

**PREPARED BY AND RETURN TO:
TELLER, HASSELL & HOPSON, LLP
B. BLAKE TELLER - MS Bar No. 9044
1201 CHERRY STREET
VICKSBURG, MISSISSIPPI 39183-2919
TELEPHONE: (601) 636-6565
FACSIMILE: (601) 631-0114**

RIGHT-OF-WAY DEED

FOR AND IN CONSIDERATION of Ten (\$10.00) Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned GRANTOR,

THE MAYOR AND ALDERMEN OF THE CITY OF VICKSBURG,
a Mississippi municipal corporation,
1401 Walnut Street
Vicksburg, Mississippi 39180
Ph.: 601-801-3411

hereby bargains, sells, conveys, dedicates, and quitclaims unto GRANTEE,

THE WARREN COUNTY BOARD OF SUPERVISORS
913 Jackson Street
Vicksburg, Mississippi 39180
Ph.: 601-634-8073

a parcel of land for construction, maintenance and use as a permanent drainage and utility right-of-way over, across and thru property more particularly described as follows, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

FOR THE SAME CONSIDERATION Grantors hereby bargain, sell, convey, dedicate and quitclaim unto Grantee a parcel of land for a temporary construction easement being more particularly described as follows, to-wit:

SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF.

The temporary easement hereby granted shall expire upon completion of the related drainage project or two years from date of this instrument, whichever first occurs.

INDEXING INFORMATION: Part of Section 34, Township 16 North, Range 3 East, Warren County, Mississippi

This conveyance is subject to the following terms and conditions:

1. All oil, gas and other minerals in, on, and under the above described parcels is hereby reserved by the Grantor, his heirs, assigns, or successors.
2. In the event the above described parcel becomes unnecessary for public use, all rights and interest herein shall revert to the property owners of adjacent lands at the time the above described parcel is deemed unnecessary for public use in accordance with State law.
3. I fully understand that I have the right to receive just compensation for the real property herein described based on an appraisal of said property. I hereby waive my right to just compensation and donate the real property herein described to Warren County. I further understand that I have the right to request that a fair market value appraisal of the property be made and hereby waive that right.

WITNESS the signature of the undersigned this the 10th day of October, 2016.

THE MAYOR AND ALDERMEN OF THE CITY OF
VICKSBURG

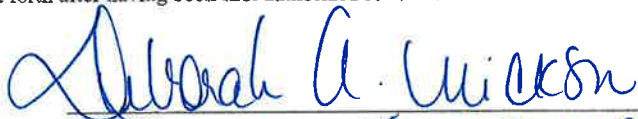
BY:  _____
MAYOR

STATE OF MISSISSIPPI
COUNTY OF WARREN

PERSONALLY appeared before me, the undersigned authority in and for said county and state, on this the 10th day of October, 2016, within my jurisdiction, the within named, GEORGE FLAGGS, JR., who states that he is the MAYOR OF THE CITY OF VICKSBURG, MISSISSIPPI, and that for and on behalf of said City of Vicksburg, Mississippi, and as its act and deed, he executed, signed and delivered the above and foregoing instrument on the day and year therein set forth after having been first authorized so to do.



00238548.WPD


NOTARY PUBLIC
MY COMMISSION EXPIRES: Jan. 19, 2019

Bomar Ave. NRCS EWP Erosion Control Project

City of Vicksburg

Exhibit "A"

Permanent Drainage Easement

8/10/2016

Page 1 of 2

INDEXING INSTRUCTIONS:

Section 29 & 34
Township 16 North,
Range 3 East,
Warren County, Mississippi.

A 0.053 acre parcel of land located South of Bomar Ave. in Part of Section 34, Township 16 North, Range 3 East, Warren County, State of Mississippi, and more particularly described as follows:

COMMENCING FROM A POINT, rail road Spike on the Western boundary of Yerger Street at the South Eastern Corner of Lot 201; thence running North East along the East boundary line of lot Two Hundred and One (201), a distance of (40.76) Feet to a point, said point being the **POINT OF BEGINNING**; on the South Eastern boundary of Lot Two Hundred and One (201) of that Survey known as "Speeds Addition" in said City of Vicksburg, The plat whereof is in record in Plat Book 22 at page 600 of the Record of Deeds of Warren County, Mississippi; Thence run North 35 degrees 23 minutes 30 seconds East for a distance of 117.04 feet to a point; Thence run North 75 degrees 38 minutes 51 seconds West for a distance of 42.02 feet to a point; Thence run South 14 degrees 21 minutes 09 seconds West for a distance of 109.23 to a point, said point being the **POINT OF BEGINNING**, containing 0.053 acres of land , more or less.

