'

BK 588 PG 752



DENOTES PROPOSED
RIGHT OF WAY

PARENT TRACT
JIMMY DODSON
DB 327, PG 389
(3.50 ACRES / 152,460 SQ. FT.)

GRACE ACREE
DB 44, PG 168
(2.00 ACRES)

REMAINING UNENCUMBERED =
139,550 SQ. FT.

R.O.W. REQ'D
0.226 AC.± / 9,842 SQ. FT.

INDEXING INSTRUCTIONS

SITUATED IN THE SOUTHEAST
QUARTER OF THE NORTHEAST
QUARTER OF SECTION 30,
TOWNSHIP 1 SOUTH, RANGE 6 WEST,
DESOTO COUNTY, MISSISSIPPI.



TEMPORARY
CONSTRUCTION
EASEMENT
0.070 AC.± / 3,068 SQ. FT.

P.O.B.
TEMPORARY
CONSTRUCTION
EASEMENT

WILLIAM J. SCHUBERT
DB 512 P 55

S89°15'12"W
13.00'

JIM HENDON ETUX
DB 57, PG 244

CLARENCE DOSIER ETUX
DB 243, PG 11

GRAPHIC SCALE



(IN FEET)
1 inch = 40 ft.

NORTH
3,344.24'

WEST
95.50'

30 29
31 32 T-1-S, R-6-W

I hereby certify that this is a true and correct survey of
the premises shown hereon, that said survey has been
performed under my direct supervision in accordance
with the minimum standards for land surveying in the
state of Mississippi to the best of my knowledge and
belief. Witness my signature this the 6 day of
SEPTEMBER, 2007.

John A. Palmerton, P.L.S. # 2878

Notes:

1. Bearings shown are referenced to NAD 83 Grid North based upon GPS observation.
2. The location of those deed lines and right-of-way lines shown on this plat that do not serve as a boundary for the subject property are not based on surveyed data and are approximate only.
3. This survey has been performed without the benefit of a title opinion. Encumbrances including but not limited to easements and rights of way not shown on this plat may exist that were not apparent at the time of survey.
4. 1/2" X 18" rebar set at all corners unless otherwise noted.

**LEGAL DESCRIPTION PROPOSED TEMPORARY
CONSTRUCTION EASEMENT**

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 30,
TOWNSHIP 1 SOUTH, RANGE 6 WEST, DESOTO COUNTY,
MISSISSIPPI AND RUN THENCE WEST FOR 95.50 FEET;
THENCE RUN NORTH 3,344.24 FEET TO THE POINT OF
BEGINNING:

FROM SAID POINT OF BEGINNING, RUN THENCE S89°15'12"W
FOR 13.00 FEET; THENCE RUN N01°17'03"W FOR 236.00 FEET;
THENCE RUN N89°02'55"E FOR 13.00 FEET; THENCE RUN
S01°17'02"E FOR 236.04 FEET BACK TO THE POINT OF
BEGINNING, CONTAINING 3,068 SQUARE FEET OR .070 ACRES,
MORE OR LESS, AND BEING SITUATED IN THE SOUTHEAST
QUARTER OF THE NORTHEAST QUARTER OF SECTION 30,
TOWNSHIP 1 SOUTH, RANGE 6 WEST, DESOTO COUNTY,
MISSISSIPPI.

MW
MENDROP-WAGES
854 WILSON DRIVE
SUITE A
RIDGELAND, MS 39157
TEL (901) 889-5158
FAX (901) 889-5110

**CRAFT ROAD IMPROVEMENTS
TEMPORARY CONSTRUCTION EASEMENT
JIMMY DODSON
OLIVE BRANCH, DESOTO COUNTY, MISSISSIPPI
C-257-01-17**

DRAWN BY: JAP

DATE: 9/06/07

SCALE: 1" = 40'