

Wernacke Property - 2001:45 - Special called meeting on 8/24/01
Res

JOB NO. 100454
TRACT NOS. 1,2,64 & 71

**QUITCLAIM DEED
(DONATION)**

KNOW ALL MEN BY THESE PRESENTS:

THAT The City of Jonesboro, Arkansas for and in consideration of the sum of **ONE DOLLAR AND NO/100 dollars (\$1.00)**, and other good and valuable consideration, cash in hand paid by the Arkansas State Highway Commission, the receipt of which is hereby acknowledged, hereby grants, conveys, relinquishes, and quitclaims unto the **Arkansas State Highway Commission** and unto its successors and assigns forever all its right, title, and interest in only the following lands, lying and being situated in the County of Craighead, State of Arkansas, to-wit:

Tract 1

LEGAL DESCRIPTION (1A)

Part of the Northwest Quarter of the Southwest Quarter of Section 36, Township 14 North, Range 3 East, Craighead County, Arkansas, more particularly described as follows:

Starting at the Northwest Corner of the Northwest Quarter of the Southwest Quarter of Section 36; thence North 88° 56' 27" East along the North line thereof a distance of 700.45 feet to a point on the Northwesterly proposed right of way line of U.S. Highway 49 for the point of beginning; thence continue North 88° 56' 27" East along the North line of the Northwest Quarter of the Southwest Quarter of Section 36 a distance of 83.61 feet to a point on the Northwesterly existing right of way line of U.S. Highway 49; thence in a Southwesterly direction along said existing right of way line on a curve to the left having a radius of 2968.33 feet and an arc length of 551.33 feet (said curve had a chord bearing of South 40° 30' 52" West and a chord distance of 550.54 feet) to a point; thence North 54° 48' 24" West along said existing right of way line a distance of 10.00 feet to a point on the Northwesterly proposed right of way line of U.S. Highway 49; thence North 37° 47' 36" East along said proposed right of way line a distance of 247.18 feet to a point; thence North 42° 06' 09" East along said proposed right of way line a distance of 193.28 feet to a point; thence North 45° 59' 51" West along said proposed right of way line a distance of 50.00 feet to a point; thence North 44° 30' 50" East along said proposed right of way line a distance of 52.97 feet to the point of beginning and containing 0.19 acre more or less.

Instrument prepare in the Right of Way Division
under the direction of the Legal Division
Arkansas State Highway & Transportation Dept.
Post Office Box 2261-Little Rock, Arkansas 72203

AND ALSO

LEGAL DESCRIPTION (1B)

Starting at the Northwest Corner of the Northwest Quarter of the Southwest Quarter of Section 36; thence South 00° 31' 47" West along the West line thereof a distance of 1277.22 feet to a point on the Northwesterly proposed right of way line of U.S. Highway 49 for the point of beginning; thence North 21° 20' 44" East along said proposed right of way line a distance of 195.73 feet to a point; thence North 21° 32' 31" East along said proposed right of way line a distance of 168.62 feet to a point; thence North 22° 23' 25" East along said proposed right of way line a distance of 203.69 feet to a point; thence North 16° 23' 57" East along said proposed right of way line a distance of 183.95 feet to a point; thence North 46° 32' 30" East along said proposed right of way line a distance of 184.96 feet to a point on the Northwesterly existing right of way line of U.S. Highway 49; thence in a Southwesterly direction along said existing right of way line on a curve to the left having a radius of 2978.33 feet and an arc length of 260.11 feet (said curve has a chord bearing of South 53° 34' 33" West and a chord distance of 260.03 feet) to a point; thence South 60° 55' 34" East along said existing right of way line a distance of 10.00 feet to a point; thence in a Southwesterly direction along said existing right of way line on a curve to the left having a radius of 2968.33 feet and an arc length of 476.79 feet (said curve has a chord bearing of South 24° 28' 20" West and a chord distance of 476.28 feet) to a point; thence South 19° 52' 15" West along said existing right of way line a distance of 213.28 feet to a point on the West line of the Northwest Quarter of the Northwest Quarter of the Southwest Quarter of Section 36; thence North 00° 31' 47" East along said West line a distance of 29.29 feet to the point of beginning and containing 0 30 acre more or less.

