

BOOK 3192 PAGE 900 DOC 12 TY W
INST # 755630 MADISON COUNTY MS.
This instrument was filed for
record 4/10/15 at 9:42:36 AM
RONNY LOTT, C.C. BY: KAA D.C.

Prepared by: Horace B. Lester, Jr., 854 Wilson Drive Suite A, Ridgeland, MS 39157. Telephone: 601-946-3255.
MS Bar #01203.

After recording, this instrument is to be returned to:
Horace B. Lester, Jr., 854 Wilson Drive Suite A, Ridgeland, MS 39157. Telephone: 601-946-3255.

Instrument Title: Correction of Grant of Right-Of-Way and Perpetual Easement for Ingress and Egress

Grantor: Travis Properties, LLC

Grantee: Erick T. Dampier

Address of Grantor: P. O. Box 3015, Ridgeland, MS 39158. Telephone: 601-720-6689

Address of Grantee: 764 Orleans Circle, Ridgeland, MS 39157. Telephone: 601-720-6689

Indexing Instructions: SW1/4 SE1/4 & SE1/4 SW1/4 §27 T7N R1E Madison County

Marginal Notations: Book 2708 at Page 457 and Book 2708 at Page 420

RETURN TO:
SIMPKINS LAW FIRM
P.O. BOX 670
MADISON, MS 39110

103-122

**CORRECTION OF
GRANT OF RIGHT-OF-WAY AND PERPETUAL EASEMENT FOR INGRESS AND EGRESS**

WHEREAS, On September 23, 2011, TRAVIS PROPERTIES, LLC, a Mississippi limited liability company ("Travis"), sold, conveyed and warranted to ERICK T. DAMPIER, an adult resident of Madison County, Mississippi ("Dampier"), a certain 143.38 acre, more or less, parcel of land situated in Sections 27 and 28 of Township 7 North, Range 1 East in Madison County, Mississippi, said sale, conveyance and warrant being documented by that certain instrument entitled "Warranty Deed" that is filed for record in the office of the Chancery Clerk of Madison County, Mississippi, at Canton, Mississippi, in Book 2708 beginning at Page 420 thereof, reference to which is hereby made for all purposes; and

WHEREAS, contemporaneously with the conveyance of said 143.38 acre parcel of land, for the purposes of allowing Dampier to have access to the public street, Highland Park Boulevard, Travis granted, conveyed and warranted to Dampier a Right-of-Way and Perpetual Easement for Ingress and Egress over, along and across a certain 1.554 acre parcel of land situated in said Section 27, said grant, conveyance and warrant being documented by that certain instrument entitled *Grant of Right-of-Way and Perpetual Easement for Ingress and Egress* that is filed for record in the office of said Chancery Clerk in Book 2708 beginning at Page 457 thereof, and therein being attached as Exhibit "A" thereto the legal description of said 1.554 acre parcel of land burdened by said grant, conveyance and warrant being

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hereinafter referred to for convenience as the "1.554 Acre Easement," reference to which is hereby made for all purposes; and

WHEREAS, the legal description of said 1.554 acre parcel of land burdened by said grant, conveyance and warrant is hereby attached as Exhibit "A" to this instrument entitled *Correction of Grant of Right-Of-Way and Perpetual Easement for Ingress and Egress*; and

WHEREAS, Travis and Dampier have determined that the 1.554 Acre Easement was not over, along and across the parcel of land that they each then intended to be the premises of said right-of-way and easement for such purposes; and

WHEREAS, Travis and Dampier have determined that the legal description of the parcel of land referred to herein as said 1.554 Acre Easement was erroneous because it failed to describe the correct parcel of land for its purposes; and

WHEREAS, Travis and Dampier have determined that the 1.554 Acre Easement was not over, along and across the parcel of land that Dampier has used, benefitted from or enjoyed since September 23, 2011; and

WHEREAS, Travis and Dampier each desire to correct the error of said instrument entitled *Grant of Right-of-Way and Perpetual Easement for Ingress and Egress* by executing this instrument entitled *Correction of Grant of Right-Of-Way and Perpetual Easement for Ingress and Egress* for the purposes herein stated.

NOW THEREFORE, for and in consideration of Ten and no/100ths Dollars (\$10.00), cash in hand paid each to the other, and other good and valuable consideration, including without limitation the mutual benefits hereof, the receipt and sufficiency of which is hereby acknowledged, Travis and Dampier, for themselves and for their successors and assigns, do hereby declare that henceforward Dampier and his successors and assigns to any part of said 143.38 acre parcel of land shall benefit from and enjoy the same rights, privileges and benefits shall be subject to the same covenants, conditions, restrictions, terms and other provisions as are set out in said instrument entitled *Grant of Right-of-Way and Perpetual Easement for Ingress and Egress* upon over and across the following described 1.184 acre parcel of land, to-wit:

See Exhibit "B" Attached Hereto For
Legal Description of 1.184 Acre Parcel of Land
Premises of Correct Ingress and Egress Easement

By This Reference Said Legal Description is Hereby Made a Part Hereof for All Purposes

FURTHER THEREFORE, Travis and Dampier, for themselves and for their successors and assigns do hereby declare that henceforward Dampier or his successors and assigns to any part of said 143.38 acre parcel of land, shall no longer benefit from and no longer enjoy any rights, privileges and benefits in said 1.554 acre parcel of land, except for such parts of said 1.554 acre parcel of land that overlap and are within the boundaries of said 1.184 acre parcel of land. For the convenience of the Parties, how said 1.554 acre parcel of land and said 1.184 acre parcel of land are intertwined and the areas of each that overlap the other are illustrated on Exhibit "C" attached hereto.

FURTHER THEREFORE, Travis and Dampier, for themselves and for their successors and assigns do hereby ratify the rights, privileges, benefits, covenants, conditions, restrictions,

terms and other provisions of said instrument entitled *Grant of Right-of-Way and Perpetual Easement for Ingress and Egress* and do further affirm that said rights, privileges, benefits, covenants, conditions, restrictions, terms and other provisions remain in force and effect and henceforth burden said 1.184 acre parcel of land.

FURTHER THEREFORE, for and in consideration of the above stated consideration, the undersigned Erick T. Dampier does hereby sell, quitclaim and convey any right, title and interest he owns in the following described parcel of land which is located south of and adjacent to said 1.184 acre parcel of land and which is not located within said 143.38 parcel of land, to-wit:

See Exhibit "D" Attached Hereto For
Legal Description of 10.511 Acre Parcel of Land
At the Intersection of Highland Park Boulevard and Highland Colony Parkway
By This Reference Said Legal Description is Hereby Made a Part Hereof for All Purposes
(Said 10.511 Acre Parcel of Land is Illustrated on Exhibit "C")

WITNESS MY SIGNATURE, this the 6th day of April, 2015.

TRAVIS PROPERTIES, LLC
A Mississippi limited liability company

By: [Signature]
John A. Travis, III, Member

WITNESS MY SIGNATURE, this the 6 day of April, 2015.

[Signature]
Erick T. Dampier

STATE OF MISSISSIPPI
COUNTY OF Madison

Personally appeared before me, the undersigned authority in and for said state and county, on this the 6th of April, 2015, within my jurisdiction, the above and within named John A. Travis, III, who acknowledged that he is Member of the within named Travis Properties, LLC, a Mississippi limited liability company, and that for and on behalf of said Travis Properties, LLC, he executed the above and foregoing instrument after first having been duly authorized by said Travis Properties, LLC so to do.

