

PETITION

To: Honorable Harold Copenhaver, Mayor, and Members of the City Council of the City of Jonesboro, Arkansas

AN ORDINANCE VACATING A UTILITY EASEMENT LOCATED IN:

A PART OF LOT 2 OF STATON MINOR PLAT DOC. NO. 2020R-000173, JONESBORO, CRAIGHEAD COUNTY, ARKANSAS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, SECTION 25, TOWNSHIP 14 NORTH, RANGE 3 EAST, SAID CORNER ALSO BEING THE SOUTHWEST CORNER OF SAID LOT 2 OF STATON MINOR PLAT, RUN N89°00'36"E ALONG SOUTH LINE OF SAID LOT 2 A DISTANCE OF 5.00 FT. TO A POINT, SAID POINT BEING THE POINT OF BEGINNING; THENCE LEAVING SAID SOUTH LOT LINE, RUN N00°21'38"E A DISTANCE OF 7.5 FT. TO A POINT; THENCE N89°00'36"E A DISTANCE OF 107.05 FT. TO A POINT; THENCE S23°48'34"W A DISTANCE OF 8.26 FT. TO A POINT ON AFORESAID SOUTH LINE OF LOT 2; THENCE S89°00'36"W ALONG SAID SOUTH LOT LINE A DISTANCE OF 103.76 FT. TO THE POINT OF BEGINNING, SAID EASEMENT ABANDONMENT RUNS OVER AND ACROSS PARCEL NO. 01-143251-01020.

We, the undersigned, being the owner(s) of property adjoining the following described property:

A PART OF LOT 2 OF STATON MINOR PLAT DOC. NO. 2020R-000173, JONESBORO, CRAIGHEAD COUNTY, ARKANSAS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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Herewith file and present this petition to the City Council of the City of Jonesboro, Arkansas to have the easement described above closed and abandoned.

Dated this 10 day of May, 2021.

PROPERTY OWNER, NAME AND ADDRESS

C3, LLC.
2700 Ridgpointe Dr
Jonesboro, AR 72404

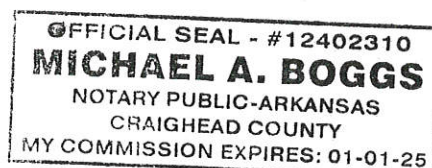
[Signature]
Signature

05/10/2021
Date

Subscribed and sworn to before me this 10 day of May, 2021.

[Signature]
Notary

Expiration Date: 01-01-2025



RESOLUTION NO. _____

WHEREAS, **C3, LLC**, has filed a petition with the City Clerk of the City of Jonesboro, Arkansas, requesting that the City vacate a utility easement in:

A PART OF LOT 2 OF STATON MINOR PLAT DOC. NO. 2020R-000173, JONESBORO, CRAIGHEAD COUNTY, ARKANSAS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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WHEREAS, the petition has been presented to the City of Jonesboro, Arkansas; and

WHEREAS, Arkansas law requires notice of such public hearing.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Jonesboro, Arkansas, that the City Clerk is directed to publish a notice advising the public of such request to vacate a utility easement, and that this matter will be heard before the City Council on _____, at _____ o'clock, p.m. at the Municipal Building, Jonesboro, Arkansas.

Dated this _____ day of _____, 2021.

Harold Copenhaver, Mayor

Attest:

April Leggett, City Clerk

ORDINANCE NO. _____

AN ORDINANCE VACATING A UTILITY EASEMENT LOCATED IN:

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WHEREAS, the City Council at its regular meeting on _____, pursuant to Ark. Stats. Section 14-301-302 through 14-301-304 heard the request of **C3, LLC** to vacate a utility easement; and

WHEREAS, the City Council held a public hearing and heard all persons desiring to be heard in connection with this matter; and

WHEREAS, the respective utilities have consented to said abandonment; and

WHEREAS, the abandonment of said portion of a utility easement will not adversely affect the City of Jonesboro, and would be in the best interest of all parties concerned.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Jonesboro, Arkansas, that;

SECTION 1: The City of Jonesboro, Arkansas hereby vacates and abandons all of its rights together with the right of the public generally, in and to the utility easement described above.

SECTION 2: A copy of this Ordinance duly certified by the City Clerk shall be filed in the office of the Recorder of Craighead County of Jonesboro, Arkansas, and recorded in the Deed Records of Craighead County, Arkansas.

SECTION 3. The vacating and abandonment by the City of its rights and the rights of the public generally in the above described utility easement are in the public interest and will promote the public peace and welfare.

