

Return document for recording to:
CITY OF JONESBORO
300 South Church Street
JONESBORO, AR 72401

The above space is reserved for Craighead County recording information.

PERMANENT DRAINAGE EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

For good and valuable consideration acknowledged being of value by the Grantors, receipt of which is hereby acknowledged, the undersigned GRANTORS: BRIDGE DISTRICT INVESTMENTS LLC, do hereby grant, convey and release unto City of Jonesboro, Jonesboro, Arkansas and unto its successors and assigns, an easement and right of entry in, over and across the following described land situated in the City of Jonesboro, County of Craighead, State of Arkansas, to-wit:

LEGAL DESCRIPTION:

PART OF LOTS 1, 2, 3 & 4 OF BROOKFIELD'S FIRST ADDITION AND PART OF LOT 19 OF MATTHEWS ADDITION TO THE CITY OF JONESBORO, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 4 OF BROOKFIELD'S FIRST ADDITION TO THE CITY OF JONESBORO, CRAIGHEAD COUNTY, ARKANSAS; THENCE NORTH 89°26'41" EAST, 26.63 FEET TO THE POINT OF BEGINNING PROPER; THENCE CONTINUE NORTH 89°26'41" EAST, 15.00 FEET; THENCE SOUTH 00°37'37" WEST, 103.85 FEET; THENCE NORTH 88°28'35" EAST, 103.59 FEET; THENCE SOUTH 01°31'25" EAST, 15.00 FEET; THENCE SOUTH 88°28'35" WEST, 111.93 FEET; THENCE NORTH 89°17'56" WEST, 7.23 FEET; THENCE NORTH 00°37'37" EAST, 118.83 FEET TO THE POINT OF BEGINNING PROPER, CONTAINING 3,342 SQ. FT., MORE OR LESS, SUBJECT TO ALL RIGHTS-OF WAY AND EASEMENTS OF RECORD.

This easement is for the purpose of drainage pipe relocation and maintaining said improvements within the City of Jonesboro. 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 _____, 20____.

Owner Info:

Signature: [Handwritten Signature]

Name: Russell D Carter III

Title: MEMBER

Signature: _____

Name: _____

Title: _____

ACKNOWLEDGMENT

STATE OF Arkansas

COUNTY OF Craighead

On this day before me, the undersigned officer, personally appeared Russell D. Carter, III, 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 1st day of December, 2025.

Notary Public (Signature): Tina Elder

My Commission Expires: 6-19-2033

