

Book 270 Page 532
Deed
12/12/2018 01:24:45 PM
Adams County, MS
Brandi B Lewis, Chancery Clerk



Adams County, MS
I certify this instrument was filed
on 12/12/2018 01:24:45 PM
and recorded in the
Deed
Book 270 Page 532 - 537
Brandi B Lewis, Chancery Clerk

holly sandy

Prepared by and return to:
Grayson R. Lewis
MS Bar No. 100699
Lewis Law Firm, PLLC
P. O. Box 1246
Natchez, MS 39121
Telephone 601-445-5040

Indexing Instructions: _____

New Parcel 57-34

Recording Fee \$12.00
Total \$12.00

MUTUAL EXCHANGE OF EASEMENTS

WHEREAS, Hedges Plantation Land, LLC is the current owner of Lot E-2 of a portion of Hedges Plantation as described in Warranty Deed from Self Storage 61, LLC; and,

WHEREAS, Riverside Holdings, LLC is the owner of Lot E-1 of a portion of Hedges Plantation as further described in deed from Self Storage 61, LLC; and,

WHEREAS, Riverside Holdings, LLC desires to have additional access for ingress and egress across the lands of Hedges Plantation Land, LLC; and,

WHEREAS, Hedges Plantation Land, LLC desires to have a drainage easement over a portion of the property currently owned by Riverside Holdings, LLC.

NOW, THEREFORE, for and in consideration of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, as well as the mutual exchange contained herein, the receipt and sufficiency of all of which being acknowledged, the undersigned HEDGES

PLANTATION LAND, LLC does hereby give, grant and convey unto RIVERSIDE HOLDINGS, LLC, an easement for ingress and egress over and across the twenty-five foot (25') easement described on Exhibit "A" attached hereto and incorporated herein by reference for any and all purposes. The twenty-five foot (25') access easement is further shown and delineated on a map or plat attached hereto as Exhibit "C".

In addition, the undersigned RIVERSIDE HOLDINGS, LLC, does hereby give, grant and convey unto HEDGES PLANTATION LAND, LLC, an easement for water runoff and drainage over and across the lands of Riverside Holdings, LLC, as described in the Drainage Easement described on Exhibit "B" attached hereto and incorporated herein by reference for any and all purposes, and as further shown and delineated on the map or plat attached as Exhibit "C" for the purpose of allowing any and all water to drain over, across, and through the Drainage Easement defined herein, and into the natural drainage on the lands of Riverside Holdings, LLC.

SO AGREED, DONE AND CONVEYED on this the 7 day of December 2018, 2018.

HEDGES PLANTATION LAND, LLC

By: 

P. Glenn Green,
Its Authorized Member

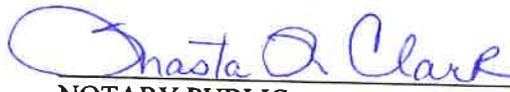
RIVERSIDE HOLDINGS, LLC

By: 

Donald Wayne Kogel, Jr.
Its Authorized Member

STATE OF MISSISSIPPI
COUNTY OF ADAMS

Personally appeared before me, the undersigned authority in and for the said jurisdiction and state, on this 7 day of December, 2018, within my jurisdiction, the within named P. GLENN GREEN, who acknowledged that he is an Authorized Member of HEDGES PLANTATION LAND, LLC, a Mississippi limited liability company, and that for and on behalf of the said LLC, and as its act and deed, he executed the above and foregoing instrument, after first having been duly authorized by said LLC so to do.



NOTARY PUBLIC

My commission expires: February



STATE OF Mississippi
COUNTY/PARISH OF Adams

Personally appeared before me, the undersigned authority in and for the said jurisdiction and state, on this 7 day of December, 2018, within my jurisdiction, the within named DONALD WAYNE KOGEL, JR., who acknowledged that he is an Authorized Member of RIVERSIDE HOLDINGS, LLC, a Louisiana limited liability company, and that for and on behalf of the said LLC, and as its act and deed, he executed the above and foregoing instrument, after first having been duly authorized by said LLC so to do.



NOTARY PUBLIC

My commission expires: February 12, 2020



Greene Surveying Solutions, LLC
118 Jefferson Davis Boulevard-Natchez, Mississippi
Phone 601 493 9675 (601 660 4655) Fax 601 653 9867

Prepared For: Glenn Green
Date: October 22, 2018

Prepared By: Robert D. Greene
PLS #1565

DESCRIPTION OF A 25.00 FOOT ACCESS EASEMENT ON LOT E-2 OF THE DIVISION OF LOT "E" OF THE DIVISION OF A PORTION OF HEDGES PLANTATION, BEING PART OF PARCEL 34.5, GROUP "A", TAX MAP NO. 57, SITUATED IN SECTION 16, T6N-R3W, ADAMS COUNTY, MISSISSIPPI.

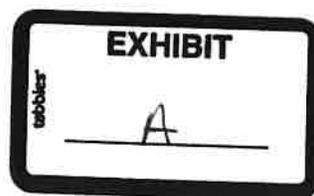
THE FOLLOWING DESCRIPTION IS BASED ON THE MISSISSIPPI STATE PLANE NAD83, WEST ZONE PROJECTION AND THE COORDINATES RECITED HEREIN ARE ON THAT PROJECTION GRID.

Beginning at a 1/2" iron rod with PVC cap found at the northwesterly corner of Lot E-2 of the division of Lot "E" of the division of a portion of Hedges Plantation as described by deed recorded in the records in the office of the Chancery Clerk of Adams County, Mississippi, being located at N727949.01, EW1972885.75 on the above referenced coordinate system.

Thence from the said point of beginning run along the northerly line of said Lot E-2 for the following courses and distances:

N76°48'53"E for 70.26 feet;
S28°35'23"E for 271.00 feet; and

S77°10'12"E for 103.39 feet to a point on the northerly line of a 70.00 foot roadway; thence run S79°43'59"W along said line for 63.73 feet; thence run N77°10'12"W for 56.05 feet; thence run N28°35'23"W for 263.24 feet; thence run S76°48'53"W for 52.66 feet to a point on the westerly line of the above referenced Lot E-2; thence run N09°51'42"W along said line for 25.00 feet to the point of beginning.



Greene Surveying Solutions, LLC
118 Jefferson Davis Boulevard-Natchez, Mississippi
Phone 601 493 9675 (601 660 4655) Fax 601 653 9867

Prepared For: Glenn Green
Date: October 22, 2018

Prepared By: Robert D. Greene
PLS #1565

DESCRIPTION OF A DRAINAGE EASEMENT ON LOT E-1, DIVISION OF A PORTION OF HEDGES PLANTATION, BEING A PORTION OF PARCEL 34.5, GROUP "A", TAX MAP NO. 57, SITUATED IN SECTION 16, T6N-R3W, ADAMS COUNTY, MISSISSIPPI.

THE FOLLOWING DESCRIPTION IS BASED ON THE MISSISSIPPI STATE PLANE NAD83, WEST ZONE PROJECTION AND THE COORDINATES RECITED HEREIN ARE ON THAT PROJECTION GRID.

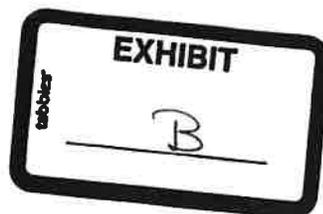
Commencing at a ½" iron rod with PVC cap found at the northwesterly corner of Lot E-2 of the division of Lot "E" of the division of a portion of Hedges Plantation as described by deed recorded in the records in the office of the Chancery Clerk of Adams County, Mississippi, being located at N727949.01, E1972885.75 on the above referenced coordinate system.

Thence from the said point of commencing run S09°51'42"E along the westerly line of said Lot E-2 for 59.67 feet to the northwesterly corner of within described easement for the point of beginning. .

Thence from the said point of beginning run along the boundary of within described easement for the following courses and distances:

S09°51'42"E along the westerly line of said Lot E-2 for 57.89 feet;
N56°59'06"W for 11.94 feet;
S66°07'28"W for 37.64 feet;
S15°27'54"W for 100.00 feet;
N74°32'06"W for 50.00 feet;
N17°46'23"E for 129.22 feet;
N69°00'33"E for 69.76 feet; and

N80°55'27"E for 4.85 feet to the point of beginning.



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The bearings shown hereon are Mississippi State Plane, NAD83, West Zone. The Coordinates depicted are on this grid.

● PVC cap set on 1/2" iron rods

POINT OF COMMENCING

Point Of Beginning N76°48'53"E

N72°79'49.01"

E1972885.75

25.00'

Point Of Beginning

Drainage Easement

Conv. = -0°32'33"
Comb. Fact. = 1.000070

PARCEL 34.5, GROUP A, TAX MAP 57

LOT E-1

LOT E-2

City of Natchez
Adams County

U.S. Highway No. 61

Entrance
Road

N81°52'26"E 115.90'
N81°52'40"E 84.18'

Overhead Power Lines

Power Pole
Guy Anchor

EASEMENT FROM POINT B TO POINT A
S09°51'42"E 57.89'

EASEMENT FROM POINT A TO POINT B

N56°59'06"W 11.94'

S66°07'28"W 37.64'

S15°27'54"W 100.00'

N74°32'06"W 50.00'

N17°46'23"E 129.22'

N69°00'33"E 69.76'

N80°55'27"E 4.85'

S77°10'12"E 114.03'

271.00'

263.24'

103.39'

10.64'

N76°51'12"E 208.44'

S79°43'59"W 63.73'

N77°10'12"W 56.05'

70.00'

124.63'

N69°51'42"W 1192.28'

645.55'

Set T-post

57.85'

Set 1/2" Iron Rod With
PVC Cap As Reference

Could Not Set
In Erosion

Robert D. Greene
Robert D. Greene, PLS #1565

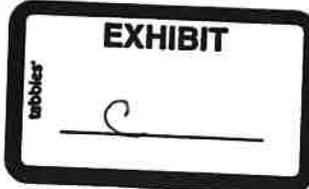


Map Of Survey Of
LOT E-2
And
EASEMENT ON LOT E-1
DIVISION OF A PORTION OF
HEDGES PLANTATION

Situated in
Section 16, T6N-R3W
City Of Natchez
Adams County, Mississippi

100 0 100 200FT

SCALE : 1" = 100'



Class "C" Survey
Date of Survey:
10/18/18



GREENE SURVEYING SOLUTIONS, LLC
118 Jefferson Davis Boulevard
Natchez, MS 39120
Phone 601-660-4655
robert@greenesurvey.com