

J.S.  
J.A.

7/07/09 11:08:00  
DK W BK 611 PG 493  
DESOTO COUNTY, MS  
W.E. DAVIS, CH CLERK

INDEXING INSTRUCTIONS: NW ¼ Section 10 Township 2 South, Range 8 West

**PREPARED BY AND RETURN TO:**

Jeff Flowers

\* Entergy Transmission Right of Way  
107 West Mayes Street  
Jackson, MS 39213  
601-368-1621

STATE OF MISSISSIPPI

Line/Project Identification: Twinkletown to Church Road 230 kV

COUNTY OF Desoto

**RIGHT-OF-WAY INSTRUMENT**  
**ENTERGY MISSISSIPPI, INC.**

KNOW ALL MEN BY THESE PRESENTS THAT: William Lundy Walker (referred to collectively, whether one or more, as "Grantor") for and in consideration of One Dollar, in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does hereby grant, bargain, sell, transfer, assign, convey and warrant unto, and defend Entergy Mississippi, Inc., and its successors and assigns (collectively "Grantee"), a right-of-way, servitude and easement 125 feet in width for the location, relocation, improvements, repair, construction, reconstruction, operation, inspection, patrol, replacement, removal and maintenance of one or more electric power lines, circuit or circuits and/or communication facilities, now or in the future, including, but not necessarily limited to, poles, towers, cross arms, insulators, wires, cables, conduits, hardware, transformers, switches, guy wires, anchors and other equipment, structures, material and appurtenances, now or hereafter used, useful or desired in connection therewith by Grantee (hereinafter "Grantee's facilities") over, across, under or on that land of Grantor in the County of Desoto, State of Mississippi described as follows, to-wit:

Being a 2.844 acre parcel of land Situated in the Northwest ¼ of Section 10, Township 2 South, Range 8 West, Desoto County, Mississippi and being out of and a part of that certain tract of land as described in Deed Book 169 Page 504, within the Chancery Clerk's Office of Desoto County, Mississippi, within the Chancery Clerk's Office of Desoto County, Mississippi. Said parcel of land being more particularly described as shown on the attached Exhibits "A" & "B" and made part hereof.

Grantor hereby grants to Grantee the rights of ingress and egress at any time, without notice, to, from, or along said right-of-way across the adjoining land of the Grantor, including, but not limited to, the passage of vehicles and equipment upon said right-of-way; the right to install, extend and maintain guy wires and anchors beyond the limits of said right-of-way; and the right of Grantee to assign, license, and otherwise permit others to use in whole or part any or all of the rights, easements, servitudes, privileges or appurtenances granted herein.

Grantee shall have the full and continuing right, without further compensation, to clear and keep clear vegetation within or growing into said right-of-way and the further right to remove or modify from time to time trees, limbs, and/or vegetation outside the said right of way which Grantee considers a hazard to any of Grantee's facilities or a hazard to the rendering of adequate and dependable service to Grantor or any of Grantee's customers, by use of a variety of methods used in the vegetation management industry. As used in this paragraph, "hazard" includes any trees, limbs, and/or vegetation that Grantee determines are tall enough that if they fell may strike, hit, or come in contact with any of Grantee's facilities. Payment for the first cutting of trees, limbs, and other vegetation outside of the right-of-way is included in the initial consideration paid to Grantor. Grantee shall pay to Grantor, or Grantor's successor in title, the reasonable market value, as timber, of such trees when removed in the future outside of the said right-of-way.

Grantee shall pay Grantor for physical damages to Grantor's buildings or other structures located outside said right-of-way and to Grantor's growing annual crops, road, bridges and fences caused by the construction and maintenance of Grantee's facilities.

Grantor retains the right to use for Grantor's own purposes the land covered by the said right-of-way so long as such use does not interfere with Grantee's use of said right-of-way and other rights herein granted.

Grantor shall not construct or permit the construction of any structure, obstruction or other hazard within the said right-of-way, including but not limited to, house, barn, garage, shed, pond, pool, water impoundment, excavation or well, excepting only Grantor's fence(s) and Grantee's facilities. Grantor shall not construct or permit the construction of any buildings or other structures on land adjoining said right-of-way in violation of the minimum clearances from the lines and facilities of Grantee, as provided in the National Electrical Safety Code.

IN WITNESS WHEREOF, Grantor has executed this Right-of-Way Instrument on this 12 day of June, 2009.

WITNESSES:



(Signature)

William A Brown  
(Print Name)

(Signature)

(Print Name)

GRANTOR:



(Signature)

William Lundy Walker  
(Print Name)

ACKNOWLEDGMENT

STATE OF MISSISSIPPI  
COUNTY OF: Desoto

Personally appeared before me, the undersigned authority in and for the said county and state, on this day 12 of June, 2009, within my jurisdiction, Kathleen Leah Walker, one of the subscribing witnesses to the above and foregoing instrument, who, being first duly sworn, states that (he)(she) saw the within (or above) named William Leach Walker ("Grantor"), whose name is subscribed thereto, sign and deliver the same to Entergy Mississippi, Inc., or that he/she heard William Leach Walker, acknowledge that he/she signed and delivered the same to Entergy Mississippi, Inc.; and that the affiant subscribed (his) (her) name as witness thereto in the presence of Grantor.

Signed: [Signature]

Commission expires: 4-11-2010

[Signature]  
NOTARY PUBLIC



## EXHIBIT "B"

## LEGAL DESCRIPTION

ENTERGY PARCEL NUMBER 2

TAX PARCEL NUMBER: 2082-1000.0-00004.00

PERMANENT ONE HUNDRED TWENTY FIVE (125) FOOT WIDE ENTERGY EASEMENT

BEING A PERIMETER DESCRIPTION OF A ONE HUNDRED TWENTY FIVE (125) FOOT WIDE ELECTRIC TRANSMISSION LINE EASEMENT ACROSS PART OF THE WILLIAM LUNDY WALKER PROPERTY OF RECORD AT BOOK 169 – PAGE 504 AT THE OFFICE OF THE CHANCERY CLERK OF DESOTO COUNTY, MISSISSIPPI, SAID EASEMENT TO BE KNOWN FOR THE PURPOSES OF THIS DESCRIPTION AS "PERMANENT ONE HUNDRED TWENTY FIVE (125) FOOT WIDE ENTERGY EASEMENT", SAID PERMANENT ONE HUNDRED TWENTY FIVE (125) FOOT WIDE ENTERGY EASEMENT BEING DESCRIBED AS:

A TRACT OF LAND SITUATED IN THE NORTHWEST QUARTER OF SECTION 10, ALL IN TOWNSHIP 2 SOUTH, RANGE 8 WEST, ALL IN DESOTO COUNTY, MISSISSIPPI AND BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 2 SOUTH, RANGE 8 WEST, SAID SOUTHEAST CORNER AS EVIDENCED BY A FOUND ONE HALF INCH REBAR AT A FENCE CORNER, SAID REBAR ALSO BEING THE SOUTHWEST CORNER OF APPLECREEK SUBDIVISION, SECTION "B" OF RECORD IN PLAT BOOK 27 – PAGE 23, SAID POINT OF COMMENCEMENT HAVING MISSISSIPPI STATE PLANE COORDINATES OF NORTHING 1,974,172.58 FEET AND EASTING 2,386,311.86 FEET (SEE COORDINATE NOTE BELOW); THENCE NORTH 00 DEGREES 43 MINUTES 23 SECONDS WEST ALONG THE WESTERLY LINE OF SAID APPLECREEK SUBDIVISION, SECTION "B" – 102.40 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST – 2641.96 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION OF THIS DESCRIPTION, SAID POINT OF BEGINNING HAVING MISSISSIPPI STATE PLANE COORDINATES OF NORTHING 1,974,274.97 FEET AND EASTING 2,383,668.61 FEET (SEE COORDINATE NOTE BELOW), SAID POINT OF BEGINNING BEING 20 FEET EAST OF, AS MEASURED PERPENDICULAR TO, THE PHYSICAL CENTERLINE OF TULANE ROAD (PUBLIC, PAVED ROAD - SEE PUBLIC RIGHT OF WAY NOTE BELOW); THENCE ALONG THE PERIMETER OF SAID PERMANENT ONE HUNDRED TWENTY FIVE (125) FOOT WIDE ENTERGY EASEMENT THE FOLLOWING BEARINGS AND DISTANCES: NORTH 00 DEGREES 00 MINUTES 53 SECONDS WEST (PARALLEL TO SAID PHYSICAL CENTERLINE OF TULANE ROAD) – 1035.65 FEET TO THE SOUTHERLY DEED LINE OF (THE ESTATE OF) THE JOEL P. WALKER PROPERTY, SAID JOEL P. WALKER PROPERTY OF RECORD IN BOOK 94 – PAGE 209; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE SAID SOUTHERLY DEED LINE OF THE JOEL P. WALKER PROPERTY – 125.00 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 53 SECONDS WEST (PARALLEL TO SAID PHYSICAL CENTERLINE OF TULANE ROAD) – 946.73 FEET TO AN ANGLE POINT; THENCE SOUTH 54 DEGREES 34 MINUTES 47 SECONDS WEST - 153.42 FEET TO THE POINT OF BEGINNING.

PERMANENT ONE HUNDRED TWENTY FIVE (125) FOOT WIDE ENTERGY EASEMENT CONTAINING 123,899 SQUARE FEET OR 2.844 ACRES, MORE OR LESS.

ABOVE DESCRIBED PERMANENT ONE HUNDRED TWENTY FIVE (125) FOOT WIDE ENTERGY EASEMENT IS VACANT LAND.

BY GRAPHIC DETERMINATION, THE ABOVE DESCRIBED PERMANENT ENTERGY EASEMENT DOES NOT LIE WITHIN THE LIMITS OF THE SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100 YEAR FLOOD, PER FIRM/FEMA MAP NUMBER 28033C0065G, MAP REVISED JUNE 4, 2007.

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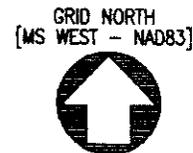
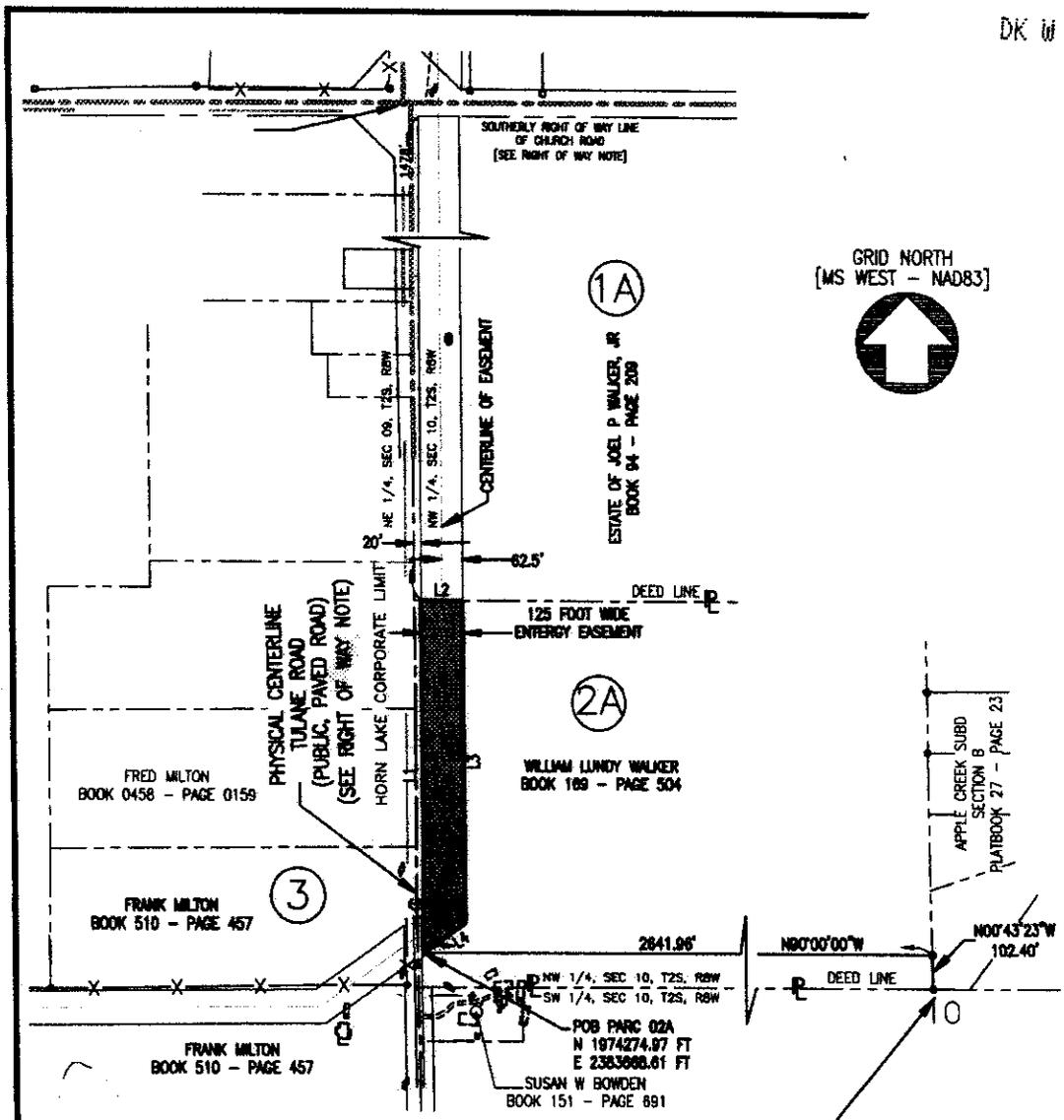
ALL MATTERS OF PUBLIC RECORD ARE RECORDED AT THE OFFICE OF THE CHANCERY CLERK OF DESOTO COUNTY, MISSISSIPPI. ONLY THOSE MATTERS OF PUBLIC RECORD FURNISHED TO THE SURVEYOR BY ENTERGY MISSISSIPPI, INC. ARE SHOWN ON THIS SURVEY.

ALL REFERENCES TO GRID BEARINGS AND MISSISSIPPI STATE PLANE GRID COORDINATES AS INDICATED IN THIS LEGAL DESCRIPTION AND ON THE ACCOMPANYING SURVEY EXHIBIT ARE UNADJUSTED, NAD 83 - WEST ZONE, SURVEY FEET, WITH A CONVERGENCE ANGLE OF 00 DEGREES 10 MINUTES 17 SECONDS AND A COMBINED FACTOR OF 0.999953933 AT THE POINT OF COMMENCEMENT OF LEGAL DESCRIPTION. GRID COORDINATE VALUES WERE DETERMINED BY GLOBAL POSITIONING SURVEY (GPS) OBSERVATION AND OPUS SOLUTION.

TULANE ROAD RIGHT OF WAY NOTE:

AS TO PARCEL 02 (DESOTO COUNTY TAX PARCEL NUMBER 2082-1000.0-00004.00), NO DEED OR PLAT OF RECORD CONVEYING RIGHT OF WAY IN TULANE ROAD TO DESOTO COUNTY WAS PROVIDED TO THE SURVEYOR.

*W J W*



LINE	DIRECTION	DISTANCE
L1	N00°00'55\"E	1035.05'
L2	S89°00'00\"E	125.00'
L3	S00°00'53\"W	946.73'
L4	S84°34'47\"W	153.42'

POC PARC 02A  
 SE CORNER OF NW 1/4 OF SEC 10, T2S, R6W  
 FOUND 1/2 INCH REBAR AT FENCE CORNER  
 N 1874172.58 FT  
 E 2383688.61 FT  
 CONVERGENCE ANGLE 00°10'17\"  
 COMBINED FACTOR 0.999953933  
 NAD83 - MS WEST ZONE

TULANE ROAD RIGHT OF WAY NOTE:  
 AS TO PARCEL 02A (DESOTO COUNTY TAX PARCEL NUMBER 2082-1000.0-00004.00), NO DEED OR PLAT OF RECORD CONVEYING RIGHT OF WAY IN TULANE ROAD TO DESOTO COUNTY WAS PROVIDED TO THE SURVEYOR.

PERMANENT AVARIABLE WIDTH ENTERGY EASEMENT REQUIRED: 2.844 AC OR 123,899 SQ FT [1035 LINEAR FEET]

DENOTES PERMANENT UTILITY EASEMENT REQUIRED  
 DENOTES OWNERSHIP DEED LINE  
 DENOTES FOUND PROPERTY CORNER

BY GRAPHIC DETERMINATION, THIS PARCEL DOES NOT LIE WITHIN THE LIMITS OF THE SPECIAL FLOOD HAZARD AREAS INDICATED BY 100 YEAR FLOOD, PER FEMA/FEMA MAP NUMBER 28033C0006G, MAP REVISED JUNE 4, 2007

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

BEARINGS AND COORDINATES SHOWN ON THIS PLAT ARE RELATIVE TO MISSISSIPPI STATE PLANE COORDINATE SYSTEM (SEE NOTE AT LEGAL DESCRIPTION)

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

EXHIBIT "A"  
 PARCEL 2 ALTERNATE  
 TAX ID: 2082-1000.0-00004.00

<b>ENTERGY MISSISSIPPI, INC</b> TWINKLETOWN TO CHURCH ROAD TRANSMISSION LINE			
WILLIAM LUNDY WALKER BOOK 169 - PAGE 504			
SITUATED IN THE NORTHWEST QUARTER OF SECTION 10 TOWNSHIP 2 SOUTH, RANGE 8 WEST, DESOTO COUNTY, MISSISSIPPI			
DRAWN BY: jra	CHECKED BY: CC	DATE: REVISED 02-19-09	SCALE: 1" = 400'
	<b>Pickering Firm</b> Incorporated		SHEET NUMBER 1 OF 1
	Architecture Planning Management Engineering 9775 Lemay Center Court Memphis, TN 38216 901.728.0850 901.978.0811 fax		

:\22380\208 PARC02 ALTERNATE

*WFW*