

Job No. 100657  
Tract No. 85

**P E R M A N E N T   E A S E M E N T**

**KNOW ALL MEN BY THESE PRESENTS:**

That we, \_\_\_\_\_, **City of Jonesboro**, for and in consideration of the sum of **Seven Hundred Seventy Five Dollars (\$775.00)**, and other good and valuable consideration, cash in hand paid by the **Arkansas State Highway Commission**, the receipt and sufficiency of which is hereby acknowledged do hereby grant, bargain, sell, deliver, convey and warrant to the said **Arkansas State Highway Commission**, **Grantee**, and unto its successors and assigns forever an exclusive and permanent right of way and easement for highway purposes on Job No. 100657, across, through and over the following described lands, to-wit:

**LEGAL DESCRIPTION**

Part of the Southwest Quarter of the Southwest Quarter of Section 25, Township 14 North, Range 4 East, Craighead County, Arkansas more particularly described as follows:

Commencing at a railroad spike being used as the Section Corner of Sections 25, 26, 35, 36; thence North 89°22'54" East along the South line of the Southwest Quarter of the Southwest Quarter of Section 25 a distance of 22.51 feet to a point on the Easterly right of way line of Arkansas State Highway 18 Spur as established by AHTD Job R00041; thence North 00°20'24" East along said right of way line a distance of 62.64 feet to a point on the Northerly right of way line of C.W. Post Road as established by AHTD Job R00041; thence South 55°43'47" East along said right of way line a distance of 21.63 feet to a point on the Easterly right of way line of Arkansas State Highway 18 Spur as established by warranty deed recorded in Deed Book 779, Pages 579-585; thence North 00°51'49" East along said right of way line a distance of 1,212.56 feet to the POINT OF

BEGINNING; thence continue North 00°51'49" East along said right of way line a distance of 49.90 feet to a point on the North line of the Southwest Quarter of the Southwest Quarter of Section 25; thence North 89°31'36" East along said North line a distance of 30.51 feet to a point on the Easterly right of way line of Arkansas State Highway 18 Spur as established by ARDOT Job 100657; thence South 03°29'32" West along said right of way line a distance of 49.94 feet to a point on the Southerly right of way line of a Railroad Spur as established by Dedication Deed recorded in Deed Book 359, Page 365; thence South 89°23'09" West along said right of way line a distance of 28.23 feet to the point of beginning and containing 0.03 acres more or less as shown on plans prepared by the ARDOT referenced as Job 100657.

ED 3-11-20  
Revised JM 08-12-2020  
JT Rev. 7-13-2021

- Uncontrolled Access
- Partially Controlled Access – Access break from Station 134+62.68 Right to Station 135+12.57 Right  
Station \_\_\_\_\_ to Station \_\_\_\_\_
- Fully Controlled Access
- Fully Controlled Access with a frontage road
- Maintenance Agreement

Together with all of the rights, easements and privileges in or to said lands which may be required for the full use and enjoyment of the rights herein granted, said highway purposes being the construction of a road by the Arkansas State Highway & Transportation Department in connection with Job 100657, the maintenance of same to be the responsibility of Arkansas State Highway & Transportation Department.

TO HAVE AND TO HOLD the same unto the said Grantee and to its successors and assigns forever.

And Grantors hereby covenant with the said Grantee that Grantors will forever warrant and defend the title to said lands over and across which said permanent easement is granted against all claims whatsoever.

IN WITNESS our hands on this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_

**A C K N O W L E D G M E N T**

STATE OF  
COUNTY OF

BE IT REMEMBERED, that on this day before the undersigned, a Notary Public, within and for the County and State aforesaid, duly commissioned and acting, appeared in person \_\_\_\_\_ to me well known as the Grantors of the foregoing instrument, and stated that they had executed the same for the consideration and purposes therein mentioned and set forth.

IN WITNESS my hand and seal as such Notary Public on this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
, Notary Public

My Commission Expires: \_\_\_\_\_