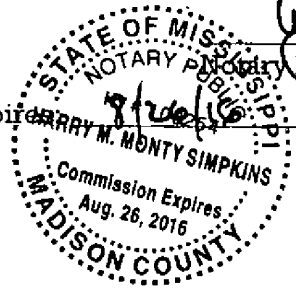
[Signature]
HARRY M. MONTY SIMPKINS Notary Public
ID # 103254
My Commission Expires 8/26/16
Aug. 26, 2016
MADISON COUNTY

My Commission Expires 8/26/16 (SEAL)

STATE OF MISSISSIPPI
COUNTY OF Madison

Personally appeared before me, the undersigned authority in and for said state and county, on this the 5th of April, 2015, within my jurisdiction, the above and within named Erick T. Dampier, who acknowledged that he executed the above and foregoing instrument.

Gen. "Monty" Sg



My Commission Expires _____

(SEAL)

EXHIBIT "A"

**Legal Description of 1.554 Acre Parcel of Land
Premises of Initial Ingress and Egress Easement Determined to be Incorrect**

BOOK 2708 PAGE 459

DESCRIPTION OF EASEMENT:

An 60' wide Ingress and Egress Easement containing 1.554 acres, more or less, situated in a part of the Southeast One-Quarter (SE ¼) of the Southwest One-Quarter (SW ¼) and a part of the Southwest One-Quarter (SW ¼) of the Southeast One-Quarter (SE ¼) of Section 27, Township 7 North, Range 1 East, Madison County, Mississippi and being more particularly described by metes and bounds as follows:

Commence at a Three Quarter Inch (¾") iron rod found in place on July 21, 2011, said iron being the best available evidence of the Southeast Corner of the Southwest One-Quarter (SW ¼) of the Southwest One-Quarter (SW ¼) of Section 27, Township 7 North, Range 1 East, Madison County, Mississippi, said iron being located on North line of that parcel of land conveyed to TPC Parkway Property, LLC on February 05, 2001 as recorded in Deed Book 2120 at page 589 of the Madison County Land Records, also being the South line of that parcel of land conveyed to Travis Properties, LLC on April 18, 2000 as recorded in Deed Book 462 at page 531 of the Madison County Land Records; run thence along the North line of the Parkway Properties parcel and the South line of the Travis Properties parcel as follows: North 89° 37' 15" East for a distance of 879.37' to a point; run thence North for a distance of 481.05' to a point, said point being the POINT OF BEGINNING of the following described Easement:

From the POINT OF BEGINNING run thence East for a distance of 178.99' to the point; run thence clockwise along the arc of a curve for a distance of 145.87 feet, said curve having a central angle of 30° 57' 15", a radius of 270.00 and a chord bearing and distance of South 74° 31' 22" East, 144.10 feet; run thence counterclockwise along the arc of a curve for a distance of 172.58, said curve having a central angle of 29° 57' 51", a radius of 330.00 feet and a chord bearing and distance of South 74° 01' 40" East, 170.62 feet; run thence clockwise along the arc of a curve for a distance of 311.24 feet, said curve having a central angle of 08° 58' 45", a radius of 1986.00 and a chord bearing and distance of South 84° 31' 13" East for a distance of 310.92 feet; run thence South 80° 01' 50" for a distance of 314.91 feet to a point on the West right-of-way line of line of a paved Public roadway known as Highland Park Boulevard; run thence clockwise along the West right-of-way line of the last referenced roadway and along the arc of a curve for a distance of 60.02 feet, said curve having a central angle of 04° 38' 49", a radius of 740.00 feet and a chord bearing and distance of North 09° 58' 10" East, 60.00 feet; run thence North 80° 01' 50" West leaving the West right-of-way line of the last referenced roadway for a distance of 314.91 feet; run thence counterclockwise along the arc of a curve for a distance of 320.64 feet, said curve having a central angle of 08° 58' 45", a radius of 2,046.00 feet and a chord bearing and distance of North 84° 31' 13" West, 320.32 feet; run thence clockwise along the arc of a curve for a distance of 141.20 feet, said curve having a central angle of 29° 57' 51", a radius of 270.00 feet and a chord bearing and distance of North 74° 01' 40" West, 139.60 feet; run thence counterclockwise along the arc of a curve for a distance of 178.28 feet, said curve having a central angle of 30° 57' 15", a radius of 330.00 feet and a chord bearing and distance of North 74° 31' 22" West, 176.12 feet; run thence West for a distance of 178.99 feet; run thence South for a distance of 60.00 feet to the POINT OF BEGINNING, all as shown by the survey of Ricky L. Nelson, dated August 31, 2011, a copy of which is attached hereto.



EXHIBIT "B"

Legal Description of 1.184 Acre Parcel of Land
Premises of Correct Ingress and Egress Easement

Commence at a long-standing iron rod locally accepted as marking Southeast Corner of the Southwest Quarter of the Southwest Quarter of Section 27, Township 7 North, Range 1 East, Madison County, Mississippi, said rod being the point of beginning of the legal description of an the 144.30 acre parcel of land described in Exhibit "A" that is attached to that certain instrument entitled *Warranty Deed* filed for record as Instrument #657836 in the office of the Chancery Clerk of Madison County, Mississippi, at Canton, Mississippi, in Book 2708 beginning at Page 420, reference to which is hereby made for all purposes, said rod being on the south boundary of said 144.30 acre parcel of land, and said rod being the point of commencement for each of the legal descriptions of the parcels of land described in Exhibit "A," Exhibit "B" and Exhibit "D" that are attached to that certain instrument entitled *Grant of Right-Of-Way and Perpetual Easement for Ingress and Egress* filed for record as Instrument #657848 in the office of said Chancery Clerk in Book 2708 beginning at Page 457, reference to which is hereby made for all purposes.

From said Point of Commencement thence run North 89° 37' 15" East along the south boundary of said 144.30 acre parcel of land for a distance of 879.37' to the southwest corner of a certain 10.511 acre parcel of land which is a part of that certain parcel of land conveyed to Travis Properties, LLC by the Quitclaim Deed filed for record in the office of said Chancery Clerk in Deed Book 462 beginning at Page 531 thereof, title to which remains vested in said Travis Properties, LLC following the conveyance of said 144.30 acre parcel of land by Travis Properties, LLC to Erick T. Dampier; run thence North along a boundary common to the Dampier parcel and the Travis Properties LLC parcel for a distance of 541.05' to a point; run thence East along a boundary common to the Dampier parcel and the Travis Properties LLC parcel for a distance of 294.47' to the point of beginning of this legal description of the parcel of land that is described by linear and curvilinear metes and referenced bounds as follows, to-wit:

Thence run South 13° 39' 58" East for a distance of 10.29' to point of curvature of a curve that subtends a central angle of 79° 11' 36" and circumrotates counterclockwise on a radius of 205.00 feet about its radius point; deflecting to the left, thence continue southeasterly along this first curve counterclockwise for an arc distance of 283.35 feet (chord bearing and distance: South 53° 15' 46" East, 261.33 feet) to the point of tangency of this first curve; thence run North 87° 08' 25" East for a distance of 270.62' to the point of curvature of a curve that subtends a central angle of 33° 12' 44" and circumrotates clockwise on a radius of 290.00 feet; deflecting to the right, thence run southeasterly along this second curve clockwise for an arc distance of 168.10 feet (chord bearing and distance: South 76° 15' 12" East, 165.76 feet) to the point of reverse curvature with a curve that subtends a central angle of 18° 45' 30" and circumrotates counterclockwise on a radius of 240.00 feet and whose radius point is North 30° 21' 10" East of this point; thence continue southeasterly along this third curve counterclockwise for an arc distance of 78.57 feet (chord bearing and distance: South 69° 01' 35" East, 78.22 feet) to the point of tangency of this third curve; thence run South 78° 24' 20" East for a distance of 91.61' to a point on the west right-of-way line of Highland Park Boulevard, a public street, said point being the starting point of a curve on the west right-of-way line that subtends a central angle of 04° 39' 03" and

circumrotates clockwise on a radius of 740.00 feet about its radius point which is South 83° 03' 23" East from this curve's starting point; thence continue northeasterly along said west right-of-way line of Highland Park Boulevard and along this fourth curve clockwise for an arc distance of 60.07 feet (chord bearing and distance: North 09° 16' 09" East, 60.05 feet) to the ending point of this fourth curve; thence run North 78° 24' 20" West for a distance of 89.17' to the point of curvature of a curve that subtends a central angle of 18° 45' 30" and circumrotates clockwise on a radius of 180.00 feet from the same radius point as does the fifth curve; deflecting to the right, thence run northwesterly along this fifth curve clockwise for an arc distance of 58.93 feet (chord bearing and distance: North 69° 01' 35" West, 58.67 feet) to the point of reverse curvature of a curve that subtends a central angle of 33° 12' 44" and circumrotates counterclockwise on a radius of 350.00 feet from the same radius point as does the fourth curve and whose radius point is South 30° 21' 10" West of this point; thence continue northwesterly along this sixth curve counterclockwise for an arc distance of 202.88 feet (chord bearing and distance: North 76° 15' 12" West, 200.05 feet) to the point of tangency of this sixth curve; thence run South 87° 08' 25" West for a distance of 270.62' to the point of curvature of a curve that subtends a central angle of 77° 29' 17" and circumrotates clockwise on a radius of 145.00 feet from the same radius point as does the second curve; deflecting to the right, thence run northwesterly along this seventh curve clockwise for an arc distance of 196.10 feet (chord bearing and distance: North 54° 06' 56" West, 181.49 feet) to a point on the last mentioned boundary common to the Dampier parcel and the Travis Properties LLC parcel; thence run Due West along the boundary common to the Dampier parcel and the Travis Properties LLC parcel for a distance of 61.81' to the point of beginning.

The above described parcel of land contains 1.184 acres, more or less, or 51,584 square feet, more or less, and is situated in Southeast Quarter of the Southwest Quarter (SE1/4 SW1/4) and in the Southwest Quarter of the Southeast Quarter (SW1/4 SE1/4) of Section 27, Township 7 North, Range 1 East, Madison County, Mississippi.

EXHIBIT "C"

Illustration of Intertwined Correct and Incorrect Easements
And 10.511 Acres Owned by Travis Properties, LLC

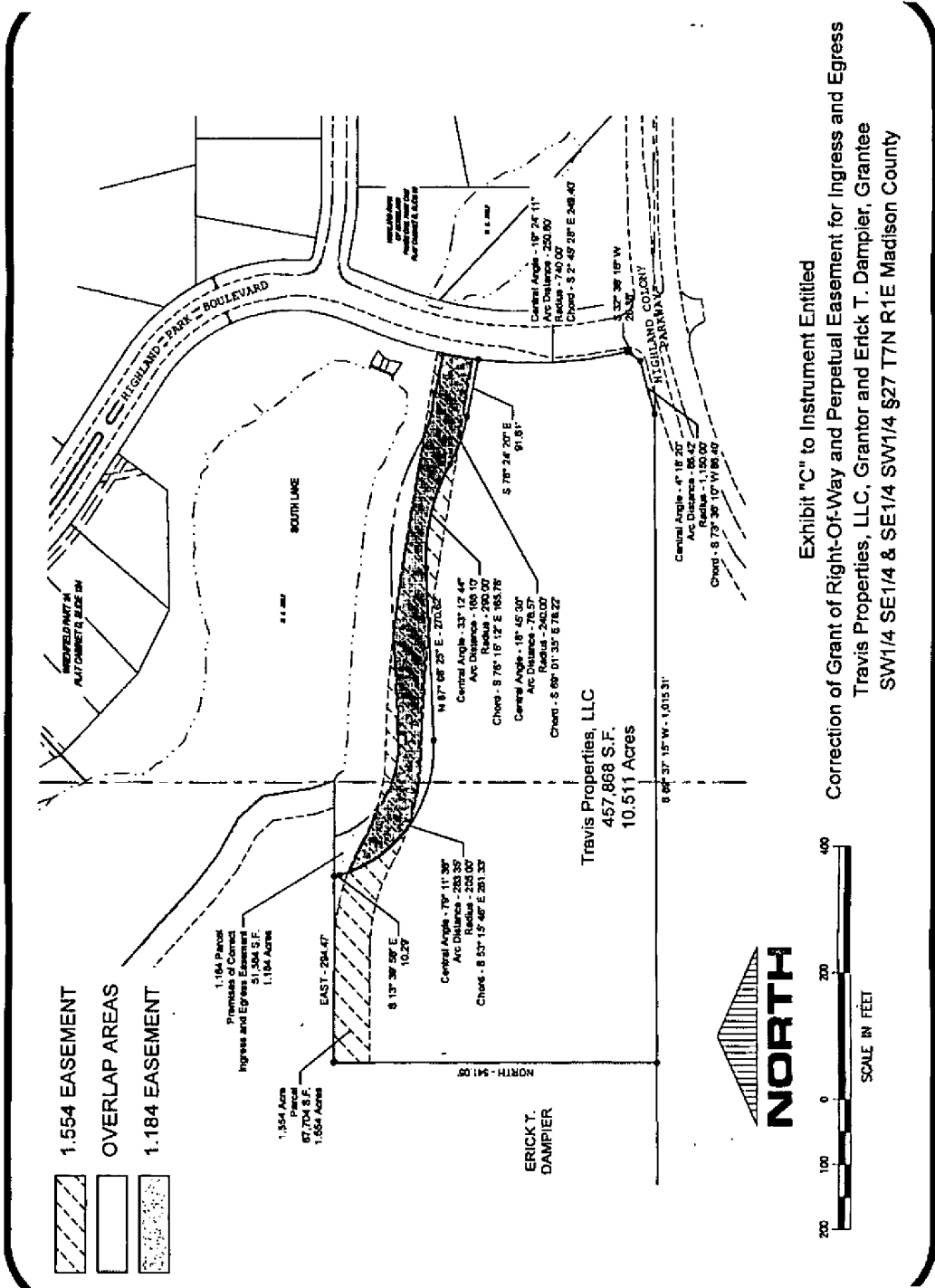


EXHIBIT "D"

Legal Description of 10.511 Acre Parcel of Land
 Owned by Travis Properties
At the Intersection of Highland Park Boulevard and Highland Colony Parkway

Commence at a long-standing iron rod locally accepted as marking Southeast Corner of the Southwest Quarter of the Southwest Quarter of Section 27, Township 7 North, Range 1 East, Madison County, Mississippi, said rod being the point of beginning of the legal description of an the 144.30 acre parcel of land described in Exhibit "A" that is attached to that certain instrument entitled *Warranty Deed* filed for record as Instrument #657836 in the office of the Chancery Clerk of Madison County, Mississippi, at Canton, Mississippi, in Book 2708 beginning at Page 420, reference to which is hereby made for all purposes, said rod being on the south boundary of said 144.30 acre parcel of land, and said rod being the point of commencement for each of the legal descriptions of the parcels of land described in Exhibit "A," Exhibit "B" and Exhibit "D" that are attached to that certain instrument entitled *Grant of Right-Of-Way and Perpetual Easement for Ingress and Egress* filed for record as Instrument #657848 in the office of said Chancery Clerk in Book 2708 beginning at Page 457, reference to which is hereby made for all purposes. From said Point of Commencement thence run North 89° 37' 15" East along the south boundary of said 144.30 acre parcel of land for a distance of 879.37' to the point of beginning of this legal description of the parcel of land that is described by linear and curvilinear metes and referenced bounds as follows, to-wit:

Thence run North along a boundary of said 144.30 acre parcel of land for a distance of 541.05' to a corner on said boundary; run thence East along a boundary of said 144.30 acre parcel of land for a distance of 294.47' to the northwest corner of a certain 1.184 acre parcel of land that is the premises for an easement for ingress, egress and utilities for the benefit of Erick T. Dampier; thence run South 13° 39' 58" East for a distance of 10.29' to the point of curvature of a curve that subtends a central angle of 79° 11' 36" and circumrotates counterclockwise on a radius of 205.00 feet about its radius point; deflecting to the left, thence continue southeasterly along this first curve counterclockwise for an arc distance of 283.35 feet (chord bearing and distance: South 53° 15' 46" East, 261.33 feet) to the point of tangency of this first curve; thence run North 87° 08' 25" East for a distance of 270.62' to the point of curvature of a curve that subtends a central angle of 33° 12' 44" and circumrotates clockwise on a radius of 290.00 feet; deflecting to the right, thence run southeasterly along this second curve clockwise for an arc distance of 168.10 feet (chord bearing and distance: South 76° 15' 12" East, 165.76 feet) to the point of reverse curvature with a curve that subtends a central angle of 18° 45' 30" and circumrotates counterclockwise on a radius of 240.00 feet and whose radius point is North 30° 21' 10" East of this point; thence continue southeasterly along this third curve counterclockwise for an arc distance of 78.57 feet (chord bearing and distance: South 69° 01' 35" East, 78.22 feet) to the point of tangency of this third curve; thence run South 78° 24' 20" East for a distance of 91.61' to a point on the west right-of-way line of Highland Park Boulevard, a public street, said point being the starting point of a curve on the west right-of-way line that subtends a central angle of 19° 24' 11" and circumrotates counterclockwise on a radius of 740.00 feet about its radius point which is South 83° 03' 23" East from this curve's starting point; thence continue southerly along said west right-of-way line of Highland Park Boulevard and along this fifth curve counterclockwise for an arc distance of 250.60 feet (chord bearing and distance: South 02° 45' 28" East, 249.40

feet) to the ending point of this fifth curve which is at the north end of a flare in the right-of-way of said Highland Park Boulevard and Highland Colony Parkway, a public street; thence run South 32° 38' 16" West along said flare in the right-of-way for a distance of 26.38' to a point at the south end of said flare, said point being on the west right-of-way line of said Highland Colony Parkway which is in a curve that subtends a central angle of 04° 18' 20" and circumrotates counterclockwise on a radius of 1,150.00 feet about its radius point which is South 14° 14' 40" East from this starting point, thence run along this first curve southwesterly for an arc distance of 86.42 feet (chord bearing and distance: South 73° 36' 10" West, 86.40 feet) to the ending point of this curve; thence run South 89° 37' 15" West for a distance of 1,015.31' to the point of beginning.

The above described parcel of land contains 10.511 acres, more or less, or 457,868 square feet, more or less, and is situated in Southeast Quarter of the Southwest Quarter (SE1/4 SW1/4) and in the Southwest Quarter of the Southeast Quarter (SW1/4 SE1/4) of Section 27, Township 7 North, Range 1 East, Madison County, Mississippi. The above described parcel of land is a part of that certain parcel of land conveyed to Travis Properties, LLC by the Quitclaim Deed filed for record in the office of the Chancery Clerk of Madison County in Deed Book 462 beginning at Page 531 thereof, that remains vested in Travis Properties, LLC following the conveyance of the above referenced Dampier parcel. No part of the above described parcel of land is within the boundaries of the 143.38 acre parcel of land conveyed by and described in that certain instrument entitled "Warranty Deed" that is filed for record in the office of the Chancery Clerk of Madison County, Mississippi, at Canton, Mississippi, in Book 2708 beginning at Page 420 thereof.