

PREPARED BY & RETURN TO:
TIM HOLLEMAN (MS BAR #2526)
BYCE HOLLEMAN & ASSOCIATES
1720 23RD AVENUE
GULFPORT, MISSISSIPPI 39501
(228) 863-3142
(228) 863-9829 facsimile

INDEXING INSTRUCTIONS:

PART OF TRACT 7, BLOCK 14, JM DUNCAN
SUBDIVISION, SECTION 18, TOWNSHIP 7, RANGE
11, FIRST JUDICIAL DISTRICT, HARRISON
COUNTY, MISSISSIPPI

PARCEL NUMBER:

0709D-01-016.000

GRANTORS' NAMES AND ADDRESSES:

MICHAEL A. MIZELL
17480 LANDON ROAD
GULFPORT, MISSISSIPPI 39503
(228) 234-9196

GRANTOR'S NAME AND ADDRESS:

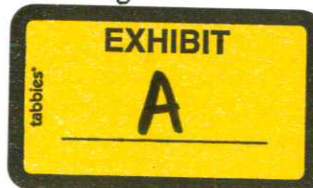
HARRISON COUNTY, MISSISSIPPI
1801 23RD AVENUE
GULFPORT, MISSISSIPPI 39501
(228) 865-4116

STATE OF MISSISSIPPI
COUNTY OF HARRISON
FIRST JUDICIAL DISTRICT

ROAD RIGHT OF WAY EASEMENT

IN CONSIDERATION OF THE SUM OF Ten Dollars (\$10.00) and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, the undersigned does hereby grant, bargain, sell and convey unto HARRISON COUNTY, MISSISSIPPI, a body politic created under the laws of the State of Mississippi, a right of way and perpetual easement for ROAD RIGHT OF WAY AND OTHER PURPOSES being a part of a parcel situated in Tract 7, Block 14, JM Duncan Subdivision, Section 18, Township 7 South, Range 11 West, Harrison County, Mississippi as recorded in Plat Book 22, Page 10 of the Harrison County, Mississippi Chancery Clerk Land Records and more particularly as described below:

Commencing from the Northeast corner of Block 13, JM Duncan Subdivision, Section 18, Township 7 South, Range 11 West; thence South 00°06'26" West a distance of 224.57 feet to the existing northern margin of Landon Road; thence North 89°59'37"



East a distance of 38.60 feet along the existing northern margin of Landon Road to an iron rod set at the southwest corner of Tract No. 7, JM Duncan Subdivision for the Point of Beginning; thence North 00°13'15" West a distance of 22.97 feet to an iron set on the northern margin of the proposed Right of Way; thence South 88°54'36" East a distance of 148.29 feet along the proposed Right of Way to an iron rod set; thence South 00°13'15" East a distance of 14.96 feet to the existing northern margin of Landon Road; thence South 89°59'37" West a distance of 148.05 feet along the existing northern margin of Landon Road to the Point of Beginning.

Said parcel contains 2,807 square feet or 0.06 acre, more or less.


See attached Exhibit "A" – Survey adopted herein by reference.

IT IS UNDERSTOOD AND AGREED that should the aforesaid right-of-way and easement be abandoned at any time in the future, the easement herein granted shall automatically cease and terminate.

IT IS FURTHER UNDERSTOOD AND AGREED that the consideration herein named is full payment and settlement of any and all claims or demands for damages accrued, accruing or to accrue to the Grantor for or on account of the construction, installation and maintenance herein permitted.

IT IS FURTHER UNDERSTOOD AND AGREED that this instrument constitutes the entire agreement between Grantor and Grantee, there being no other oral agreements or representations of any kind or nature whatsoever.

EXECUTED, this the 2 day of July, 2017.


MICHAEL A. MIZELL

STATE OF MISSISSIPPI
COUNTY OF HARRISON

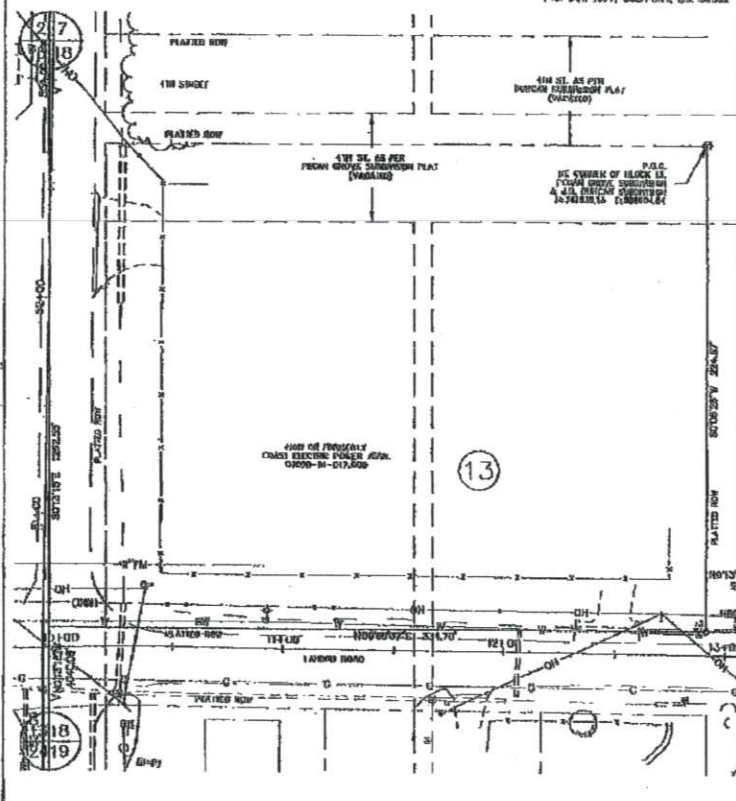
Personally appeared before me, the undersigned Notary Public, the within named MICHAEL A. MIZELL, who acknowledged that he signed and delivered this instrument on the day and year herein mentioned.

GIVEN UNDER MY HAND AND SEAL this the 10th day of July, 2017.

Cassie Lafontaine
NOTARY PUBLIC

My Commission Expires:





THE BEARINGS AND LEGAL DESCRIPTIONS HAVE BEEN PROVIDED FOR THE EXCLUSIVE PURPOSE OF ACQUIRING RIGHT OF WAY FOR THE IMPROVEMENTS TO CANAL ROAD AND LARCH ROAD, HARRISON COUNTY, MS FOR PROJECT 54P-24(20), AND ITS USE IS NOT CERTIFIED FOR ANY OTHER PURPOSE.

THE FOLLOWING DESCRIPTION IS BASED ON THE 1983 NAD 83 STATE PLANE COORDINATE SYSTEM, EAST ZONE, MAD 44(20) ZONE VALUES, U.S. FEET, USING A CONVERSION FACTOR OF 0.9800204 AND A CONVERSION ANGLE OF 0.0000000 DEGREES OR 0.0000000 RADIANS AS DEVELOPED FOR PROJECT NO. 54P-24(20) IS THE OBJECT OF THIS DESCRIPTION TO CONVEY THAT PORTION OF THE DONOR'S PROPERTY LYING WITHIN THE NEW RIGHT-OF-WAY AS DEFINED BY SAID PROJECT.

A PARCEL SITUATED IN BLOCK NO. 7, BLOCK 14, 4th ELECTION SUBDIVISION, SECTION 10, TOWNSHIP 7 SOUTH, RANGE 11 WEST, HARRISON COUNTY, MISSISSIPPI AS RECORDED IN PLAT BOOK 97, PAGE 10 OF THE HARRISON COUNTY, MISSISSIPPI PUBLIC LAND RECORDS AND MORE PARTICULARLY AS DESCRIBED BELOW:

COMMENCED FROM THE NORTHEAST CORNER OF BLOCK 14, 4th ELECTION SUBDIVISION, SECTION 10, TOWNSHIP 7 SOUTH, RANGE 11 WEST, THENCE SOUTH 00°00'20" WEST A DISTANCE OF 224.07 FEET TO THE EXISTING NORTHERN MARGIN OF LARCH ROAD; THENCE NORTH 09°00'00" EAST A DISTANCE OF 20.00 FEET ALONG THE EXISTING NORTHERN MARGIN OF LARCH ROAD TO AN IRON NAIL SET AT THE SOUTHWEST CORNER OF TRACT NO. 2, 4th ELECTION SUBDIVISION FOR THE POINT OF BEGINNING; THENCE NORTH 00°00'18" WEST A DISTANCE OF 22.57 FEET TO AN IRON NAIL SET ON THE NORTHERN MARGIN OF THE PROPOSED RIGHT OF WAY; THENCE SOUTH 80°51'30" EAST A DISTANCE OF 140.20 FEET ALONG THE PROPOSED RIGHT OF WAY TO AN IRON NAIL SET; THENCE SOUTH 80°51'30" WEST A DISTANCE OF 14.88 FEET TO THE EXISTING NORTHERN MARGIN OF LARCH ROAD; THENCE SOUTH 80°51'30" WEST A DISTANCE OF 140.00 FEET ALONG THE EXISTING NORTHERN MARGIN OF LARCH ROAD TO THE POINT OF BEGINNING.

SAID PARCEL SO CONTAINS 2,607 SQUARE FEET OR 0.06 ACRES, MORE OR LESS.

THIS IS TO CERTIFY THAT I HAVE CAUSED A SURVEY TO BE MADE ON THE ABOVE DESCRIBED PROPERTY AND THAT SAID SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DANIEL A. OVERTREE
 MISSISSIPPI P.L.S. - 3128
 A. GARNER RUSSELL & ASSOCIATES
 570 13th STREET
 GULFPORT, MS 39507
 228-863-0887
 WARE IS FIELD SURVEYER JULY 24, 2008
 P33128



NEW 60' WIDE RIGHT OF WAY
 TAX PARCEL NO. 99000-01-010-000
 HARRISON COUNTY, MS
 PARCEL # 10
 ORIGINAL (PLAT BOOK) = 0.00 AC.
 U. S. V.A. (TRAK) = 0.03 AC. (2,307 SQ. FT.)
 (REMAINING) = 0.41 AC.

NEW 60' WIDE RIGHT OF WAY
 UNDER DAILY USE & FOR DATE
 04-05-08-08-08-08

NEW RIGHT OF WAY
 @ 1/2" = 60' SCALE 1" = 60'