Total area to acquire containing 0.49 acre more or less

Tract 2

LEGAL DESCRIPTION (2A)

Part of the Northwest Quarter of the Southwest Quarter of Section 36, Township 14 North, Range 3 East, Craighead County, Arkansas, more particularly described as follows:

Starting at the Southwest Corner of the Southwest Quarter of the Southwest Quarter of Section 36; thence North 00° 53' 50" East along the West line thereof a distance of 1,089.39 feet to a point on the Easterly existing right of way line of U.S. Highway 49; thence North 19° 52' 15" East along said existing right of way line a distance of 247.32 feet to a point on the South line of the Northwest Quarter of the Southwest Quarter of Section 36 for the point of beginning; thence continue North 19° 52' 15" East along the Easterly existing right of way line of U.S. Highway 49 a distance of 198.35 feet to a point; thence in a Northeasterly direction along said existing right of way line on a curve to the right having a radius of 2,888.33 feet and an arc length of 370.92 feet (said curve has a chord bearing of North 23° 32' 59" East and a chord distance of 370.66 feet) to a point on the Southeasterly proposed right of way line of U.S. Highway 49; thence South 23° 51' 10" West along said proposed right of way line a distance of 197.03 feet to a point; thence South 21° 32' 31" West along said proposed right of way line a distance of 163.40 feet to a point; thence South 19° 52' 54" West along said proposed right of way line a distance of 148.97 feet to a point; thence South 16° 59' 17" East along said proposed right of way line a distance of 25.00 feet to a point; thence South 19° 52' 54" West along said proposed right of way line a distance of 31.60 feet to a point on the South line of the Northwest Quarter of the Southwest Quarter of Section 36; thence South 88° 53' 19" West along said South line a distance of 21.74 feet to the point of beginning and containing 0 08 acre more or less

AND ALSO

LEGAL DESCRIPTION (2B)

Part of the South Half of the Northwest Quarter and the Northwest Quarter of the Southwest Quarter of Section 36, Township 14 North, Range 3 East, Craighead County, Arkansas, more particularly described as follows:

Starting at the Northwest Corner of the Northwest Quarter of the Southwest Quarter of Section 36; thence North $88^{\circ} 56' 27''$ East along the North line thereof a distance of 903.04 feet to a point on the Southeasterly existing right of way line of U.S. Highway 49 for the point of beginning; thence in a Northeasterly direction along said existing right of way line on a curve to the right having a radius of 2,888.33 feet and an arc length of 203.65 feet (said curve has a chord bearing of North $49^{\circ} 34' 43''$ East and a chord distance of 203.60 feet) to a point; thence North $51^{\circ} 35' 55''$ East along said existing right of way line a distance of 752.84 feet to a point; thence South $38^{\circ} 24' 05''$ East along said existing right of way line a distance of 10.00 feet to a point; thence North $51^{\circ} 35' 55''$ East along said existing right of way line a distance of 252.39 feet to a point on the Southeasterly proposed right of way line of U.S. Highway 49; thence South $40^{\circ} 22' 16''$ West along said proposed right of way line a distance of 156.86 feet to a point; thence South $56^{\circ} 39' 27''$ West along said proposed right of way line a distance of 322.63 feet to a point; thence South $51^{\circ} 19' 19''$ West along said proposed right of way line a distance of 568.79 feet to a point; thence South $49^{\circ} 15' 44''$ West along said proposed right of way line a distance of 202.34 feet to a point; thence South $45^{\circ} 12' 09''$ West along said proposed right of way line a distance of 196.47 feet to a point; thence South $41^{\circ} 12' 09''$ West along said proposed right of way line a distance of 196.47 feet to a point; thence South $37^{\circ} 18' 09''$ West along said proposed right of way line a distance of 189.34 feet to a point on the Southeasterly existing right of way line of U.S. Highway 49; thence North $54^{\circ} 48' 24''$ West along said existing right of way line a distance of 10.00 feet to a point; thence in a Northeasterly direction along said existing right of way line on a curve to the right having a radius of 2,888.33 feet and an arc length of 623.35 feet (said curve has a chord bearing of North $41^{\circ} 22' 34''$ East and a chord distance of 622.15 feet) to the point of beginning and containing 0.64 acre more or less.