Bomar Ave. NRCS EWP Erosion Control Project

City of Vicksburg

Exhibit "A"

Permanent Drainage Easement

8/10/2016

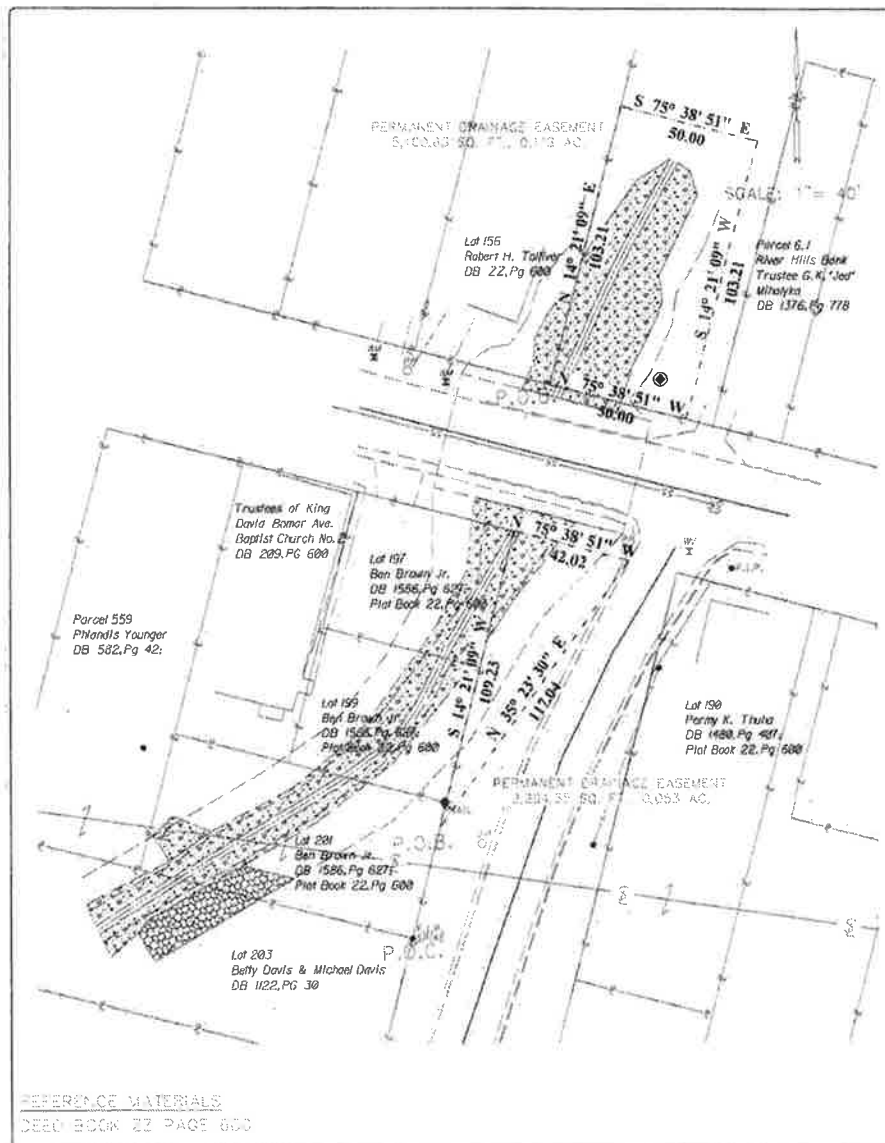
Page 2 of 2

INDEXING INSTRUCTIONS:

Section 29 & 34
Township 16 North,
Range 3 East,
Warren County, Mississippi.

A 0.118 acre parcel of land located North of Bomar Ave. in Part of Section 34, Township 16 North, Range 3 East, Warren County, State of Mississippi, and more particularly described as follows:

COMMENCING FROM A POINT, rail road Spike on the Western boundary of Yerger Street at the South Eastern Corner of Lot 201; thence running North East along the East boundary line of lot Two Hundred and One (201), to a point on the Northern Boundary of Bomar Ave a distance of (204.32) Feet to a point, said point being the **POINT OF BEGINNING**; on the South Eastern boundary of Lot One Hundred and Fifty Six (156) of that Survey known as "Speeds Addition" in said City of Vicksburg, The plat whereof is in record in Plat Book 22 at page 600 of the Record of Deeds of Warren County, Mississippi; Thence run North 14 degrees 21 minutes 09 seconds East for a distance of 103.21 feet to a point; Thence run South 75 degrees 38 minutes 51 seconds East for a distance of 50.00 feet to a point; Thence run South 14 degrees 21 minutes 09 seconds West for a distance of 103.21 feet to a point; Thence run North 75 degrees 38 minutes 51 seconds West for a distance of 50.00 feet to a point being the **POINT OF BEGINNING**, containing 0.118 acres of land , more or less.



REFERENCE MATERIALS
DEED BOOK 22 PAGE 600

DESCRIPTION: WITHIN CITY ROW

LAND OWNER: CITY OF VICKSBURG
DEED BOOK 22 PAGE 600
PART SECTION 34, TOWNSHIP 16 NORTH,
RANGE 3 EAST
WARREN COUNTY, MISSISSIPPI

PERMANENT DRAINAGE EASEMENT
7,455.48 SQ. FT. (0.171 AC)

SAID PARCEL MAY BE SUBJECT TO RECORDS,
UNRECORDED OR MISRECORDED INSTRUMENTS OR
FACTS WHICH WOULD BE REVEALED BY A COM-
PETENT TITLE EXAMINATION OF SAID PARCEL

BOWMAR AVENUE NRCS EWP
EROSION CONTROL PROJECT
BOWMAR AVENUE
PERMANENT DRAINAGE EASEMENT
WARREN COUNTY, MISSISSIPPI

PROJECT NO.
1014/ESS



SURVEY BY:
JR

DRAWN BY:
GJS

601 JACKSON STREET
VICKSBURG, MS 39180
601-636-0842
601-634-1117 FAX

SURVEY DATE:
03/04/16

CHECKED BY:
ABR

SHEET 1 OF 1

DATE:
03/04/2016

Bowmar Ave. NRCS EWP Erosion Control Project

City of Vicksburg

Exhibit "B"

Temporary Construction Easement

8/10/2016

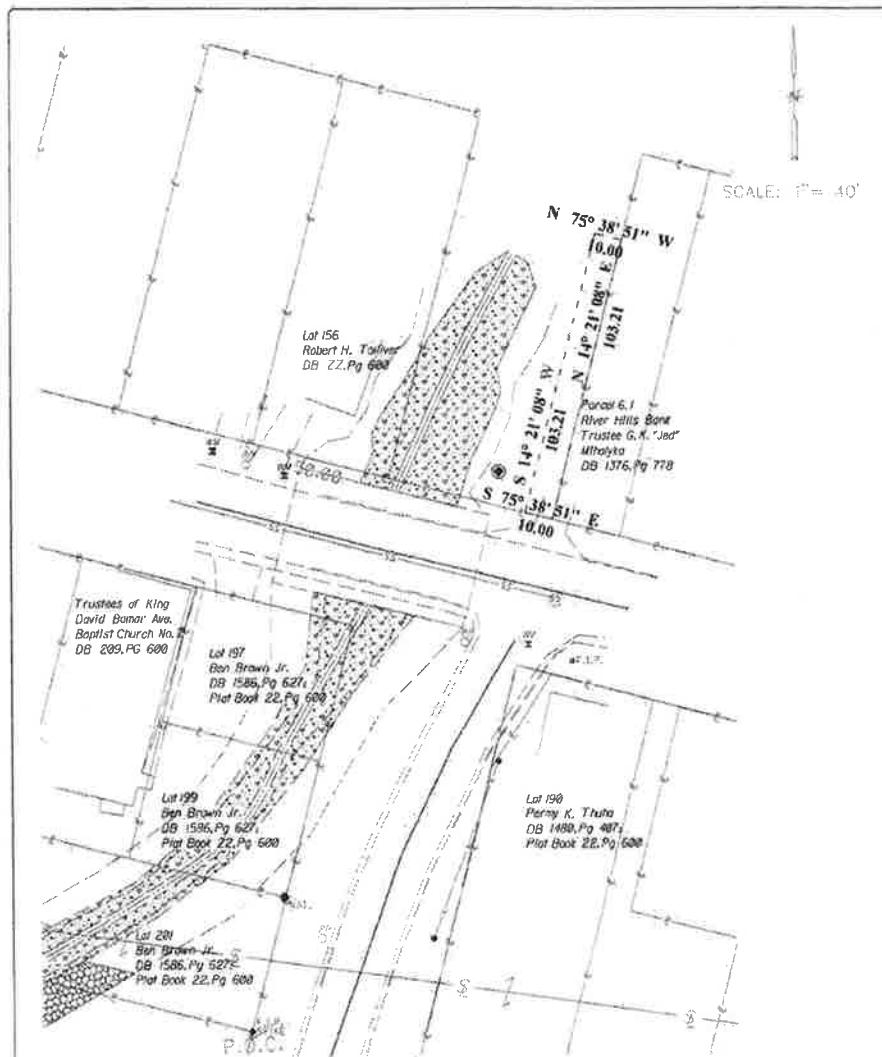
Page 1 of 1

INDEXING INSTRUCTIONS:

Section 34
Township 16 North,
Range 3 East,
Warren County, Mississippi.

A 0.024 acre parcel of land located North of Bomar Ave. in Part of Section 34, Township 16 North, Range 3 East, Warren County, State of Mississippi, and more particularly described as follows:

COMMENCING FROM A POINT, rail road Spike on the Western boundary of Yerger Street at the South Eastern Corner of Lot 201; thence running North East along the East boundary line of lot Two Hundred and One (201), to a point on the Northern Boundary of Bomar Ave a distance of (204.32) Feet to a point, thence South Westerly (60.00) to a point at the South West corner of Parcel 6.1 of Deed Book 1376, Page 778, said point being the **POINT OF BEGINNING**; on the South Eastern corner of Lot One Hundred and Fifty Six (156) of that Survey known as "Speeds Addition" in said City of Vicksburg, The plat whereof is in record in Plat Book 22 at page 600 of the Record of Deeds of Warren County, Mississippi; Thence run North 14 degrees 21 minutes 08 seconds East for a distance of 103.21 feet to a point; Thence run North 75 degrees 38 minutes 51 seconds West for a distance of 10.00 feet to a point; Thence run South 14 degrees 21 minutes 08 seconds West for a distance of 103.21 feet to a point; Thence run South 75 degrees 38 minutes 51 seconds East for a distance of 10.00 feet to a point being the **POINT OF BEGINNING**, containing 0.024 acres of land , more or less.



REFERENCE MATERIALS
DEED BOOK 22 PAGE 600

DESCRIPTION: WITHIN CITY ROW

LAND OWNER: CITY OF WICKSBURG
DEED BOOK 22 PAGE 600
PART SECTION 34, TOWNSHIP 16 NORTH,
RANGE 3 EAST
WARREN COUNTY, MISSISSIPPI

TEMPORARY CONSTRUCTION EASEMENT
121.3 SQ. FT. 0.0024 AC

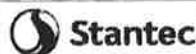
SAID PARCEL MAY BE SUBJECT TO UNRECORDED
UNRECORDED OR UNINDEXED INSTRUMENTS OR
FACTS WHICH WOULD BE REVEALED BY A COM-
PREHENSIVE TITLE EXAMINATION OF SAID PARCEL

BOWMAR AVENUE NRCS EWP
EROSION CONTROL PROJECT
BOWMAR AVENUE
TEMPORARY CONSTRUCTION EASEMENT
WARREN COUNTY, MISSISSIPPI

PROJECT NO.
1814-05

DRAWN BY:
CSS

CHECKED BY:
WBR



801 JACKSON STREET
WICKSBURG, MS 39360
601-833-2642
601-634-1227 FAX

3-EET 1 OF 1

SURVEY BY:
JR

SURVEY DATE:
08/04/16

DATE:
08/04/2016