

# City of Jonesboro

# 2019R-018272 FILED JONESBORO DISTRICT

JONESBORO DISTRICT

CRAIGHEAD COUNTY, ARKANSAS
CANDACE EDWARDS, CLERK & RECORDER
09/05/2019 02:41:44 PM

FEE: 30.00 PAGES: 4 JAMIE HUNNICUTT

#### **Signature Copy**

Resolution: R-EN-103-2019

File Number: RES-19:100 Enactment Number: R-EN-103-2019

A RESOLUTION TO THE CITY COUNCIL OF JONESBORO, ARKANSAS AUTHORIZING THE OFFER AND ACCEPTANCE TO PURCHASE A PERMANENT CONSTRUCTION EASEMENT FROM DUSTIN RASKA FOR THE PURPOSE OF CONSTRUCTING AND MAINTAINING A CITY SIDEWALK

WHEREAS, the City of Jonesboro, Arkansas desires to purchase the following described easement for the purpose of constructing and maintaining a city sidewalk:

PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 07, TOWNSHIP 14 NORTH, RANGE 04 EAST, JONESBORO, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SECTION 07, TOWNSHIP 14 NORTH, RANGE 04 EAST, JONESBORO, CRAIGHEAD COUNTY, ARKANSAS; THENCE NORTH 00°57'39" EAST, ALONG THE WEST LINE OF SAID SECTION 07, 290.00 FEET; THENCE SOUTH 89°40'39" WEST, LEAVING SAID WEST LINE, 15.00 FEET TO THE POINT OF BEGINNING PROPER; THENCE CONTINUE SOUTH 89°40'39" WEST, 10.00 FEET; THENCE NORTH 00°57'39" EAST, 109.00 FEET; THENCE NORTH 89°40'39" EAST, 10.00 FEET; THENCE SOUTH 00°57'39" WEST, 109.00 FEET, CONTAINING 0.03 ACRES (1,090 SQ. FT.), MORE OR LESS, SUBJECT TO ALL RIGHTS-OF-WAY AND EASEMENTS OF RECORD.

WHEREAS, an Offer has been made and accepted by Dustin Raska to the sell the above described easement for the price of \$1,300.00.

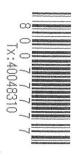
WHEREAS, the attached easement will be executed upon passage of this resolution.

WHEREAS, the funding for this purchase shall come from the Capital Improvement budget.

NOW THEREFORE BE IT RESOLVED BY THE CITY COUNCIL FOR THE CITY OF JONESBORO THAT:

Section 1: The Mayor and City Clerk are hereby authorized to execute the documents necessary to effectuate this transaction.

PASSED AND APPROVED, this 20th day of August, 2019.



File Number: RES-19:100 Enactment Number: R-EN-103-2019

The above space is reserved for Craighead County recording information

### PERMANENT CONSTRUCTION EASEMENT

#### KNOW ALL MEN BY THESE PRESENTS:

That <u>DUSTIN RASKA</u>, 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, towit:

PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 07, TOWNSHIP 14 NORTH, RANGE 04 EAST, JONESBORO, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SECTION 07, TOWNSHIP 14
NORTH, RANGE 04 EAST, JONESBORO, CRAIGHEAD COUNTY, ARKANSAS;
THENCE NORTH 00°57'39" EAST, ALONG THE EAST LINE OF SAID SECTION 07,
290.00 FEET; THENCE SOUTH 89°40'39" WEST, LEAVING SAID EAST LINE, 15.00
FEET TO THE POINT OF BEGINNING PROPER; THENCE CONTINUE SOUTH
89°40'39" WEST, 10.00 FEET; THENCE NORTH 00°57'39" EAST, 109.00 FEET;
THENCE NORTH 89°40'39" EAST, 10.00 FEET; THENCE SOUTH 00°57'39" WEST,
109.00 FEET, CONTAINING 0.03 ACRES (1,090 SQ. FT.), MORE OR LESS, SUBJECT
TO ALL RIGHTS-OF-WAY AND EASEMENTS OF RECORD.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.