Total area containing 0.72 acre more or less.

Tract 64

Part of the Southeast Quarter of the Southeast Quarter of Section 35, Township 14 North, Range 3 East, Craighead County, Arkansas, more particularly described as follows:

Starting at the Southeast Corner of the Southeast Quarter of the Southeast Quarter of Section 35; thence South $88^{\circ} 38' 02''$ West along the South line thereof a distance of 465.83 feet to a point on the Westerly existing right of way line of U.S. Highway 49; thence North $19^{\circ} 52' 15''$ East along said existing right of way line a distance of 966.66 feet to the point of beginning; thence South $89^{\circ} 47' 27''$ West a distance of 20.14 feet to a point on the Westerly proposed right of way line of U.S. Highway 49; thence North $06^{\circ} 44' 52''$ East along said proposed right of way line a distance of 113.90 feet to a point; thence North $20^{\circ} 40' 00''$ East along said proposed right of way line a distance of 296.97 feet to a point; thence North $88^{\circ} 40' 31''$ East a distance of 43.60 feet to a point on the Westerly existing right of way line of U.S. Highway 49; thence South $19^{\circ} 52' 15''$ West along said existing right of way line a distance of 416.72 feet to the point of beginning and containing 0.38 acre more or less.

Tract 71

Part of the Southeast Quarter of the Northwest Quarter of Section 36, Township 14 North, Range 3 East, Craighead County, Arkansas, more particularly described as follows:

Starting at the Northeast Corner of the Southeast Quarter of the Northwest Quarter of Section 36; thence South 88° 55' 27" West along the North line thereof a distance of 237.13 feet to a point on the Northwesterly existing right of way line of U.S. Highway 49; thence in a Southwesterly direction along said existing right of way line on a curve to the right having a radius of 1,653.51 feet a distance of 137.12 feet to a point; thence North 46° 54' 20" West along said existing right of way line a distance of 10.00 feet to a point; thence in a Southwesterly direction along said existing right of way line on a curve to the right having a radius of 1,643.51 feet a distance of 243.94 feet to a point; thence South 51° 35' 55" West along said existing right of way line a distance of 269.79 feet to a point on the Northwesterly proposed right of way line of U.S. Highway 49 for the point of beginning; thence continue South 51° 35' 55" West along the Northwesterly existing right of way line of U.S. Highway 49 a distance of 200.00 feet to a point on the Northwesterly proposed right of way line of U.S. Highway 49; thence North 42° 48' 51" East along said proposed right of way line a distance of 101.11 feet to a point; thence North 60° 22' 11" East along said proposed right of way line a distance of 101.26 feet to the point of beginning and containing 0.04 acre more or less.

TO HAVE AND TO HOLD the same unto the said Arkansas State Highway Commission and unto its successors and assigns forever.

And the City of Jonesboro, Arkansas, hereby covenant with the said Arkansas State Highway Commission that we will forever warrant and defend the title to said lands against all claims whatever.

IN WITNESS WHEREOF, The City of Jonesboro, Arkansas, has caused these presents to be executed by its Mayor and City Clerk on this 3 day of

September, 2001.

ACKNOWLEDGMENT

STATE OF)
) ss
COUNTY OF)

On this ____ day of _____, 2001, before me, a Notary Public, duly commissioned, qualified and acting, within and for said County and State, appeared the within named Hubert Brodell and Donna Jackson, being the Mayor and City Clerk, respectively, of the City of Jonesboro, Arkansas, a Municipal Corporation, and who had been designated by said corporation to execute the above instrument, to me well personally known, who stated that they were the Mayor and City Clerk of said City of Jonesboro, Arkansas, a Municipal Corporation, and were duly authorized in their respective capacities to execute the foregoing instrument for and in the name and on the behalf of said Municipal Corporation, and further stated and acknowledged that they had so signed, executed and delivered said foregoing instrument for the consideration, uses and purposes therein mentioned and set forth

IN TESTIMONY WHEREOF, I have hereunto set my hand and seal as such
Notary Public on this ____ day of _____, 2001.

NOTARY PUBLIC

MY COMMISSION EXPIRES:
