

2016 Valley View Drive
Parcel #4
Right-of-Way

Whereas, Trustees of Christian Valley Church are the owners of land in Craighead County, Arkansas, as described below, and the City of Jonesboro ("the City"), a municipal corporation of the State of Arkansas, is the owner of adjoining land;

Whereas, Trustees of Christian Valley Church and the City have agreed upon a right-of-way for construction and maintenance of a street across the land of Trustees of Christian Valley Church in favor of the City and in favor of the land of the City.

Now, therefore, be it agreed between Trustees of Christian Valley Church and the City on the 31 day of August, 2005.

1. Trustees of Christian Valley Church in consideration of the agreement hereinafter made by city, grant to the City a right-of-way for construction and maintenance of a street over the land of Trustees of Christian Valley Church in City of Jonesboro, Craighead County, Arkansas, or particularly described as follows:

Right of Way Acquisition Area 1

Being part of the Trustees of Christian Valley Church property as described in Book 312, Page 167 at the Craighead County Circuit Clerk's office of the State of Arkansas.

Commencing at the southeast corner of Section 2, Township 13 North, Range 3 East; thence along the south line of said section North 89° 33' 59" West, a distance of 486.98 feet to a point on the existing north right-of-way (R.O.W.) line of Valley View Road (80 feet wide); thence continuing along said south line North 89° 33' 59" West, a distance of 283.02 feet to a point on the extended east line of the subject property; thence along said extended east line North 00° 19' 18" West, a distance of 36.43 feet to the true POINT OF BEGINNING, said point being one of non-tangent curvature on the existing north R.O.W. line of Valley View Road; thence along said existing north R.O.W. line along a curve to the right having a radius of 1160.00 feet and an arc length of 13.54 feet (chord = South 88° 30' 56" West, 13.54 feet) to a point of tangency; thence continuing along said existing north R.O.W. line South 88° 51' 00" West, a distance of 63.27 feet to a point of non-tangent curvature; thence leaving said existing north R.O.W. line along a curve to the left having a radius of 370.00 feet and an arc length of 82.19 feet (chord = North 69° 08' 08" East, 82.02 feet) to a point of non-tangency on the east line of the subject property; thence along said east line South 00° 19' 18" East, a distance of 27.59 feet to the POINT OF BEGINNING and containing 937 square feet (0.022 acres) in the southeast quarter of the southeast quarter of Section 2.

Right of Way Acquisition Area 2

Being part of the Trustees of Christian Valley Church property as described in Book 312, Page 167 at the Craighead County Circuit Clerk's office of the State of Arkansas.

Commencing at the southeast corner of Section 2, Township 13 North, Range 3 East; thence along the south line of said section North 89° 33' 59" West, a distance of 486.98 feet to a point on the existing north right-of-way (R.O.W.) line of Valley View Road (80 feet wide); thence continuing along said south line North 89° 33' 59" West, a distance of 283.02 feet to a point on the extended east line of the subject property; thence along said extended east line North 00° 19' 18" West, a distance of 36.43 feet to the southeast corner of the subject property; thence along the east line of the subject property North 00° 19' 18" West, a distance of 412.43 feet to the true POINT OF BEGINNING, said point being one of non-tangent curvature; thence leaving said east line along a curve to the right having a radius of 650.00 feet and an arc length of 243.37 feet (chord = North 31° 37' 50" West, 241.95 feet) to a point of compound curvature; thence along a curve to the right having a radius of 800.00 feet and an arc length of 279.81 feet (chord = North 10° 53' 04" West, 278.39 feet) to a point of tangency; thence North 00° 51' 52" West, a distance of 187.39 feet to a point on the north line of the subject property; thence along said north line South 89° 00' 22" East, a distance of 100.05 feet to a point; thence leaving said north line South 00° 51' 52" East, a distance of 184.14 feet to a point of tangent curvature; thence along a curve to the left having a radius of 700.00 feet and an arc length of 244.84 feet (chord = South 10° 53' 04" East, 243.59 feet) to a point of compound curvature; thence along a curve to the left having a radius of 550.00 feet and an arc length of 77.20 feet (chord = South 24° 55' 31" East, 77.13 feet) to a point of non-tangency on the east line of the subject property; thence along said east line South 00° 19' 18" East, a distance of 171.74 feet to the POINT OF BEGINNING and containing 61,218 square feet (1.405 acres) in the southeast quarter of the southeast quarter of Section 2.

Temporary Construction Easement Area 3

Being part of the Trustees of Christian Valley Church property as described in Book 312, Page 167 at the Craighead County Circuit Clerk's office of the State of Arkansas.

Commencing at the southeast corner of Section 2, Township 13 North, Range 3 East; thence along the south line of said section North 89° 33' 59" West, a distance of 486.98 feet to a point on the existing north right-of-way (R.O.W.) line of Valley View Road (80 feet wide); thence continuing along said south line North 89° 33' 59" West, a distance of 283.02 feet to a point on the extended east line of the subject property; thence along said extended east line North 00° 19' 18" West, a distance of 36.43 feet to the southeast property corner of the subject property; thence along the east line of the subject property North 00° 19' 18" West, a distance of 27.59 feet to the true POINT OF BEGINNING, said point being on the proposed north R.O.W. line of Valley View Road (60 feet wide); thence leaving said east line along said north R.O.W. line along a curve to the right having a radius of 370.00 feet and an arc length of 82.19 feet (chord = South 69° 08' 08" West, 82.02 feet) to a point of non-tangency on the existing north R.O.W. line of Valley View Road; thence along said north R.O.W. line South 88° 51' 00" West, a distance of 77.78 feet to a point; thence leaving said north R.O.W. line North 02° 22' 07" West, a distance of 15.00 feet to a point; thence North 88° 51'

00" East, a distance of 87.71 feet to a point; thence North 05° 34' 21" East, a distance of 57.36 feet to a point; thence South 89° 25' 42" East, a distance of 30.00 feet to a point; thence South 07° 54' 28" East, a distance of 33.91 feet to a point of non-tangent curvature; thence along a curve to the left having a radius of 350.00 feet and an arc length of 30.14 feet (chord = North 63° 33' 53" East, 30.13 feet) to a point of non-tangency on the east property line of the subject property; thence along said east line South 00° 19' 18" East, a distance of 22.60 feet to the POINT OF BEGINNING and containing 4,197 square feet (0.096 acres).

Temporary Construction Easement Area 4

Being part of the Trustees of Christian Valley Church property as described in Book 312, Page 167 at the Craighead County Circuit Clerk's office of the State of Arkansas.

Commencing at the southeast corner of Section 2, Township 13 North, Range 3 East; thence along the south line of said section North 89° 33' 59" West, a distance of 486.98 feet to a point on the existing north right-of-way (R.O.W.) line of Valley View Road (80 feet wide); thence continuing along said south line North 89° 33' 59" West, a distance of 283.02 feet to a point on the extended east line of the subject property; thence along said extended east line North 00° 19' 18" West, a distance of 36.43 feet to the southeast property corner of the subject property; thence along the east line of the subject property North 00° 19' 18" West, a distance of 27.59 feet to a point on the proposed north R.O.W. line of Valley View Road (60 feet wide); thence continuing along said east line North 00° 19' 18" West, a distance of 355.50 feet to the true POINT OF BEGINNING; thence along a curve to the right having a radius of 670.00 feet and an arc length of 33.58 feet (chord = North 42° 47' 05" West, 33.58 feet) to a point of non-tangency; thence North 48° 39' 05" East, a distance of 10.00 feet to a point of non-tangent curvature; thence along a curve to the right having a radius of 660.00 feet and an arc length of 235.50 feet (chord = North 31° 07' 36" West, 234.25 feet) to a point of compound curvature; thence along a curve to the right having a radius of 810.00 feet and an arc length of 281.78 feet (chord = North 10° 56' 19" West, 280.37 feet) to a point of non-tangency; thence South 89° 01' 39" West, a distance of 10.00 feet to a point of non-tangent curvature; thence along a curve to the right having a radius of 820.00 feet and an arc length of 1.54 feet (chord = North 00° 55' 07" West, 1.54 feet) to a point of tangency; thence North 00° 51' 52" West, a distance of 188.03 feet to a point on the north line of the subject property; thence along said north line South 89° 00' 22" East, a distance of 20.01 feet to a point on the proposed west R.O.W. line of Lawson Road Extended (100 feet wide); thence leaving said north line along said west R.O.W. line South 00° 51' 52" East, a distance of 187.39 feet to a point of tangent curvature; thence continuing along said west R.O.W. line along a curve to the left having a radius of 800.00 feet and an arc length of 279.81 feet (chord = South 10° 53' 04" East, 278.39 feet) to a point of compound curvature; thence continuing along said west R.O.W. line along a curve to the left having a radius of 650.00 feet and an arc length of 243.37 feet (chord = South 31° 37' 50" East, 241.95 feet) to a point on the east line of the subject property; thence leaving said west R.O.W. line along said east line South 00° 19' 18" East, a distance of 29.34 feet to the POINT OF BEGINNING and containing 9,374 square feet (0.215 acres).

Temporary Construction Easement Area 5

Being part of the Trustees of Christian Valley Church property as described in Book 312, Page 167 at the Craighead County Circuit Clerk's office of the State of Arkansas.

Commencing at the southeast corner of Section 2, Township 13 North, Range 3 East; thence along the south line of said section North 89° 33' 59" West, a distance of 486.98 feet to a point on the existing north right-of-way (R.O.W.) line of Valley View Road (80 feet wide); thence continuing along said south line North 89° 33' 59" West, a distance of 283.02 feet to a point on the extended east line of the subject property; thence along said extended east line North 00° 19' 18" West, a distance of 36.43 feet to the southeast property corner of the subject property; thence along the east line of the subject property North 00° 19' 18" West, a distance of 27.59 feet to a point on the proposed north R.O.W. line of Valley View Road (60 feet wide); thence continuing along said east line North 00° 19' 18" West, a distance of 384.84 feet to a point on the proposed west R.O.W. line of Lawson Road Extended (100 feet wide); thence continuing along said east line North 00° 19' 18" West, a distance of 171.74 feet to a point of non-tangent curvature on the proposed east R.O.W. line of Lawson Road Extended; thence leaving said east property line along said east R.O.W. line along a curve to the right having a radius of 550.00 feet and an arc length of 77.20 feet (chord = North 24° 55' 31" West, 77.13 feet) to a point of compound curvature; thence along a curve to the right having a radius of 700.00 feet and an arc length of 244.84 feet (chord = North 10° 53' 04" West, 243.59 feet) to the true POINT OF BEGINNING; thence continuing along said east R.O.W. line North 00° 51' 52" West, a distance of 123.59 feet to a point; thence leaving said east R.O.W. line North 89° 08' 08" East, a distance of 10.00 feet to a point; thence South 00° 51' 52" East, a distance of 123.59 feet to a point; thence South 89° 08' 08" West, a distance of 10.00 feet to the POINT OF BEGINNING and containing 1,236 square feet (0.028 acres).

Temporary Construction Easement Area 6

Being part of the Trustees of Christian Valley Church property as described in Book 312, Page 167 at the Craighead County Circuit Clerk's office of the State of Arkansas.

Commencing at the southeast corner of Section 2, Township 13 North, Range 3 East; thence along the south line of said section North 89° 33' 59" West, a distance of 486.98 feet to a point on the existing north right-of-way (R.O.W.) line of Valley View Road (80 feet wide); thence continuing along said south line North 89° 33' 59" West, a distance of 283.02 feet to a point on the extended east line of the subject property; thence along said extended east line North 00° 19' 18" West, a distance of 36.43 feet to the southeast property corner of the subject property; thence along the east line of the subject property North 00° 19' 18" West, a distance of 27.59 feet to a point on the proposed north R.O.W. line of Valley View Road (60 feet wide); thence continuing along said east line North 00° 19' 18" West, a distance of 384.84 feet to a point of non-tangent curvature on the proposed west R.O.W. line of Lawson Road Extended (100 feet wide); thence leaving said east line along said west R.O.W. line along a curve to the right having a radius of 650.00 feet and an arc length of 243.37 feet (chord = North 31° 37' 50" West, 241.95 feet) to a point of compound curvature; thence continuing along said west R.O.W. line along a curve to the right having a radius of 800.00 feet and an arc length of 279.81 feet (chord = North 10° 53' 04" West, 278.39 feet) to a

point of tangency; thence continuing along said west R.O.W. line North $00^{\circ} 51' 52''$ West, a distance of 187.39 feet to a point on the north line of the subject property; thence leaving said west R.O.W. line along said north line North $89^{\circ} 00' 22''$ West, a distance of 32.48 feet to the true POINT OF BEGINNING; thence leaving said north line South $04^{\circ} 32' 53''$ West, a distance of 61.84 feet to a point; thence North $85^{\circ} 27' 07''$ West, a distance of 40.00 feet to a point; thence North $04^{\circ} 32' 53''$ East, a distance of 59.35 feet to a point on the north line of the subject property; thence along said north line South $89^{\circ} 00' 22''$ East, a distance of 40.08 feet to the POINT OF BEGINNING and containing 2,424 square feet (0.056 acres).

2. Trustees of Christian Valley Church warrant the right-of-way against anyone claiming it or in any manner preventing free and unobstructed use of it by the City.

3. The City, in consideration of the grant of right-of-way aforesaid, agrees to construct, maintain and improve the property through the use as is set forth herein.

4. This agreement shall insure to and bind the heirs, executors, administrators, successors and assigns of the parties and shall constitute a covenant running with the land of Trustees of _____ Christian Valley Church.

A - day of _____