

PERMANENT AND TEMPORARY EASEMENT

For good and valuable consideration acknowledged to be of value by the Grantors, receipt of which is hereby acknowledged, Willis P. Broadway and June Broadway, GRANTORS, do hereby grant, convey and release unto the City of Jonesboro, Arkansas, its successors and assigns, GRANTEE, an easement in, over and upon the following described land situated in the City of Jonesboro, County of Craighead, Arkansas, to-wit:

A part of Lot 24 Block 6 of Ridgecrest Addition to Jonesboro, Arkansas, being more particularly described as follows: Begin at the corner of Lots 23 and 24 at the intersection with the Northerly R/W line of Ridgecrest Drive in said Addition; thence S44°13'05"W on said R/W line 13.12' to a proposed easement line; thence with the meanderings of said easement line as follows; N28°53'30"W-35.09'; N24°35'18"W-67.79'; N17°47'43"W-21.14' to the P.C. of a curve left whose radius = 100.00'; thence Northwesterly along said easement curve 74.76' to a lot line; thence North along said lot line 17.20' to a lot corner; thence N89°23'09"E on a lot line 10.36' to a point on an easement curve right whose radius = 120.00'; thence Southeasterly along said easement curve 43.30' to a proposed easement line; thence with the meanderings of said easement line as follows; N12°38'12"W-9.45'; N77°21'48"E-11.83' to a lot line, said point being on a 6°00' lot line curve left; thence Southeasterly along said lot line curve 169.12' to the point of beginning, containing 3943 square feet, more or less, subject to all rights of way and easements of record

for the purpose of construction, operation and maintenance of a drainage ditch and all related structures.

TEMPORARY CONSTRUCTION EASEMENT. For an additional consideration deemed valuable by the GRANTORS, receipt of which is acknowledged, GRANTORS further grant, convey and release unto the GRANTEE a temporary construction easement in, over and upon the following described land situated in the City of Jonesboro, County of Craighead, State of Arkansas, to-wit:

Begin at the corner of Lots 23 & 24 at the intersection with the Northerly R/W line of Ridgecrest Drive in said Addition; thence S44°13'05"W along said R/W line 13.12' to the proposed easement line, the point of beginning proper; thence S44°13'05"W along said R/W line 15.68' to the proposed easement line; thence with the meanderings of said easement line as follows; N28°53'30"W-40.21'; N24°35'18"W-68.36'; N17°47'43"W-21.14' to the P.C. of an easement curve left whose radius = 85.00'; thence Northwesterly along said easement curve 57.20' to a lot line; thence North on said lot line 16.50' to a proposed easement line, said point being on a curve right whose radius = 100.00'; thence Southeasterly along said easement curve 74.76' to the P.T. of said curve; thence with the meanderings of said easement line as follows; S17°47'43"E-21.14'; S24°35'18"E-67.79'; S28°53'30"E-35.09' to the point of beginning proper, containing 2891 square feet, more or less, subject to all rights of way and easements of record

for the purpose of its use of said property during the initial improvement and construction phase of the drainage ditch described in the foregoing permanent easement. Upon completion of all construction activities in connection with the work of improvement by the GRANTEE, GRANTEE'S rights under this temporary construction easement shall cease and all rights granted herein shall automatically revert to the GRANTORS, their successors, heirs or assigns.

TO HAVE AND TO HOLD the aforesaid easements in, over and upon the above described lands of the GRANTORS, with all the rights, privileges and appurtenances thereunto belonging or in any wise appertaining, unto the GRANTEE, its successors and assigns, as to the permanent easement forever and as to the temporary easement for such period of time as specified herein.

IN WITNESS WHEREOF, the GRANTORS have executed this instrument on the _____ day of _____, 199__.

Grantor - Willis P. Broadway

Grantor - June Broadway

STATE OF ARKANSAS)
) ss. ACKNOWLEDGMENT
COUNTY OF)

BE IT REMEMBERED, That on this day came before me the undersigned, a notary public within and for the County aforesaid, duly commissioned and acting Willis P. Broadway and June Broadway, to me well known as the grantors in the foregoing easement, and stated that they had executed the same for the consideration and purpose therein mentioned and set forth.

WITNESS my hand and seal as such notary public on this _____ day of _____, 199__.

Notary Public

My Commission Expires:
