

1916 Valley View Drive
Parcel #3
Right-of-Way

Whereas, Ken Yarbrough aka Ken Allen Yarbrough and Lynn Yarbrough 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, Ken Yarbrough aka Ken Allen Yarbrough and Lynn Yarbrough and the City have agreed upon a right-of-way for construction and maintenance of a street across the land of Ken Yarbrough aka Ken Allen Yarbrough and Lynn Yarbrough in favor of the City and in favor of the land of the City.

Now, therefore, be it agreed between Ken Yarbrough aka Ken Allen Yarbrough and Lynn Yarbrough and the City on the _____ day of _____, 20____.

1. Ken Yarbrough aka Ken Allen Yarbrough and Lynn Yarbrough 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 Ken Yarbrough aka Ken Allen Yarbrough and Lynn Yarbrough in City of Jonesboro, Craighead County, Arkansas, or particularly described as follows:

Right of Way Acquisition Area 1

Being part of the Ken Yarbrough aka Ken Allen Yarbrough and Lynn Yarbrough property as described in Book 686, Page 399 at the Craighead County Circuit Clerk's office of the State of Arkansas.

Commencing at the northwest corner of the northeast quarter of the southeast quarter of Section 2, Township 13 North, Range 3 East; thence along the west line of said northeast quarter of southeast quarter South 00° 10' 35" West, a distance of 461.33 to a point; thence continuing along said west line South 00° 10' 35" West, a distance of 27.39 feet to the true POINT OF BEGINNING; thence South 65° 42' 08" East, a distance of 67.61 feet to a point of tangent curvature; thence along a curve to the right having a radius of 635.00 feet and an arc length of 718.59 feet (chord = South 33° 17' 00" East, 680.85 feet) to a point of tangency; thence South 00° 51' 52" East, a distance of 445.48 feet to a point on the south line of the subject property; thence along said south line North 89° 00' 22" West, a distance of 65.03 feet to a point; thence leaving said south line North 00° 51' 52" West, a distance of 443.37 feet to a point of tangent curvature; thence along a curve to the left having a radius of 570.00 feet and an arc length of 645.03 feet (chord = North 33° 17' 00" West, 611.16 feet) to a point of tangency; thence North 65° 42' 08" West, a distance of 38.50 feet to a point on the west line of said northeast quarter of southeast quarter; thence along said west line North 00° 10' 35" East, a distance of 71.22 feet to the POINT OF BEGINNING and containing 76,654 square feet (1.760 acres) with 63,867 square feet (1.466 acres) in the northeast quarter of the southeast quarter of Section 2 and 12,787 square feet (0.293 acres) in the southeast quarter of the southeast quarter of Section 2.

Permanent Drainage Easement Area 2

Being part of the Ken Yarbrough aka Ken Allen Yarbrough and Lynn Yarbrough property as described in Book 686, Page 399 at the Craighead County Circuit Clerk's office of the State of Arkansas.

Commencing at the northwest corner of the northeast quarter of the southeast quarter of Section 2, Township 13 North, Range 3 East; thence along the west line of said northeast quarter of southeast quarter South 00° 10' 35" West, a distance of 488.72 feet to a point on the proposed northeast right-of-way (R.O.W.) line of Lawson Road Extended (65 feet wide); thence continuing along said west line South 00° 10' 35" West, a distance of 71.22 feet to a point on the proposed southwest R.O.W. of Lawson Road Extended (100 feet wide); thence leaving said west line along said proposed southwest R.O.W. line South 65° 42' 08" East, a distance of 38.50 feet to a point of tangent curvature; thence continuing along said proposed southwest R.O.W. line along a curve to the right having a radius of 570.00 feet and an arc length of 227.52 feet (chord = South 54° 16' 02" East, 226.01 feet) to the true POINT OF BEGINNING, said point being one of compound curvature; thence continuing along said proposed south R.O.W. line along a curve to the right having a radius of 570.00 feet and an arc length of 134.93 feet (chord = South 36° 03' 03" East, 134.62 feet) to a point of non-tangency; thence leaving said proposed southwest R.O.W. line South 60° 43' 51" West, a distance of 5.00 feet to a point; thence along a curve to the left having a radius of 565.00 feet and an arc length of 133.75 feet (chord = North 36° 03' 03" West, 133.44 feet) to a point; thence North 47° 10' 03" East, a distance of 5.00 feet to the POINT OF BEGINNING and containing 672 square feet (0.015 acres).