PASSED AND ADOPTED THIS _____ DAY OF _____, 2021.

Harold Copenhaver, Mayor

April Leggett, City Clerk

UTILITY APPROVAL FORM FOR RIGHT-OF-WAY, ALLEY
AND UTILITY EASEMENT VACATIONS

DATE: 05/04/2021

UTILITY COMPANY: Southwestern Bell Telephone d.b.a. AT&T Arkansas

REQUESTED VACATION:

Utility Easement

I have been notified of the petition for Easement Abandonment within the following right-of-way, where Southwestern Bell Telephone d/b/a. AT&T Arkansas has a copper cable on the electric poles in the utility easement.

Described as follows:

LEGAL DESCRIPTION: (EASEMENT ABANDONMENT)

A PART OF LOT 2 OF STATON MINOR PLAT DOC. NO. 2020R-000173, JONESBORO, CRAIGHEAD COUNTY, ARKANSAS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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UTILITY COMPANY COMMENTS:

No objections to the vacation described above as long, as the cable can be transferred in whole with no extra work involved for just a simple transfer. If cable will be too short, or not enough slack to pull over to the new poles AT&T will not burden the cost for that to be moved. This will need to be in agreement with C3 L.L.C. 2700 Ridge Pointe Dr. Jonesboro, AR 72404.

Signature of AT&T Company Representative:

Todd R. Gregory

Todd R. Gregory - Mgr. Engr. (ROW)

Signature of C3 LLC Representative:



Michael Boggs

From: Renee Eubanks <renee@horizonlandsurveying.com>
Sent: Thursday, May 13, 2021 8:52 AM
To: Michael Boggs
Subject: FW: Proposed 7.5' Utility Easement Abandonment
Attachments: H21-049 Staton easement abandonment.pdf; Abandonment Easement 2311 Wood st.doc

Renee Eubanks
Cad Operator

Horizon Land Surveying, LLC
2918 Wood Street
Jonesboro, AR 72404
Phone: (870) 243-0092
Cell: (870) 972-6220
Web: horizonlandsurveying.com
Email: renee@horizonlandsurveying.com



From: Alice Martin <Alice.Martin@RitterCommunications.com>
Sent: Monday, April 12, 2021 7:12 AM
To: Renee Eubanks <renee@horizonlandsurveying.com>
Subject: FW: Proposed 7.5' Utility Easement Abandonment

Please see the attached form for the requested document.

Alice Martin
Engineering Supervisor
Ritter Communications Inc
2109 Fowler Ave
Jonesboro, AR 72401
O: 870-336-3476
M: 870-243-5681
alice.martin@rittercommunications.com

Ritter Communications Inc
2400 Ritter Dr
Jonesboro, AR 72401

UTILITY RELEASE FORM

I have been notified of the petition to vacate the following described as follows:

A PART OF LOT 2 OF STATON MINOR PLAT DOC .NO .2020R-00017 J3O,NESBOR
OC,RAIGHEAD
COUNTY, ARKANSAS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
FROM THE NORTHWE SCTORNE ROF THE SOUTHWES QTUARTE ROF THE
NORTHEAS QTUARTER,
SECTION 25, TOWNSH I1P4 NORTH R, ANG E3 EAST ,SAID CORNE RALSO BEING
THE SOUTHWEST
CORNE ROF SAID LOT 2 OF STATON MINOR PLAT ,RUN N89°00'36 "AELONG
SOUTH LINE OF SAID
LOT 2 A DISTANC EOF 5.00 FT. TO A POINT ,SAID POINT BEING THE POINT OF
BEGINNING;
THENC ELEAVIN GSAID SOUTH LOT LINE ,RUN N00°21'38 "AE DISTANC EOF 7.5 FT.
TO A POINT;
THENC EN89°00'36 " AE DISTANC OEF 107.05 FT. TO A POINT T; HENC ES23°48'34"
WA DISTANCE
OF 8.26 FT. TO A POINT ON AFORESAI SDOUTH LINE OF LOT 2; THENC ES89°00'36"
WALONG SAID
SOUTH LOT LINE A DISTANC EOF 103.7 6FT. TO THE POINT OF BEGINNIN GS,AID
EASEMENT
ABANDONMENT RUNS OVER AND ACROSS PARCEL NO. 01-

UTILITY COMPANY COMMENTS:

- ☒ No objections to the vacation(s) described above.
- ☐ No objections to the vacation(s) described above, provided the following described easements are retained.
- ☐ Objects to the vacation(s) described above, reason described below:

Alice Martin Engineering Supervisor
Ritter Communications Inc
alice.martin@rittercommunications.com
870-243-5681 Cell

Michael Boggs

From: Renee Eubanks <renee@horizonlandsurveying.com>
Sent: Thursday, May 13, 2021 8:51 AM
To: Michael Boggs
Subject: FW: 2311 Wood St. Utility Easement Abandonment
Attachments: 2311 Wood St Utility Easement Abandonment.pdf

Renee Eubanks
Cad Operator

Horizon Land Surveying, LLC
2918 Wood Street
Jonesboro, AR 72404
Phone: (870) 243-0092
Cell: (870) 972-6220
Web: horizonlandsurveying.com
Email: renee@horizonlandsurveying.com



From: Hope, James W <james.hope@centerpointenergy.com>
Sent: Tuesday, April 20, 2021 1:43 PM
To: Renee Eubanks <renee@horizonlandsurveying.com>
Cc: Grubb, Grace C <grace.grubb@centerpointenergy.com>; Tillie, Wayne <wayne.tillie@centerpointenergy.com>
Subject: 2311 Wood St. Utility Easement Abandonment

Renee,

Please see the attached Utility Easement Abandonment for 2311 Wood St.

If you have any questions, please let me know.

Thank you,



James W. Hope
Associate Engineer | AR/OK Region
501.377.4751 w. | 501.553.7732 c.
CenterPointEnergy.com



UTILITY RELEASE FORM

General Utility Easement, Public Access Easement, Alley, Street, R.O.W.

Utility Company: CenterPoint Energy Date: 04/20/2021

Requested Abandonment: Abandon the 7.5' utility easement shown in Exhibit A

Legal Description:

A PART OF LOT 2 OF STATON MINOR PLAT DOC. NO. 2020R-00017, JONESBORO, CRAIGHEAD COUNTY, ARKANSAS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
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UTILITY COMPANY COMMENTS:

☒ No objections to the abandonment(s) described above and illustrated in Exhibit A.

☐ No objections to the abandonment (s) described above, provided the following easements are retained (Exhibit A).

☐ Objects to the abandonment(s) described above, reason described below.

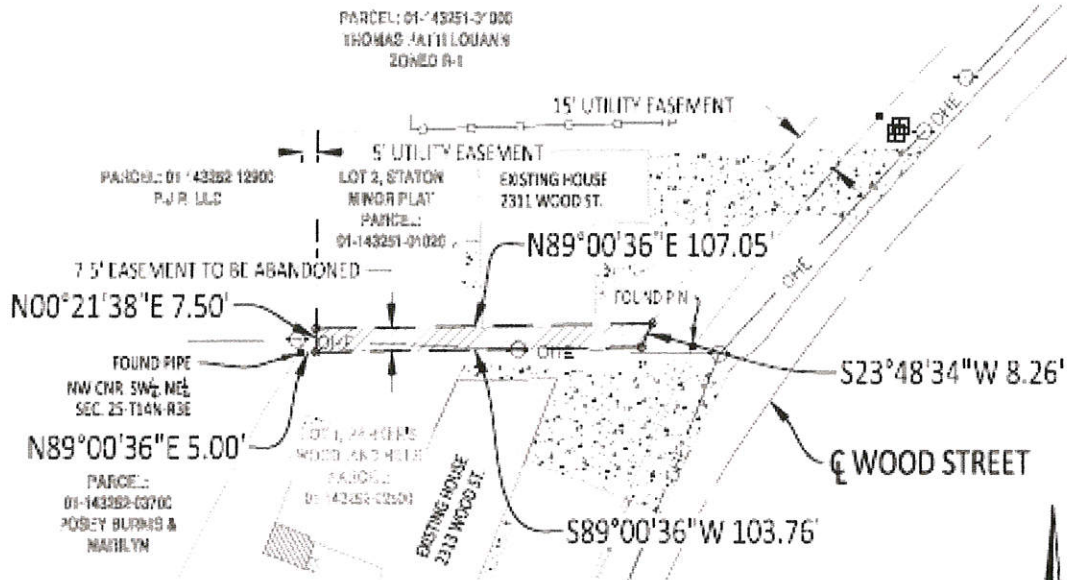
Described
reasons for
objection or
easements to be
retained.

Signature of Utility Company Representative

Associate Engineer

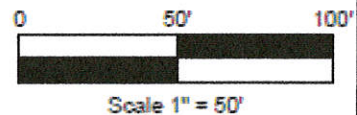
Title

Exhibit A



LEGAL DESCRIPTION: (EASEMENT ABANDONMENT)

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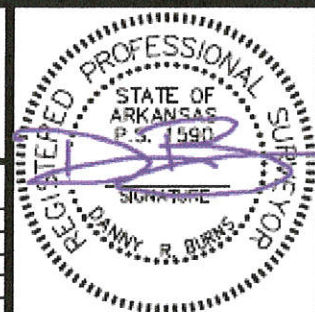


Horizon
 LAND SURVEYING, LLC

2918 WOOD STREET
 JONESBORO, AR 72404
 PH: 1-870-243-0092
 WWW.HORIZONLANDSURVEYING.COM

7.5 FT. UTILITY EASEMENT ABANDONMENT

DRAWING INFO		REVISIONS		
DRAWN BY	BRE	DATE	BY	DESCRIPTION
DATE	04/09/2021			
SCALE	1"=50'			
JOB NO	487-349			
PLAT SIZE				



OFFICIAL RECEIPT

Receipt Date 05/11/2021 10:11 AM

Receipt Print Date 05/11/2021

Receipt # 00204904

Batch # 00011.05.2021

CITY OF JONESBORO

300 S. Church St. Ste 106

PO Box 1845

JONESBORO, AR 72403-1845

870-932-3042

For Permit Inspections call 870-933-4602

Account/License/Permit/Category:

CR 611.65

Detail:

01-000-0150-00

Proof of Publi

cation-Wood St

Utility Easem

ent Abandonmen

t 611.65

Total 611.65

Payment Information:

Check 1361 611.65

Change 0.00

Tralan Engineering Inc

Customer #: 000000

,

Cashier: arscott

Station: COLLECTIONWINDO

ORDINANCE NO. _____

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WHEREAS, the City Council at its regular meeting on _____, pursuant to Ark. Stats. Section 14-301-302 through 14-301-304 heard the request of **C3, LLC** to vacate a utility easement; and

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PASSED AND ADOPTED THIS _____ DAY OF _____, 2021.

Harold Copenhaver, Mayor

April Leggett, City Clerk

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Harold Copenhaver, Mayor

Attest:

April Leggett, City Clerk

PETITION

To: Honorable Harold Copenhaver, Mayor, and Members of the City Council of the City of Jonesboro, Arkansas

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We, the undersigned, being the owner(s) of property adjoining the following described property:

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Herewith file and present this petition to the City Council of the City of Jonesboro, Arkansas to have the easement described above closed and abandoned.

Dated this _____ day of _____, 20____.

PROPERTY OWNER, NAME AND ADDRESS

C3, LLC.
2700 Ridgpointe Dr
Jonesboro, AR 72404

Signature

Date

Subscribed and sworn to before me this _____ day of _____, 20____.

Notary

Expiration Date: _____

AGREEMENT

THIS AGREEMENT made and entered into on May 11th, 2021, between **CITY WATER & LIGHT PLANT OF THE CITY OF JONESBORO, ARKANSAS ("CWL")** and **C3, LLC**, an Arkansas limited liability company ("Owner").

WHEREAS, Owner is the owner of certain real estate located at 2311 Wood Street, Jonesboro, Arkansas which is more particularly described in **Exhibit A** attached hereto and incorporated herein by reference (the "**Owner's Property**");

WHEREAS, the Owner's Property is subject to a "7.5" utility easement reflected on **Exhibit B ("7.5' Utility Easement")**;

WHEREAS, Owner constructed a house and related improvements which encroach on the 7.5' Utility Easement (the "**Encroachment**");

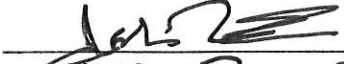
WHEREAS, Owner and CWL entered into an Encroachment Agreement dated May 22, 2020 which was recorded July 30, 2020 as Instrument # 2020R-017028 (the "**Encroachment Agreement**") which granted Owner the right maintain the Encroachment on the 7.5' Utility Easement in accordance with the Encroachment Agreement; and

WHEREAS, Owner has now requested CWL relinquish its interest in the 7.5' Utility Easement in consideration for Owner granting CWL a new utility easement in the form attached hereto as Exhibit C and depicted on Exhibit D ("**New Utility Easement**").

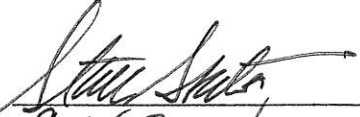
THEREFORE, IN CONSIDERATION OF THE PREMISES AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT AND SUFFICIENCY OF WHICH ARE HEREBY ACKNOWLEDGED, CWL AND OWNER AGREE AS FOLLOWS:

1. RELINQUISHMENT OF 7.5' UTILITY EASEMENT. In consideration of the grant of the New Utility Easement, CWL hereby releases, disclaims and quitclaims to Owner any and all interest CWL may now have in the 7.5' Utility Easement.
2. GRANT OF 10' EASEMENT. In consideration of CWL's relinquishment, disclaimer and quitclaim of the 7.5' Utility Easement to Owner, Owner shall execute and deliver the New Utility Easement to CWL.
3. SUCCESSOR, HEIRS AND ASSIGNS. This Agreement shall inure to the benefit of and bind the respective parties hereto and their successors and assigns.
4. RUNNING OF BENEFITS AND BURDENS. This Agreement and the terms, restrictions and limitations contained herein shall run with the land and shall be binding upon and inure to the benefit of CWL and the Owner, any person (s) or entities acquiring, holding, or owning an interest in or to the Owner's Property or the New Utility Easement, and their heirs, successors and assigns.
5. GOVERNING LAW. This Agreement shall be interpreted, construed and enforced pursuant to and in accordance with the laws of Arkansas.
6. ENTIRE AGREEMENT. This Agreement constitutes the entire agreement of the parties, as a complete and final integration thereof. All understandings and agreements heretofore had between the parties are merged into this Agreement, which alone fully and completely expresses their understandings.
7. RECORDATION. This Agreement shall be recorded at Owner's expense in the real estate records of Craighead County, Arkansas, Jonesboro District.

**CITY WATER & LIGHT PLANT OF THE
CITY OF JONESBORO, ARKANSAS**

By: 
Name: JAKE RICE III
Title: GENERAL MANAGER

C3, LLC

By: 
Name: STAN STARON
Title: OWNER

ACKNOWLEDGMENT

STATE OF ARKANSAS

COUNTY OF Craighead

On this day before me, the undersigned, a Notary Public, within and for the County and State aforesaid, duly qualified, commissioned and acting, personally appeared Take Rice III to me well known, and who subscribed to the foregoing instrument and stated and acknowledged that he/she was the Authorized Representative of **City Water & Light Plant of the City of Jonesboro, Arkansas**, and that he/she as such Authorized Representative, being authorized so to do, had signed, executed, and delivered the foregoing instrument for the consideration, uses, and purposes therein contained, by signing himself/herself as such Authorized Representative and executing on behalf of the company as such Authorized Representative.

WITNESS my hand and seal on this 11 day of May, 2021.

Michael Timms
Notary Public

My Commission Expires:

April 01, 2029



ACKNOWLEDGMENT

STATE OF Arkansas
COUNTY OF Craighead

On this day before me, the undersigned, a Notary Public, within and for the County and State aforesaid, duly qualified, commissioned and acting, personally appeared Ston Stator, to me well known, and who subscribed to the foregoing instrument and stated and acknowledged that he/she was the member of C3, LLC, a _____ limited liability company, and that he/she as such member, being authorized so to do, had signed, executed, and delivered the foregoing instrument for the consideration, uses, and purposes therein contained, by signing himself/herself as such member and executing on behalf of the company as such member.

WITNESS my hand and seal on this 7 day of May, 2021.

Michael A. Boggs
Notary Public

My Commission Expires:

01-01-2025



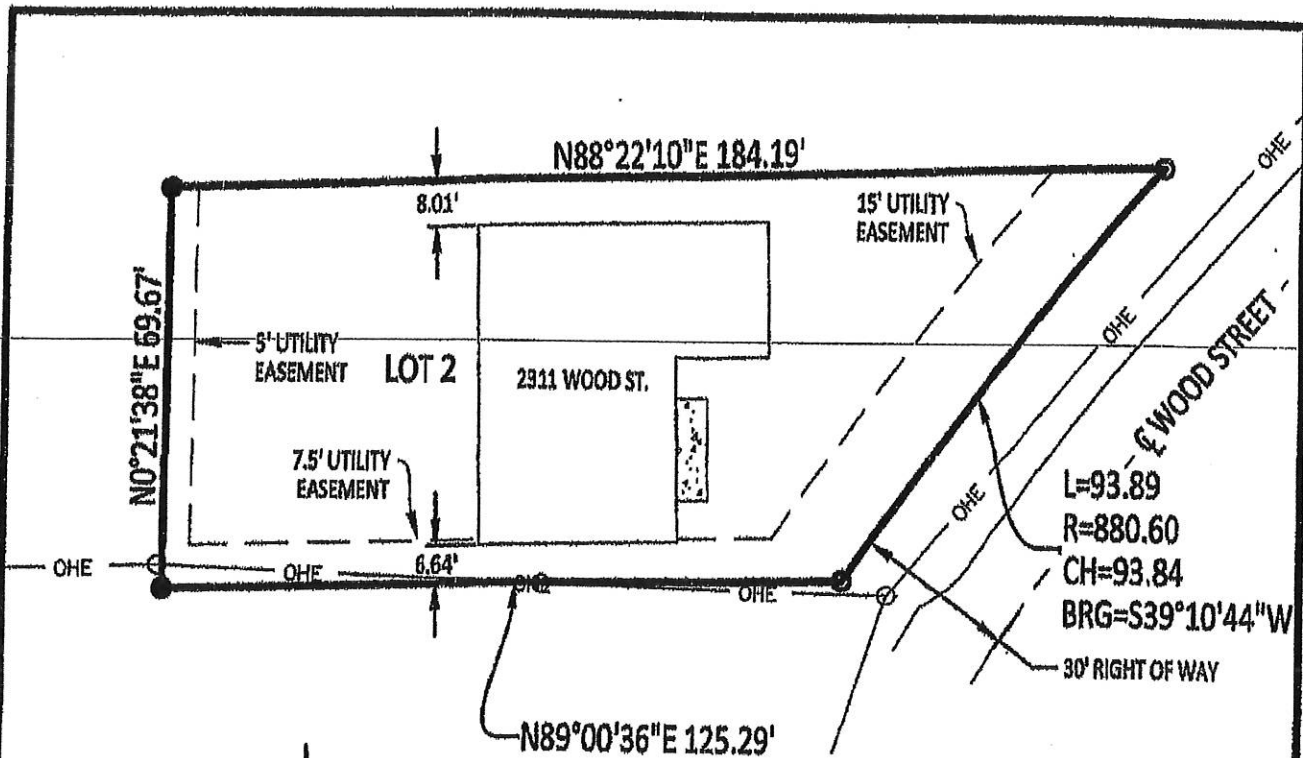
EXHIBIT A

Legal Description of Owner's Property

Lot 2 of "Staton Minor Plat" as recorded in Craighead County, Arkansas as Document Number (2020R-000173).

EXHIBIT B

7.5' Utility Easement



Scale 1" = 30'

SURVEYORS NOTES

- 1) DATE OF SURVEY: 05/14/2020
- 2) HOUSE EAVES NOT CONSTRUCTED DATE FIELD WORK WAS COMPLETED.
- 3) DIMENSIONS SHOWN ARE TO THE EXISTING CONSTRUCTED WALL FRAMING.
- 4) OWNER: CB, LLC



Horizon
LAND SURVEYING, LLC

2918 WOOD STREET
JONESBORO, AR 72404
PH: 1-870-243-0092
WWW.HORIZONLANDSURVEYING.COM

EXHIBIT "B" LOT 2 STATON MINOR PLAT

DRAWING INFO		REVISIONS		
DRAWN BY:	DRB	DATE	BY	DESCRIPTION
DATE:	05/22/2020			
SCALE:	1" = 30'			
JOB NO:	H19-095			
PLAT CODE:				

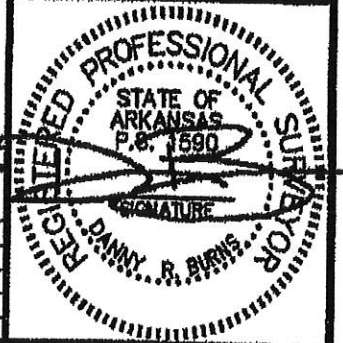


EXHIBIT C

Form of New Utility Easement

UTILITY EASEMENT

KNOW ALL MEN BY THESE PRESENTS: For a consideration deemed and here stated to be of value, the receipt of which is acknowledged by Grantors, the undersigned Grantors who hereby covenant that they will defend the Grantees rights hereunder against all claims or objections, do hereby Grant, Sell and Convey unto the City Water and Light Plant of Jonesboro, Arkansas, and its successors and assigns, an easement and right of entry over and across the following described land, to wit:

A PART OF LOT 2 OF STATON MINOR PLAT DOC. NO. 2020R-000173, JONESBORO, CRAIGHEAD COUNTY, ARKANSAS AND A PART OF LOT 1 OF PARKER'S WOODLAND HILLS SUBDIVISION IN PLAT BOOK 155, PAGE 365, JONESBORO, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, SECTION 25, TOWNSHIP 14 NORTH, RANGE 3 EAST, SAID CORNER ALSO BEING THE SOUTHWEST CORNER OF SAID LOT 2 OF STATON MINOR PLAT, RUN N00°21'38"E A DISTANCE OF 3.48 FT. TO A POINT; THENCE N89°00'36"E A DISTANCE OF 127.85 FT. TO A POINT ON A CURVE; THENCE RUN ALONG A CURVE TO THE LEFT, SAID CURVE HAVING AN ARC OF 4.37 FT., A RADIUS OF 880.63 FT., A CHORD OF 4.37 FT. AND A CHORD BEARING OF S36°16'01"W TO A POINT; THENCE S23°48'34"W A DISTANCE OF 7.18 FT. TO A POINT; THENCE N89°00'36"E A DISTANCE OF 126.49 FT. TO A POINT; THENCE N31°54'30"E A DISTANCE OF 6.69 FT. TO A POINT, SAID POINT BEING THE POINT OF BEGINNING,
SAID EASEMENT RUNS OVER AND ACROSS PARCEL NO. 01-143252-02500 AND 01-143251-01020.

This easement is for the purpose of permitting the construction, erection, replacement, relocation, substitution, repair, preservation, or abandonment of a line or lines for the transmission or distribution of electricity or for communication, together with all wires, poles, transformers, guys, supports and appurtenances and together with all wires, pad mounted transformers, pad mounted equipment and appurtenances and to convey a right of ingress and egress for the purpose aforesaid.

This easement and covenant shall run with the ownership of the land described and shall bind not only the parties hereto, but their heirs, successors, and assigns.

And, we the Grantors, **C3, LLC**, for a consideration deemed and here stated to be of value, do hereby release and relinquish unto the Grantee, all our rights of dower, curtesy and homestead in and to said lands.

Each person who executes this Easement Agreement on behalf of a corporation, partnership, limited liability company, joint venture, unincorporated association, or any other entity represents and warrants to the other party to this Easement Agreement that he has the authority of the partner(s) (general and limited) or shareholder(s) or member(s) of said entity to do so, and agrees to indemnify and hold harmless the other party to this Easement Agreement from any claim that such authority did not exist.

It is mutually agreed and understood that this agreement, as written, covers all the agreements and stipulations between GRANTOR and GRANTEE, and no representations or statement, oral or written, have been made modifying, adding to, or changing the terms hereof.

I IN WITNESS WHEREOF, the Grantor has hereunto set its hand this 7 day of May, 20 21, by its duly authorized Member.

By: 
Stan Staton, Member

C3, LLC
CORPORATE NAME

STATE OF ARKANSAS)
)
COUNTY OF CRAIGHEAD)

ACKNOWLEDGEMENT

BE IT REMEMBERED, That on this day, before me, a Notary Public, within and for the county aforesaid, duly commissioned, qualified and acting within and for said county and state, appeared in person the within named Stan Staton, to me personally well known, who stated that he is an Authorized Member of C3, LLC, a limited liability company, and was duly authorized in his respective capacity to execute the foregoing instrument for and in the name and behalf of said corporation, and further stated and acknowledged that he had signed, executed and delivered said foregoing instrument for the consideration, uses and purposes therein mentioned and set forth.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal this 7 day of May, 20 24.

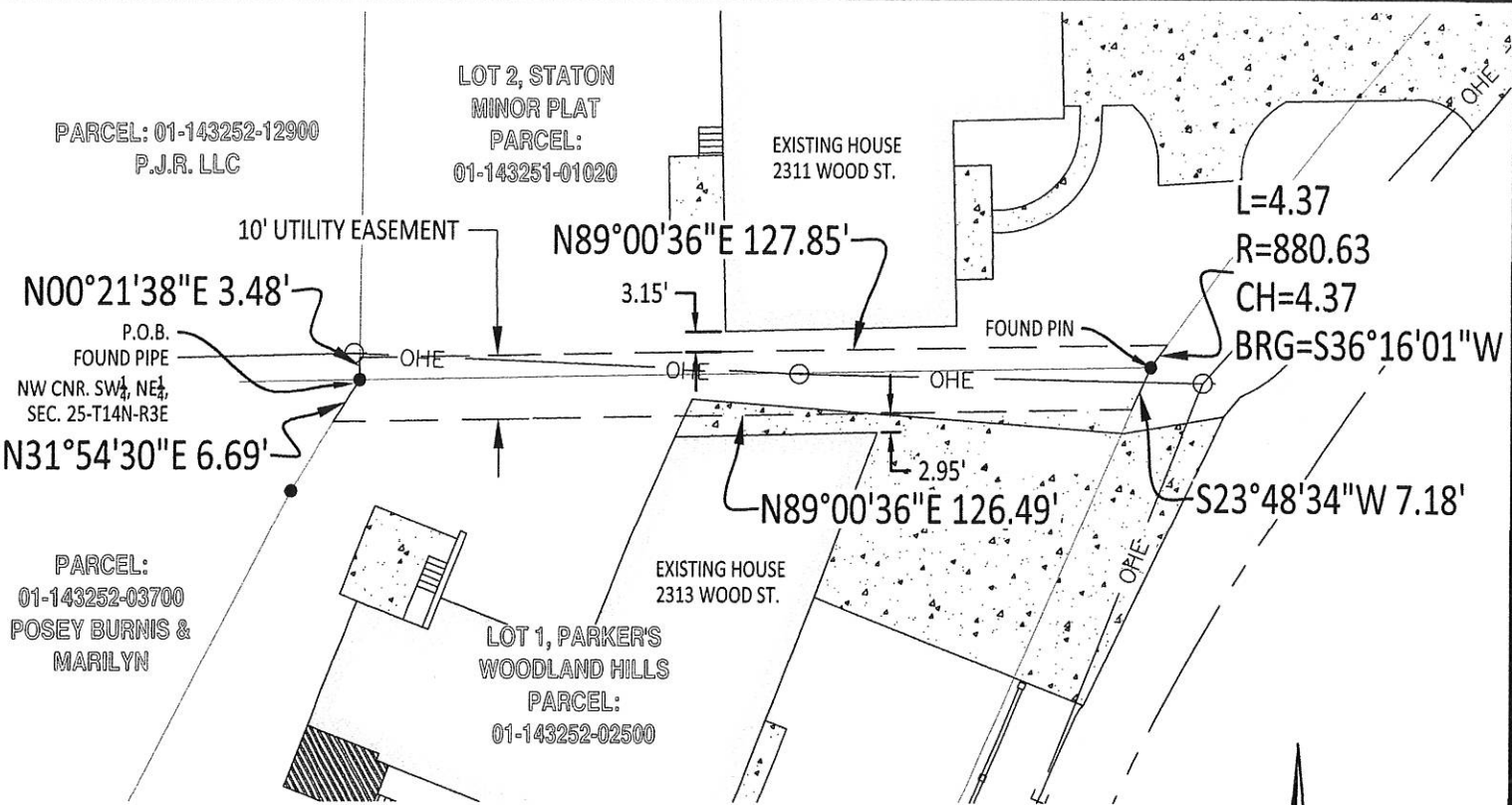

NOTARY PUBLIC

My Commission Expires:
01-01-2025



EXHIBIT D

Plat of New Easement



LEGAL DESCRIPTION: (10' UTILITY EASEMENT)

A PART OF LOT 2 OF STATON MINOR PLAT DOC. NO. 2020R-000173, JONESBORO, CRAIGHEAD COUNTY, ARKANSAS AND A PART OF LOT 1 OF PARKER'S WOODLAND HILLS SUBDIVISION IN PLAT BOOK 155, PAGE 365, JONESBORO, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, SECTION 25, TOWNSHIP 14 NORTH, RANGE 3 EAST, SAID CORNER ALSO BEING THE SOUTHWEST CORNER OF SAID LOT 2 OF STATON MINOR PLAT, RUN N00°21'38"E A DISTANCE OF 3.48 FT. TO A POINT; THENCE N89°00'36"E A DISTANCE OF 127.85 FT. TO A POINT ON A CURVE; THENCE RUN ALONG A CURVE TO THE LEFT, SAID CURVE HAVING AN ARC OF 4.37 FT., A RADIUS OF 880.63 FT., A CHORD OF 4.37 FT. AND A CHORD BEARING OF S36°16'01"W TO A POINT; THENCE S23°48'34"W A DISTANCE OF 7.18 FT. TO A POINT; THENCE N89°00'36"E A DISTANCE OF 126.49 FT. TO A POINT; THENCE N31°54'30"E A DISTANCE OF 6.69 FT. TO A POINT, SAID POINT BEING THE POINT OF BEGINNING, SAID EASEMENT RUNS OVER AND ACROSS PARCEL NO.'S 01-143252-02500 AND 01-143251-01020.



Scale 1" = 30'



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JONESBORO, AR 72404
PH: 1-870-243-0092
WWW.HORIZONLANDSURVEYING.COM

10 FT. UTILITY EASEMENT

DRAWING INFO		REVISIONS		
DRAWN BY:	BRE	DATE	BY	DESCRIPTION
DATE:	04/09/2021			
SCALE:	1"=30'			
JOB NO:	H21-049			
PLAT CODE:				

