

12/13/10 4:23:42  
DK W BK 648 PG 391  
DESOTO COUNTY, MS  
W.E. DAVIS, CH CLERK

Parcel #3077-2500.0-00002.00



Prepared by:  
Anthony E. Nowak, MS Bar #10528  
Smith Phillips Mitchell Scott & Nowak, LLP  
2545 Caffey St.  
P. O. Box 346  
Hernando, MS 38632  
(662) 429-5041

GRANTORS: BARBARA CAROLYN BURRIS, JAMES T. BURRIS, ALLISON W. BURRIS,  
DONALD PALMER, PHILIP PALMER, KELLY VIGUS  
2599 Palestine Road  
Coldwater, MS 38618  
Home Phone: 662-233-1274  
Work Phone:                     N/A                    

GRANTEE: DeSoto County, Mississippi  
365 Loshier St.  
Hernando, MS 38632  
662-429-5011

INDEXING INSTRUCTIONS: 6.833 acres, more or less, in the Northeast Quarter of Section 25,  
Township 3, Range 7 West, DeSoto County, Mississippi

**ROAD RIGHT OF WAY DEED**

In consideration of Ten Dollars (\$10.00) and other good and valuable consideration,  
BARBARA CAROLYN BURRIS, JAMES T. BURRIS, ALLISON W. BURRIS, DONALD  
PALMER, PHILIP PALMER and KELLY VIGUS, convey and warrant to DESOTO COUNTY,  
MISSISSIPPI the land in DeSoto County, Mississippi described as part of the Northeast Quarter of  
Section 25, Township 3, Range 7 West, and being a strip of land parallel to the center of Holly  
Springs Road, more particularly described as follows:

SEE LEGAL DESCRIPTION OF 6.833 ACRES, MORE OR LESS, ATTACHED  
AS EXHIBIT A

To avoid any potential discrepancy in the legal description, the intent of the Grantor(s) is to  
provide Grantee that road right of way necessary for construction of a section of Holly Springs Road  
as set forth in the engineer's plans, attached as EXHIBIT B, 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.

By way of explanation the property described in Exhibit A is part of a parcel of property which was owned by the late Claude C. Rogers, whose estate was probated in Tate County, Mississippi, Cause No. P90-8-410, leaving his heirs as follows: Barbara Carolyn Burris, Claude C. Rogers, Jr. and Beverly Ann Palmer. Claude C. Rogers, Jr. subsequently sold his 1/3 interest to James T. Burris, and wife, Allison W. Burris by Warranty Deed of record in Book 602, Page 742, in the Chancery Court Clerk's office of DeSoto County, Mississippi. Further, Beverly Ann Palmer died December 15, 1992, leaving her heirs as follows: Donald Palmer, Philip Palmer and Kelly Vigus. Heirship Affidavits for Beverly Ann Palmer being filed in the Chancery Court Clerk's office of DeSoto County, Mississippi.

WITNESS OUR SIGNATURES on the dates as set forth below.

Barbara Carolyn Burris  
 BARBARA CAROLYN BURRIS  
 Dated: 11-17-10

James T. Burris  
 JAMES T. BURRIS  
 Dated: 11-17-10

Allison W. Burris  
 ALLISON W. BURRIS  
 Dated: 11-17-10

Donald L. Palmer  
 DONALD PALMER  
 Dated: 12/6/10

Philip Palmer  
 PHILIP PALMER  
 Dated: 12-1-10

Kelly Vigus  
 KELLY VIGUS  
 Dated: 12-6-10

STATE OF Mississippi  
COUNTY OF Tate

This day personally appeared before me, the undersigned authority in and for said County and State, the within named, BARBARA CAROLYN BURRIS, 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 17th day of November, 2010.



My Commission Expires:  
March 19, 2012

STATE OF Mississippi  
COUNTY OF Tate

This day personally appeared before me, the undersigned authority in and for said County and State, the within named, JAMES T. BURRIS, 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 17th day of November, 2010.

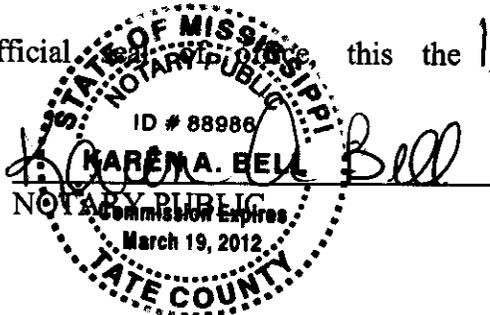


My Commission Expires:  
March 19, 2012

STATE OF Mississippi  
COUNTY OF Tate

This day personally appeared before me, the undersigned authority in and for said County and State, the within named, ALLISON W. BURRIS, 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 17th day of November, 2010.



My Commission Expires:  
March 19, 2012

STATE OF Tennessee  
COUNTY OF Shelby

This day personally appeared before me, the undersigned authority in and for said County and State, the within named, DONALD PALMER, 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 6 day of Dec, 2010.



My Commission Expires:

MY COMMISSION EXPIRES:  
September 11, 2013

C.A. Perry  
NOTARY PUBLIC

STATE OF Virginia  
COUNTY OF Chesterfield

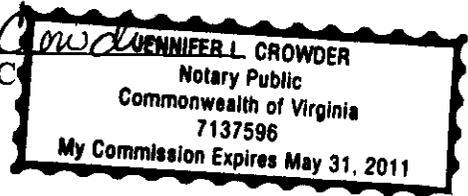
This day personally appeared before me, the undersigned authority in and for said County and State, the within named, PHILIP PALMER, who acknowledged that he signed and delivered the above and foregoing instrument on the day and year therein mentioned, as his free and voluntary act and deed and for the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

Given under my hand and official seal of office, this the 1 day of December, 2010.

Jennifer L. Crowder  
NOTARY PUBLIC

My Commission Expires:

May 31, 2011



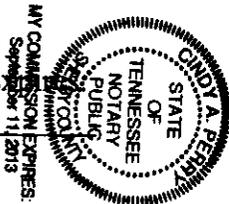
STATE OF Tennessee  
COUNTY OF Shelby

This day personally appeared before me, the undersigned authority in and for said County and State, the within named, KELLY VIGUS, 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 6 day of Dec, 2010.



MY COMMISSION EXPIRES:  
September 11, 2013



MY COMMISSION EXPIRES:  
September 11, 2013

C.A. Perry  
NOTARY PUBLIC

JANUARY 18, 2010

HOLLY SPRINGS ROAD ROADWAY IMPROVEMENTS  
PERMANENT RIGHT OF WAY

CLAUDE C. ROGERS ESTATE  
[WARRANTY DEED AT BOOK 85-PAGE 381]  
PARCEL 03- TAX PARCEL NUMBER 3077-2500.0-00002.00

BEING A LEGAL DESCRIPTION OF PART OF THE CLAUDE C. ROGERS ESTATE PROPERTY IN WARRANTY DEED OF RECORD AT BOOK 85-PAGE 381 AT THE OFFICE OF THE CHANCERY CLERK OF DESOTO COUNTY, MISSISSIPPI, SAID PART TO BE KNOWN FOR THE PURPOSES OF THIS DESCRIPTION AS 'PARCEL 03", SAID CLAUDE C. ROGERS ESTATE PROPERTY BEING SITUATED IN DESOTO COUNTY, MISSISSIPPI AND SAID PARCEL 03 BEING DESCRIBED AS:

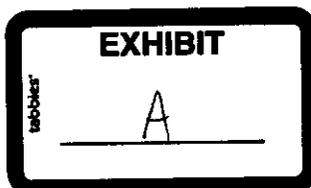
A TRACT OF LAND SITUATED IN THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 3, RANGE 7 WEST, DESOTO COUNTY, MISSISSIPPI AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PERMANENT RIGHT OF WAY REQUIRED:  
COMMENCE AT A FOUND REBAR AT THE NORTHWEST CORNER OF SECTION 25, TOWNSHIP 3, RANGE 7 WEST; THENCE NORTH 89 DEGREES 33 MINUTES 19 SECONDS EAST ALONG THE NORTH LINE OF SAID SECTION 25 A DISTANCE OF 2658.24 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST - 424.82 FEET TO A POINT LYING IN THE EXISTING SOUTH RIGHT OF WAY OF HOLLY SPRINGS ROAD, SAID POINT BEING THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION, SAID POINT LYING IN THE EAST DEED LINE OF THE DEKO LAND AND INVESTMENT, INC., PROPERTY (BOOK 280 - PAGE 446), HAVING MISSISSIPPI GRID WEST COORDINATES OF NORTH 1928822.71 FEET AND EAST 2429017.99 FEET; THENCE ALONG THE EXISTING SOUTH RIGHT OF WAY LINE OF HOLLY SPRINGS ROAD NORTH 85 DEGREES 23 MINUTES 52 SECONDS EAST - 1,571.97 FEET TO AN ANGLE POINT IN SAID RIGHT OF WAY LINE; THENCE CONTINUING ALONG SAID SOUTH RIGHT OF WAY LINE NORTH 84 DEGREES 42 MINUTES 16 SECONDS EAST - 358.06 FEET; THENCE SOUTH 16 DEGREES 15 MINUTES 18 SECONDS WEST (LEAVING SAID SOUTH RIGHT OF WAY LINE) - 39.19 FEET TO A POINT IN THE PROPOSED NORTH RIGHT OF WAY LINE OF HOLLY SPRINGS ROAD TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 1,512.39 FEET; THENCE SOUTHEASTWARDLY ALONG SAID CURVE AN ARC DISTANCE OF 325.82 FEET (DELTA ANGLE OF 12 DEGREES 20 MINUTES 36 SECONDS - CHORD BEARING OF SOUTH 67 DEGREES 34 MINUTES 24 SECONDS EAST, CHORD DISTANCE OF 325.19 FEET) TO A POINT IN THE WESTERLY DEED LINE OF THE HERBERT H. HAWKS, TRUSTEE, PROPERTY (BOOK 327, PAGE 19); THENCE SOUTH 30 DEGREES 07 MINUTES 56 SECONDS WEST ALONG SAID WESTERLY DEED LINE - 160.06 FEET TO A POINT IN THE PROPOSED SOUTH RIGHT OF WAY LINE OF HOLLY SPRINGS ROAD, SAID POINT BEING IN A CURVE TO THE LEFT HAVING A RADIUS OF 1,352.39 FEET; THENCE ALONG THE PROPOSED SOUTH RIGHT OF WAY LINE OF HOLLY SPRINGS ROAD THE FOLLOWING FIVE (5) COURSES AND DISTANCES; THENCE NORTHWESTWARDLY ALONG SAID CURVE AN ARC DISTANCE OF 287.06 FEET (DELTA ANGLE OF 12 DEGREES 09 MINUTES 43 SECONDS - CHORD BEARING OF NORTH 67 DEGREES 39 MINUTES 51 SECONDS, CHORD DISTANCE OF 286.53 FEET) TO AN ANGLE POINT IN SAID PROPOSED SOUTH RIGHT OF WAY LINE; THENCE SOUTH 16 DEGREES 15 MINUTES 18 SECONDS WEST - 40.00 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 1,312.39 FEET; THENCE NORTHWESTWARDLY ALONG SAID CURVE AN ARC DISTANCE OF 477.60 FEET (DELTA ANGLE OF 20 DEGREES 51 MINUTES 03 SECONDS - CHORD BEARING OF NORTH 84 DEGREES 10 MINUTES 13 SECONDS WEST - CHORD DISTANCE OF 474.97 FEET) TO AN ANGLE POINT IN SAID PROPOSED SOUTH RIGHT OF WAY LINE; THENCE NORTH 04 DEGREES 35 MINUTES 45 SECONDS WEST - 15.00 FEET TO AN ANGLE POINT IN SAID PROPOSED SOUTH RIGHT OF WAY LINE; THENCE SOUTH 85 DEGREES 24 MINUTES 15 SECONDS WEST - 1,387.09 FEET TO A POINT IN THE EAST DEED LINE OF THE DEKO LAND AND INVESTMENT, INC., PROPERTY; THENCE NORTH 00 DEGREES 03 MINUTES 48 SECONDS WEST ALONG SAID EAST DEED LINE - 118.40 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 297,652 SQUARE FEET OR 6.833 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.



NEAR ST 197E-2888.54  
 P.O.B. (NO) REAR OF NW  
 COR- SEC 25-T3S-47W  
 US STATE PLANE COORDS-  
 162828.16 FT NORTH &  
 246888.33 FT EAST  
 (WEST REGION-WD83)

SECTION 24  
 SECTION 25

ANNOTATED LINE TABLE

LINE	DIRECTION	DISTANCE
L1	N85°23'52"E	1571.97'
L2	N84°42'16"E	358.06'
L3	S16°15'18"W	39.19'
L4	S30°07'56"W	160.06'

