

Return recorded document to:
CITY OF JONESBORO
300 SOUTH CHURCH
JONESBORO, AR 72401

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DEDICATION DEED

KNOW ALL MEN BY THESE PRESENTS:

That PHILLIPS INVESTMENTS & CONSTRUCTION, INC., hereinafter referred to as Grantor, does hereby dedicate, grant and convey unto the Public, and that the **CITY OF JONESBORO**, a Municipal Corporation of the State of Arkansas, hereinafter referred to as Grantee, does hereby accept on behalf of the public, for use as a public right-of-way the following described real property in Craighead County, State of Arkansas, to-wit:

RIGHT-OF-WAY NORTH MAIN STREET

A PART OF LOT 1 OF GATEWAY SQUARE IN THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 18 TOWNSHIP 14 NORTH RANGE 4 EAST, JONESBORO, CRAIGHEAD COUNTY, ARKANSAS, AS SHOWN ON THE PLAT RECORDED ON 06/18/2014 IN PLAT BOOK C PAGE 249, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 1 ON THE EXISTING RIGHT-OF-WAY FOR MAIN STREET; THENCE NORTH 89°33'24" EAST A DISTANCE OF 9.00 FEET TO A POINT ON THE PROPOSED RIGHT-OF-WAY; THENCE SOUTH 00°25'03" EAST ALONG THE PROPOSED RIGHT-OF-WAY A DISTANCE OF 188.73 FEET; THENCE SOUTH 89°11'41" WEST A DISTANCE OF 6.1 FEET TO A POINT ON THE EXISTING RIGHT-OF-WAY ; THENCE NORTH 04°54'05" WEST ALONG THE EXISTING RIGHT-OF-WAY A DISTANCE OF 68.78 FEET; THENCE NORTH 00°41'08" EAST ALONG THE EXISTING RIGHT-OF-WAY A DISTANCE OF 70.22 FEET; THENCE NORTH 00°52'19" EAST ALONG THE EXISTING RIGHT-OF-WAY A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING, CONTAINING 1840 SQ FT OR 0.04 ACRES, SUBJECT TO ALL EASEMENTS, RESTRICTIONS, RESERVATIONS, AND RIGHTS-OF-WAY OF RECORD.

TO HAVE AND TO HOLD the above described, dedicated, granted and conveyed premises, together with all rights and appurtenances thereto, unto said Grantee, its successors and assigns forever. It is understood and agreed that Grantee shall use said real property in the construction, improvement, reconstruction and maintenance of a public street and other public purposes.

Grantor promises that at the delivery of this deed lawfully seized of the interest hereby conveyed, that the same is free and clear of and from all and every lien and encumbrance whatsoever, subject only to easements, covenants and restrictions now of record, and that Grantor will forever warrant and defend the same unto Grantee against any lawful claim. Grantor hereby waives and releases Grantee from any and all claims for damages or compensation arising from the use of the real property conveyed by this deed for the purposes herein described.

IN WITNESS WHEREOF, the parties have executed this document this 10th day of December, 2014.

PHILLIPS INVESTMENTS & CONSTRUCTION, INC.

BY:


BARRY PHILLIPS


DAN PHILLIPS


STEVE PHILLIPS

ACKNOWLEDGMENT

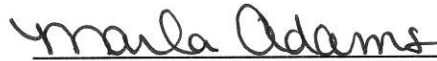
STATE OF ARKANSAS

COUNTY OF CRAIGHEAD

BE IT REMEMBERED that on this day before the undersigned, a Notary Public, duly commissioned, qualified and acting within and for the said county and state, that BARRY PHILLIPS, DAN PHILLIPS, & STEVE PHILLIPS appeared in person and proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

IN WITNESS WHEREOF I hereunto set my hand and official seal this 10th day of Dec., 2014.

My commission expires: 12/5/22


Notary Public (Signature)

OFFICIAL SEAL - #12391145
MARLA ADAMS
NOTARY PUBLIC-ARKANSAS
CRAIGHEAD COUNTY
MY COMMISSION EXPIRES: 12-05-22