



*Owned by the Citizens of Jonesboro*

October 25, 2022

City of Jonesboro  
P.O. Box 1845  
Jonesboro, AR 72403  
Attn: April Leggett, City Clerk

Re: Right of Way Abandonment  
Judy Street, of Mangrum's Subdivision  
Jonesboro, Craighead County, Arkansas

Dear April:

City Water and Light Plant of the City of Jonesboro (CWL) has been requested to relinquish our interest in the right-of-way on the following described property (Existing R.O.W.).

A portion of the existing right-of-way of Judy Street shown on the plat of Mangrum's Subdivision of Block 4 of Senter & Company Addition of the City of Jonesboro of record in Deed Book 40 at Page 446, abutted by Lots 13, 14 and 15. In Block 1 and abutted by Lots 1, 2 and 3 in Block 2 of Mangrum's Subdivision as shown on said plat, less and except the West 20 feet thereof previously abandoned by the City of Jonesboro per Ordinance No. 1051, recorded in Book 151, Page 439, public records of Craighead County at Jonesboro, Arkansas. The right-of-way south of this requested was previously abandoned by the City of Jonesboro per Resolution No. 1962:06.

CWL has no objection to the abandonment of the referenced R.O.W.

Please feel free to contact me with any questions.

Sincerely,

A handwritten signature in blue ink, appearing to read "Jake Rice III", written over a light blue horizontal line.

Jake Rice III, P.E.  
Manager, City Water & Light

Enclosure

Cc: Benchmark Land Surveying, INC

Jake Rice III, MANAGER

**CITY WATER & LIGHT** • 400 East Monroe • P.O. Box 1289 • Jonesboro, Arkansas 72403-1289 • 870/935-5581



January 26, 2023

**VIA REGULAR MAIL**

Mr. Kevin Scrape, PS  
Benchmark Land Surveying, Inc.  
2500 Alexander Drive Suite A  
P.O. Box 1921  
Jonesboro, Arkansas 72403

**Re: Right- of -Way/Easement abandonment:**

*Halsey Real Estate Holdings, LLC and MCP Investments, LLC are requesting approval or the abandonment of a portion of the existing right-of-way of Judy Street shown on the plat of Mangrum's Subdivision of Block 4 of Senter & Company Addition to the City of Jonesboro, of record in Deed Book 40 at Page 446, abutted by Lots 13, 14 and 15 in Block 1 and abutted by Lots 1, 2 and 3 in Block 2 of Mangrum's Subdivision as shown on said plat, less and except the West 20 feet thereof previously abandoned by the City of Jonesboro per Ordinance No. 1051, recorded in Book 151, Page 439, public records of Craighead County at Jonesboro, Arkansas. The right-of-way south of this requested abandonment was previously abandoned by the City of Jonesboro per Resolution No. 1962:06. Halsey Real Estate Holdings, LLC owns the property adjacent on the West side and MCP Investments, LLC owns the property adjacent on the East side. They are requesting that a portion of the right-of-way be abandoned. This is to minimize the impact of the existing right-of-way on the property under development. The attached drawing shows the requested right-of-way to be abandoned.*

Dear Mr. Scrape:

After reviewing your request of the easement abandonment in the City of Jonesboro, Cebridge Acquisition, L.P. (Suddenlink) has verified there is not active CATV facilities in this easement and consents to the release of this existing right-of-way easement.

Given the verification stated above, Cebridge Acquisition, L.P. has no objection with the requested easement abandonment.

Sincerely,

Joel Watson



Todd R. Gregory  
AT&T Arkansas  
Right-of-Way &  
Joint Pole Use Mgr.

P.O. Box 6505  
Hot Springs, AR 71901  
Phone: (501) 321-3207  
Cell: (501) 276-3791  
[tg5473@att.com](mailto:tg5473@att.com)

*Transmitted via E-mail*

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

DATE: 02/14/2023

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

REQUESTED VACATION:

### **City Street Right-of-Way / Easement**

I have been notified of the petition for Easement Abandonment within Judy Street Right-of-Way. Southwestern Bell Telephone Company d/b/a. AT&T Arkansas has no cables copper or fiber within this street ROW.

Described as follows:

*Halsey Real Estate Holdings, LLC and MCP Investments, LLC are requesting approval or the abandonment of a portion of the existing right-of-way of Judy Street shown on the plat of Mangrum's Subdivision of Block 4 of Senter & Company Addition to the City of Jonesboro, of record in Deed Book 40 at Page 446, abutted by Lots 13, 14 and 15 in Block 1 and abutted by Lots 1, 2 and 3 in Block 2 of Mangrum's Subdivision as shown on said plat, less and except the West 20 feet thereof previously abandoned by the City of Jonesboro per Ordinance No. 1051, recorded in Book 151, Page 439, public records of Craighead County at Jonesboro, Arkansas. The right-of-way south of this requested abandonment was previously abandoned by the City of Jonesboro per Resolution No. 1962:06. Halsey Real Estate Holdings, LLC owns the property adjacent on the West side and MCP Investments, LLC owns the property adjacent on the East side. They are requesting that a portion of the right-of-way be abandoned. This is to minimize the impact of the existing right-of-way on the property under development. The attached drawing shows the requested right-of-way to be abandoned.*

UTILITY COMPANY COMMENTS:

**No objections to the vacation described above.**

Todd R. Gregory

Todd R. Gregory  
Right-of-Way Mgr. AT&T Arkansas

## Kevin Scrape

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**From:** Allen Nelson <Allen.Nelson@rittercommunications.com>  
**Sent:** Monday, October 24, 2022 8:56 AM  
**To:** Kevin Scrape  
**Subject:** RE: REQUEST FOR RW ABANDONMENT

We have no fiber in this area

**From:** Jeremy Garland <Jeremy.Garland@rittercommunications.com>  
**Sent:** Monday, October 24, 2022 8:12 AM  
**To:** Kevin Scrape <kevin.scrape@bmls-inc.com>  
**Cc:** Allen Nelson <Allen.Nelson@rittercommunications.com>  
**Subject:** RE: REQUEST FOR RW ABANDONMENT

This will need to go to Allen Nelson our local engineer.

Thank You  
Jeremy Garland  
OSP Engineer 1  
2109 Fowler Avenue, Jonesboro AR 72401  
Office (870) 336-3451  
Mobile (870) 316-6841

Geaux Tigers



**From:** Kevin Scrape <[kevin.scrape@bmls-inc.com](mailto:kevin.scrape@bmls-inc.com)>  
**Sent:** Thursday, October 20, 2022 3:44 PM  
**To:** Jeremy Garland <[Jeremy.Garland@rittercommunications.com](mailto:Jeremy.Garland@rittercommunications.com)>  
**Subject:** REQUEST FOR RW ABANDONMENT

You don't often get email from [kevin.scrape@bmls-inc.com](mailto:kevin.scrape@bmls-inc.com). [Learn why this is important](#)

**CAUTION:** This is an external e-mail originating outside of Ritter Communications. Do not click on links or open any attachments unless you recognize the sender and know the content is safe. [Please contact IT](#) if you received this warning and the sender address appears to be an employee of Ritter Communications.

The attached pdf file contains details of the requested abandonment. Please call if you need any additional information.



Summit Utilities  
1400 Centerview Dr, Ste. 100  
Little Rock, AR 72211  
summitutilitiesinc.com

**UTILITY RELEASE FORM**

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

Utility Company: Summit Utilities Date: 1/4/2023

Requested Abandonment: Abandonment of a portion of the existing right-of-way on Judy Street shown on the plat of Mangrum's Subdivision

Legal Description:

Halsey Real Estate Holdings, LLC and MCP Investments, LLC are requesting approval for the abandonment of a portion of the existing right-of-way of Judy Street shown on the plat of Mangrum's Subdivision of Block 4 of Senter & Company Addition to the City of Jonesboro, of record in Deed Book 40 at Page 446, abutted by Lots 13, 14 and 15 in Block 1 and abutted by Lots 1, 2 and 3 in Block 2 of Mangrum's Subdivision as shown on said plat, less and except the West 20 feet thereof previously abandoned by the City of Jonesboro per Ordinance No. 1051, recorded in Book 151, Page 439, public records of Craighead County at Jonesboro, Arkansas. The right-of-way south of this requested abandonment was previously abandoned by the City of Jonesboro per Resolution No. 1962:06

UTILITY COMPANY COMMENTS:

No objections to the abandonment(s) described above.

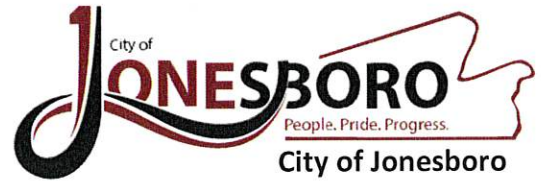
No objections to the abandonment (s) described above, provided the following easements are retained (Exhibit A).

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

Described reasons for objection or easements to be retained.

*Grace Grubb*  
Signature of Utility Company Representative

Engineer Gas  
Title



**City of Jonesboro**  
**Engineering Department**  
**Municipal Building**  
**PO Box 1845**  
**300 S. Church**  
**Jonesboro, AR 72403**  
**(870) 932-2438**

October 20, 2022

Kevin Scrape, PS  
Benchmark Land Surveying, Inc.  
P.O. Box 1921  
2500 Alexander Dr., Suite A  
Jonesboro, AR 72403

RE: Right-of-way Abandonment

Dear Kevin,

The City of Jonesboro Engineering and Planning Departments concur with the abandonment of a portion of the existing right-of-way of Judy Street shown on the plat of Mangrum's Subdivision of Block 4 of Senter & Company Addition to the City of Jonesboro, of record in Deed Book 40 at Page 446, abutted by Lots 13, 14 and 15 in Block 1 and abutted by Lots 1, 2 and 3 in Block 2 of Mangrum's Subdivision.

If you have questions or comments, feel free to call the number listed above.

Sincerely,

A handwritten signature in black ink, appearing to read 'CL' or similar initials.

Craig Light, PE, CFM  
City Engineer

A handwritten signature in black ink, appearing to read 'Derrel Smith'.

Derrel Smith  
Planning Director

October 20, 2022

Mr. Craig Light, PE  
City Engineer  
City of Jonesboro  
300 South Church Street  
Jonesboro, AR 72401

Via e-mail: CLight@jonesboro.org

Dear Mr. Light,

Halsey Real Estate Holdings, LLC and MCP Investments, LLC are requesting approval for the abandonment of a portion of the existing right-of-way of Judy Street shown on the plat of Mangrum's Subdivision of Block 4 of Senter & Company Addition to the City of Jonesboro, of record in Deed Book 40 at Page 446, abutted by Lots 13, 14 and 15 in Block 1 and abutted by Lots 1, 2 and 3 in Block 2 of Mangrum's Subdivision as shown on said plat, less and except the West 20 feet thereof previously abandoned by the City of Jonesboro per Ordinance No. 1051, recorded in Book 151, Page 439, public records of Craighead County at Jonesboro, Arkansas. The right-of-way south of this requested abandonment was previously abandoned by the City of Jonesboro per Resolution No. 1962:06.

Halsey Real Estate Holdings, LLC owns the property adjacent on the West side and MCP Investments, LLC owns the property adjacent on the East side. They are requesting that a portion of the right-of-way be abandoned. This is to minimize the impact of the existing right-of-way on the property under development. The attached drawing shows the requested right-of-way to be abandoned.

Please contact me if you have any questions or comments regarding this request. My number is 870-243-1887.

Thank you for your attention in this matter. If I can be of further assistance or if additional information is needed, please contact me at your convenience.

Sincerely,  
Benchmark Land Surveying, Inc.



Kevin Scrape, PS  
KS/ss

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