ANNOTATED LINE TABLE

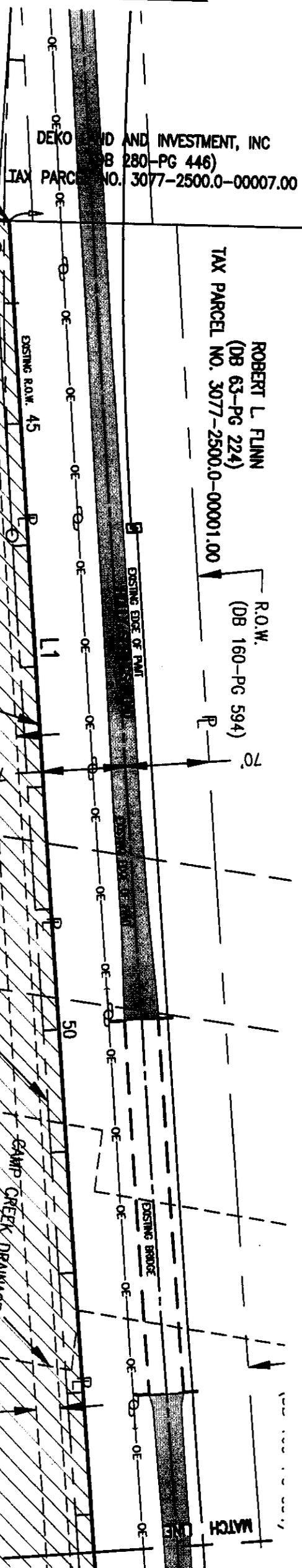
LINE	DIRECTION	DISTANCE
L5	S16°15'18"W	40.00'
L6	N04°35'45"W	15.00'
L7	S85°24'15"W	1387.09'
L8	N00°03'48"W	118.40'

ANNOTATED CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	1512.39'	325.82'	163.54'	325.19'	S67°34'24"E	127°20'36"
C2	1352.39'	287.06'	144.07'	286.53'	N67°39'51"W	127°09'43"
C3	1312.39'	477.60'	241.47'	474.97'	N84°10'13"W	20°51'03"

MS GRID NORTH  
 (WEST REGION-WD 83)

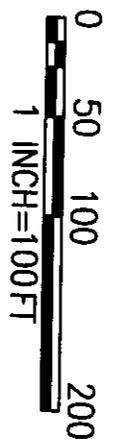
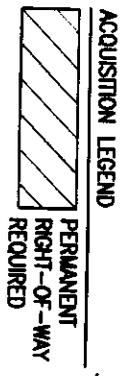
**EXHIBIT**  
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P.O.B.-PARC 03  
 N 1928822.71  
 E 2429017.99  
 STA=43+32.51 (4.25' L)

PERMANENT RIGHT-OF-WAY REQUIRED: 297,652 SF OR 6.833 AC  
 TEMPORARY CONSTRUCTION EASEMENT REQUIRED: NONE

PARCEL 03  
 TAX ID: 3077-2500.0-00002.00  
 CLAUDE C ROGERS ESTATE  
 [WD BK 85-PG 381]  
 SITUATED IN NW 1/4, SEC 25, T3S, R7W  
 DESOTO COUNTY, MISSISSIPPI



**Pickering**  
 Pickering Firm, Inc.  
 Engineering - Planning - Surveying

6776 Lantz Center Court, Suite 300  
 Memphis, TN 38118  
 901.728.0910

PREPARED FOR: DESOTO COUNTY ENGINEER'S OFFICE

APPROXIMATED MP&L R.O.W. (BK 213-PG 242)

PROPOSED CENTERLINE HOLLY SPRINGS ROAD

PERPETUAL ESMT & R.O.W. (BK 39-PG 159)

20' MPL ESMT (BK 170-PG 157)

CLAUDE C. ROGERS ESTATE (DB 85-PG 381)

TAX PARCEL NO. 3077-2500.0-00002.00

PERMANENT RIGHT-OF-WAY REQUIRED  
 HOLLY SPRINGS ROAD IMPROVEMENT

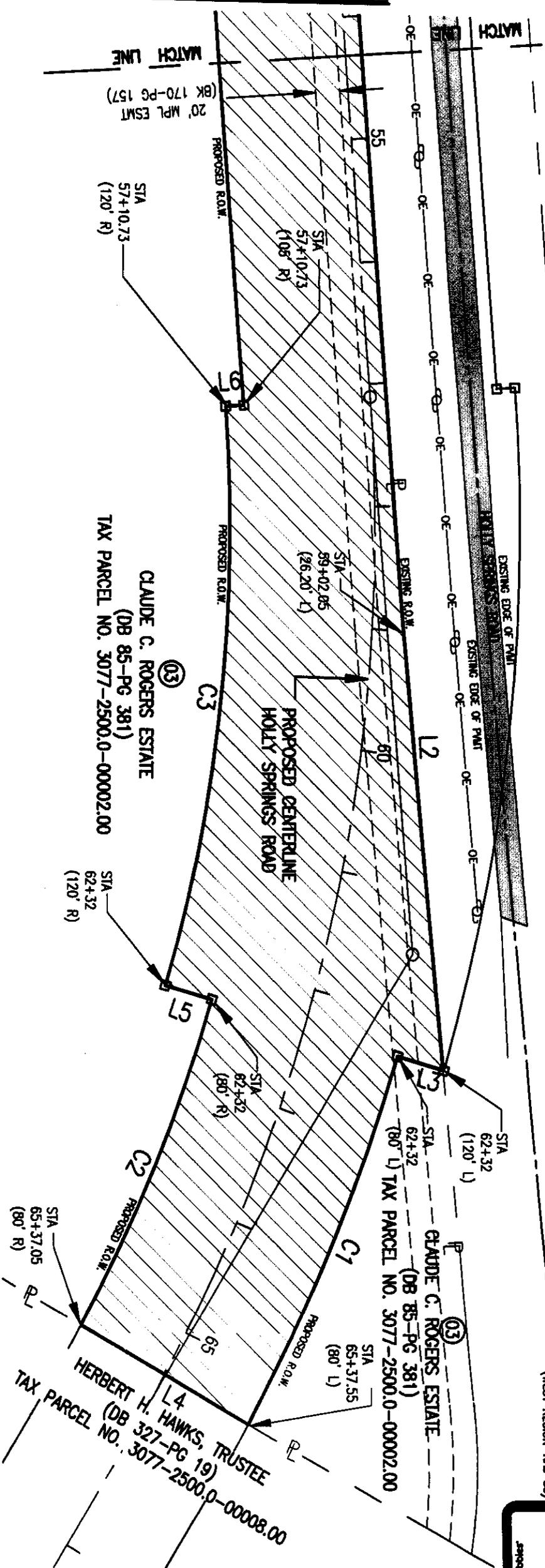
SHEET ONE OF TWO

REV: JANUARY 18, 2010  
 FEBRUARY 24, 2009  
 SCALE: 1"=100'

LINE	DIRECTION	DISTANCE
L1	N85°23'52"E	1571.97'
L2	N84°42'16"E	358.06'
L3	S16°15'18"W	39.19'
L4	S30°07'56"W	160.06'

LINE	DIRECTION	DISTANCE
L5	S16°15'18"W	40.00'
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C1	1512.39'	325.82'	163.54'	325.19'	S67°34'24"E	12°20'36"
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C3	1312.39'	477.60'	241.47'	474.97'	N84°10'13"W	20°51'03"

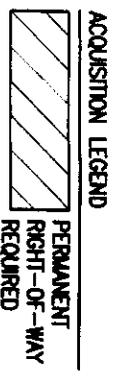


**EXHIBIT**  
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 Page 2 of 2

PERMANENT RIGHT-OF-WAY REQUIRED: 297,652 SF OR 6.833 AC  
 TEMPORARY CONSTRUCTION EASEMENT REQUIRED: NONE

PARCEL 03  
 TAX ID: 3077-2500.0-00002.00  
 CLAUDE C ROGERS ESTATE

[W/D BK 85-PG 381]  
 SITUATED IN NW 1/4, SEC 25, T3S, R7W  
 DESOTO COUNTY, MISSISSIPPI



**Pickering**  
 Engineering & Planning - Surveyors  
 6778 Lenoir Center Court, Suite 300  
 Memphis, TN 38118  
 901.728.8918

SHEET TWO OF TWO  
 PERMANENT RIGHT-OF-WAY REQUIRED  
 HOLLY SPRINGS ROAD IMPROVEMENT  
 FEBRUARY 24, 2009  
 REV: JANUARY 18, 2010  
 SCALE: 1"=100'  
 PREPARED FOR: DESOTO COUNTY ENGINEER'S OFFICE

2/13/09 1:45 PM  
 Plot Scale: 1"=100'  
 2/13/09 1:45 PM