IN ACCORDANCE with Public Law 91-646, Uniform Relocation Assistance and Real Property Acquisition Policies Act, the Grantor has the right to receive just compensation for the subject property. Also, the Grantor is entitled to an appraisal of the subject property. The Grantor accepts one thousand three hundred dollars (\$1.300.00) from the City as just compensation for execution of this Permanent Easement and hereby releases the City from the obligation of providing an appraisal.

This easement and right of way is for the purpose of constructing and maintaining a city street with associated amenities including utilities. 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.

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 day of, 2019.
Owner Info BY:
Name Dustin RASKA Name
Signature Signature
*
ACKNOWLEDGMENT
STATE OF ARKANSAS.
COUNTY OF _CRAIGHEAD
On this day before me, the undersigned officer, personally appeared <u>Dustin Raska</u> , to me well known to be the person whose mane is subscribed to the foregoing instrument, and acknowledged that he had executed the same for the purpose therein stated and set forth.
WITHESS my hand and seal this
Notary Public (Signature):  Notary Public (Signature):  OFFICIAL SEAL - #12360155  MICHAEL MORRIS  NOTARY PUBLIC-ARKANSAS  CRAIGHEAD COUNTY
My Commission Expires: 4/20/27 MY COMMISSION EXPIRES: 04-20-27



# City of Jonesboro

300 S. Church Street Jonesboro, AR 72401

### **Signature Copy**

Resolution: R-EN-057-2019

File Number: RES-19:040 Enactment Number: R-EN-057-2019

A RESOLUTION TO THE CITY COUNCIL OF JONESBORO, ARKANSAS AUTHORIZING THE OFFER AND ACCEPTANCE TO PURCHASE ADDITIONAL RIGHT-OF-WAY LOCATED AT 601 N PATRICK STREET (TRACT 4), JONESBORO, ARKANSAS FOR THE PURPOSE OF CONSTRUCTING AND MAINTAINING A CITY SIDEWALK

WHEREAS, the City of Jonesboro, Arkansas desires to purchase the following described right-of-way for the purpose of constructing and maintaining a city sidewalk:

PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 07, TOWNSHIP 14 NORTH, RANGE 04 EAST, JONESBORO, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SECTION 07, TOWNSHIP 14 NORTH, RANGE 04 EAST, JONESBORO, CRAIGHEAD COUNTY, ARKANSAS; THENCE NORTH 00°57'39" EAST, ALONG THE WEST LINE OF SAID SECTION 07, 290.00 FEET; THENCE SOUTH 89°40'39" WEST, LEAVING SAID WEST LINE, 15.00 FEET TO THE POINT OF BEGINNING PROPER; THENCE CONTINUE SOUTH 89°40'39" WEST, 10.00 FEET; THENCE NORTH 00°57'39" EAST, 109.00 FEET; THENCE NORTH 89°40'39" EAST, 10.00 FEET; THENCE SOUTH 00°57'39" WEST, 109.00 FEET, CONTAINING 0.03 ACRES (1,090 SQ. FT.), MORE OR LESS, SUBJECT TO ALL RIGHTS-OF-WAY AND EASEMENTS OF RECORD.

WHEREAS, an Offer has been made and accepted to the sell the above described right-of-way for the price of \$1,300.00.

WHEREAS, the attached Offer and Acceptance will be executed upon passage of this resolution.

WHEREAS, the funding for this purchase shall come from the Capital Improvement budget.

NOW THEREFORE BE IT RESOLVED BY THE CITY COUNCIL FOR THE CITY OF JONESBORO, ARKANSAS THAT:

Section 1: The Mayor and City Clerk are hereby authorized to execute the documents necessary to effectuate this transaction.

PASSED AND APPROVED this 21st day of May, 2019.

File Number: RES-19:040 Enactment Number: R-EN-057-2019

# REAL ESTATE CONTRACT FOR CITY OF JONESBORO OFFER AND ACCEPTANCE

1. **BUYERS:** The Buyers, **CITY OF JONESBORO, A MUNICIPAL CORPORATION** offer to buy, subject to the terms set forth herein, the following

#### 2. PROPERTY DESCRIPTION:

PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 07, TOWNSHIP 14 NORTH, RANGE 04 EAST, JONESBORO, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SECTION 07, TOWNSHIP 14 NORTH, RANGE 04 EAST, JONESBORO, CRAIGHEAD COUNTY, ARKANSAS; THENCE NORTH 00°57'39" EAST, ALONG THE WEST LINE OF SAID SECTION 07, 290.00 FEET; THENCE SOUTH 89°40'39" WEST, LEAVING SAID WEST LINE, 15.00 FEET TO THE POINT OF BEGINNING PROPER; THENCE CONTINUE SOUTH 89°40'39" WEST, 10.00 FEET; THENCE NORTH 00°57'39" EAST, 109.00 FEET; THENCE NORTH 89°40'39" EAST, 10.00 FEET; THENCE SOUTH 00°57'39" WEST, 109.00 FEET, CONTAINING 0.03 ACRES (1,090 SQ. FT.), MORE OR LESS, SUBJECT TO ALL RIGHTS-OF-WAY AND EASEMENTS OF RECORD.

- 3. **PURCHASE PRICE:** The Buyers will pay as total purchase price for said property, the sum of one thousand three hundred dollars (\$1,300.00).
- 4. **CONVEYANCE:** Conveyance shall be made to Buyers or as directed by Buyers, by Dedication Deed, except it shall be subject to recorded restrictions and easements, if any, which do not materially affect the value of the property. Unless expressly reserved herein, such conveyance shall include mineral rights owned by Seller.
- 5. **PRO-RATIONS:** Taxes and special assessments, and allowable expenses due on or before closing shall be paid at closing from the proceeds of the sale.
- 6. **CLOSING:** The closing date will be immediate upon receipt of purchase price.
- 7. POSSESSION: Possession shall be delivered to Buyers: Upon Buyers Closing

THIS IS A LEGALLY BINDING CONTRACT WHEN SIGNED BY BOTH BUYER AND SELLER.

BUYER SELLER

Name: Dustin F	oske
Date: 4/5/19	
Name:	
Date:	

1



(Print Name)

# ARKANSAS DEPARTMENT OF FINANCE AND ADMINISTRATION Arkansas Real Property Tax Affidavit of Compliance Form

Grantee (Purchaser) Name City of Jonesboro Grantee (Purchaser) Address 300 S. Church Street City Jonesboro Date of real property transfer (as reflected Name of the county where the property is I		Zip Code 72401	Grantor (Seller) Name  Dustin Raska  Grantor (Seller) Address  601 N. Patrick Street  City  Jonesboro	State AR	Zip Code
Grantee (Purchaser) Address 300 S. Church Street City  Jonesboro  Date of real property transfer (as reflected  Name of the county where the property is I	AR on the transfe	72401	Grantor (Seller) Address 601 N. Patrick Street City		Zip Code
300 S. Church Street  City  Jonesboro  Date of real property transfer (as reflected  Name of the county where the property is I	AR on the transfe	72401	601 N. Patrick Street		Zip Code
City  Jonesboro  Date of real property transfer (as reflected  Name of the county where the property is I	AR on the transfe	72401	City		Zip Code
Date of real property transfer (as reflected  Name of the county where the property is I	on the transfe		Jonesboro	A D	· ·
Date of real property transfer (as reflected  Name of the county where the property is I	on the transfe			AK	72401
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	nsaction: <u>\$1,</u>	300.00			
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No tax is due: Family or Gift or Cons	ideration of \$	100 or less			
No tax is due: Exemption (check one					
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(Date)

(Signature of Requestor)