

Return recorded document to:
CITY OF JONESBORO
300 South Church Street
Jonesboro, AR 72401

The above space is reserved for Craighead County recording information

PERMANENT CONSTRUCTION EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

That RPI TURTLE CREEK MALL, LLC, hereinafter referred to as Grantor (whether one or more), does hereby dedicate, grant and convey unto the Public, and that the **CITY OF JONESBORO**, a Municipal Corporation of the State of Arkansas, hereinafter referred to as Grantee, does hereby accept on behalf of the public, for use as a permanent construction easement across the following described real property in Craighead County, State of Arkansas, to-wit:

A PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 14 NORTH, RANGE 04 EAST, JONESBORO, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 16, BLOCK F, BELLE MEADE ASSITION TO THE CITY OF JONESBORO, CRAIGHEAD COUNTY, ARKANSAS; THENCE SOUTH 29°22'03" EAST, 145.57 FEET TO A POINT ON A CURVE TO THE LEFT; THENCE SOUTHEASTERLY ALONG SAID CURVE WITH A CENTRAL ANGLE OF 17°06'49", A RADIUS OF 83.68 FEET, 24.99 FEET TO A POINT THAT BEARS SOUTH 81°21'27" EAST, 24.90 FEET FROM THE LAST SAID POINT; THENCE SOUTH 89°54'45" EAST, 44.94 FEET; THENCE NORTH 00°37'02" EAST, 133.59 FEET TO THE SOUTH LINE OF LOT 7, BLOCK D, WOODFIELD SUBDIVISION; THENCE SOUTH 89°29'33" EAST, ALONG SAID SOUTH LINE, 40.00 FEET; THENCE SOUTH 00°37'02" WEST, LEAVING SAID SOUTH LINE, 165.72 FEET; THENCE SOUTH 89°48'20" WEST, 86.09 FEET TO A POINT ON A CURVE TO THE RIGHT; THENCE NORTHWESTERLY ALONG SAID CURVE WITH A CENTRAL ANGLE OF 65°01'56", A RADIUS OF 48.68 FEET, 55.25 FEET TO A POINT THAT BEARS NORTH 57°24'48" WEST, 52.33 FEET FROM THE LAST SAID POINT; THENCE NORTH 29°22'03" WEST, 154.95 FEET TO THE SOUTH LINE OF LOT 16, BLOCK F, BELLE MEADE ADDITION; THENCE NORTH 89°29'52" EAST, ALONG SAID SOUTH LINE, 25.58 FEET TO THE POINT OF BEGINNING, CONTAINING 0.29 ACRES (12,637 SQ. FT.), MORE OR LESS, SUBJECT TO ALL RIGHTS-OF-WAY AND EASEMENTS OF RECORD.

This easement and right of way is for the purpose of constructing and maintaining a walking trail. Any other use of this area, other than by record owners, shall only be granted by record owners, but they are not precluded from using or granting other use, so long as same does not interfere unreasonably with the express purpose intended.

Grantee agrees to repair any damage to the lands of Grantor and any fixtures or improvements located thereon (which shall include the proposed pedestrian bridge and

walkway) (the "Improvements") that is caused by Grantee, its agents or contractors in connection with the construction, reconstruction, installation, inspection, maintenance, removal or use of the Improvements. Notwithstanding anything to the contrary contained herein, Grantee shall be solely responsible for the continued maintenance of the Improvements, including, but not limited to, the payment of any costs and expenses related thereto.

Grantee shall to the extent allowable by law, indemnify and hold harmless Grantor from and against all claims, demands, suits, costs, expenses, liabilities, fines, penalties, losses, damages and injury to person, property or otherwise, including, without limitation, direct, indirect and consequential damages, court costs and reasonable attorneys' fees, arising from or in any respect related to any exercise of or use of the Improvements.

Grantor reserves the right to use the easement in any manner that is not inconsistent with the rights of Grantee hereunder and which will not cause injury to, or increase the risk of injury to, such rights or the property of Grantee.

This grant of easement and right of way shall be binding upon the heirs, successors, administrators and assigns of the grantors.

IN WITNESS WHEREOF, the grantors have executed this instrument on the 18th day of December, 2017.

Owner Info

RPI TURTLE CREEK MALL, LLC

By: [Signature]
Name: Brian Harper
Title: CEO

ACKNOWLEDGMENT

STATE OF New York.

COUNTY OF New York.

On this day before me, the undersigned officer, personally appeared Brian Harper, to me well known to be the person whose name is subscribed to the foregoing instrument, and acknowledged that he had executed the same for the purpose therein stated and set forth.

WITNESS my hand and seal this 18th day of December, 2017.

Notary Public (Signature) [Signature]

My Commission Expires: 6/13/20

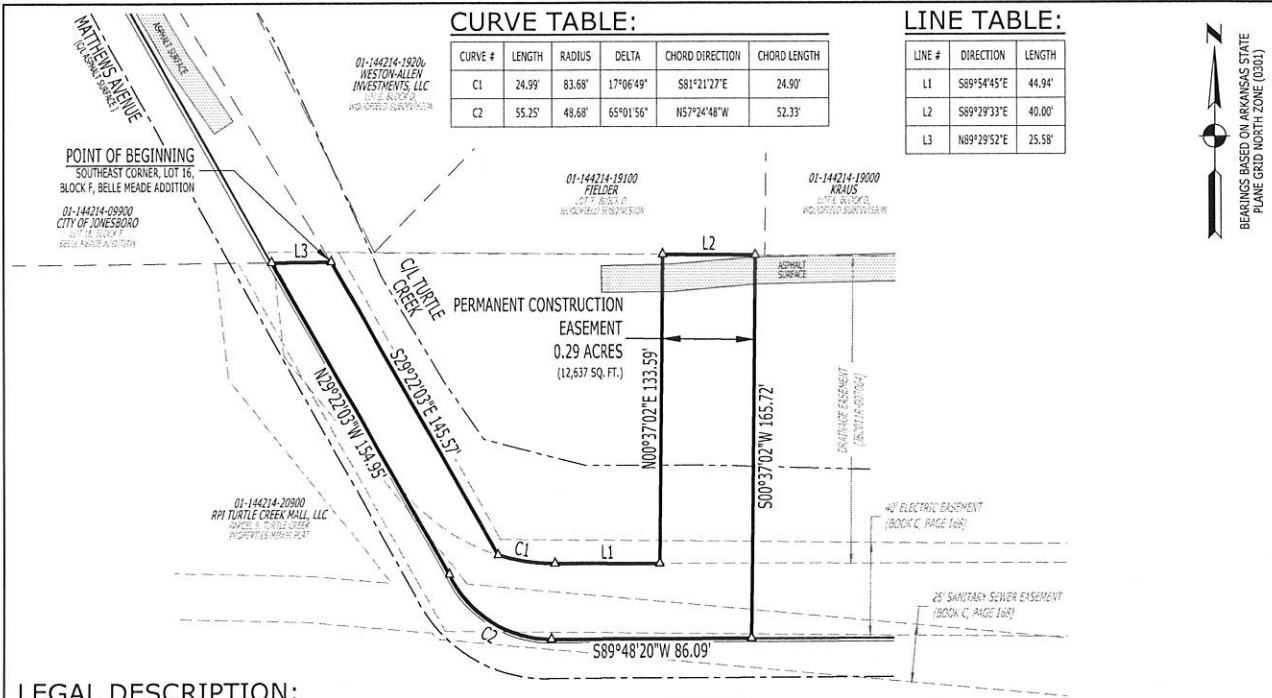
MELISSA ANNE CAMPISI
Notary Public, State of New York
No. 01CA6343367
Qualified in Orange County
Commission Expires June 13, 2020

CURVE TABLE:

CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	24.99'	83.68'	17°06'49"	S81°21'27"E	24.90'
C2	55.25'	48.68'	65°01'56"	N57°24'48"W	52.33'

LINE TABLE:

LINE #	DIRECTION	LENGTH
L1	S89°54'45"E	44.94'
L2	S89°29'33"E	40.00'
L3	N89°29'52"E	25.58'



LEGAL DESCRIPTION:

A PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 14 NORTH, RANGE 04 EAST, JONESBORO, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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SURVEYOR'S CERTIFICATION:

I, JASON D. BEARD, CERTIFY THAT THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF "ARKANSAS STANDARDS OF PRACTICE FOR PROPERTY BOUNDARY SURVEYS AND PLATS"; AND THAT THE DESCRIBED TRACT WAS SURVEYED UNDER MY DIRECT SUPERVISION.



RIDGE SURVEYING & CONSULTING, PLLC.
 311 South Church St.,
 Suite H
 Jonesboro, AR 72401
 870-203-9940
 www.ridgesurveying.net

EASEMENT DEPICTION
 CLIENT: CITY OF JONESBORO
 PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 14 NORTH, RANGE 04 EAST, JONESBORO, CRAIGHEAD COUNTY, ARKANSAS



DRAWING INFO	
DRAWN BY: JIN	SCALE: 1" = 40'
DATE: 03/13/2017	JOB NO: 16252-ESMT
REVISIONS	

500-14N-04E-0-21-220-16-1691