Permanent Drainage Easement Area 3

Being part of the Ken Yarbrough aka Ken Allen Yarbrough and Lynn Yarbrough property as described in Book 686, Page 399 at the Craighead County Circuit Clerk's office of the State of Arkansas.

Commencing at the northwest corner of the northeast quarter of the southeast quarter of Section 2, Township 13 North, Range 3 East; thence along the west line of said northeast quarter of southeast quarter South 00° 10' 35" West, a distance of 488.72 feet to a point on the proposed northeast right-of-way (R.O.W.) line of Lawson Road Extended (65 feet wide); thence continuing along said west line South 00° 10' 35" West, a distance of 71.22 feet to a point on the proposed southwest R.O.W. of Lawson Road Extended; thence leaving said west line along said proposed southwest R.O.W. line South 65° 42' 08" East, a distance of 38.50 feet to a point of tangent curvature; thence continuing along said proposed southwest R.O.W. line along a curve to the right having a radius of 570.00 feet and an arc length of 417.52 feet (chord = South 44° 43' 05" East, 408.25 feet) to the true POINT OF BEGINNING, said point being one of compound curvature; thence continuing along said proposed southwest R.O.W. line along a curve to the right having a radius of 570.00 feet and an arc length of 134.93 feet (chord = South 16° 57' 08" East, 134.61 feet) to a point of non-tangency; thence South 79° 49' 45" West, a distance of 5.00 feet to a point; thence along a curve to the left having a radius of 565.00 feet and an arc length of 133.74 feet (chord = North 16° 57' 08"

West, 133.43 feet) to a point; thence North 66° 15' 59" East, a distance of 5.00 feet to the POINT OF BEGINNING and containing 672 square feet (0.015 acres).

Permanent Drainage Easement Area 4

Being part of the Ken Yarbrough aka Ken Allen Yarbrough and Lynn Yarbrough property as described in Book 686, Page 399 at the Craighead County Circuit Clerk's office of the State of Arkansas.

Commencing at the northwest corner of the northeast quarter of the southeast quarter of Section 2, Township 13 North, Range 3 East; thence along the west line of said northeast quarter of southeast quarter South 00° 10' 35" West, a distance of 488.72 feet to a point on the proposed northeast right-of-way (R.O.W.) line of Lawson Road Extended (65 feet wide); thence leaving said west line along said proposed northeast R.O.W. line South 65° 42' 08" East, a distance of 67.61 feet to a point of tangent curvature; thence continuing along said proposed northeast R.O.W. line along a curve to the right having a radius of 635.00 feet and an arc length of 169.86 feet (chord = South 58° 02' 20" East, 169.35 feet) to the true non-tangent POINT OF BEGINNING; thence leaving said northeast R.O.W. line North 39° 37' 27" East, a distance of 22.00 feet to a point of non-tangent curvature; thence along a curve to the right having a radius of 657.00 feet and an arc length of 383.25 feet (chord = South 33° 39' 53" East, 377.84 feet) to a point of non-tangency; thence South 40° 20' 38" East, a distance of 62.03 feet to a point; thence South 02° 45' 31" East, a distance of 57.12 feet to a point; thence South 02° 07' 58" East, a distance of 108.65 feet to a point; thence South 00° 51' 52" East, a distance of 200.00 feet to a point; thence South 03° 28' 01" East, a distance of 110.11 feet to a point; thence South 75° 23' 57" West, a distance of 46.32 feet to a point on the proposed northeast R.O.W. line of Lawson Road Extended; thence along said proposed northeast R.O.W. line North 00° 51' 52" West, a distance of 352.52 feet to a point of tangent curvature; thence continuing along said proposed northeast R.O.W. line along a curve to the left having a radius of 635.00 feet and an arc length of 548.73 feet (chord = North 25° 37' 13" West, 531.81 feet) to the POINT OF BEGINNING and containing 29,819 square feet (0.685 acres).

Permanent Drainage Easement Area 5

Being part of the Ken Yarbrough aka Ken Allen Yarbrough and Lynn Yarbrough property as described in Book 686, Page 399 at the Craighead County Circuit Clerk's office of the State of Arkansas.

Commencing at the northwest corner of the northeast quarter of the southeast quarter of Section 2, Township 13 North, Range 3 East; thence along the west line of said northeast quarter of southeast quarter South 00° 10' 35" West, a distance of 488.72 feet to a point on the proposed northeast right-of-way (R.O.W.) line of Lawson Road Extended (65 feet wide); thence continuing along said west line South 00° 10' 35" West, a distance of 71.22 feet to a point on the proposed southwest R.O.W. of Lawson Road Extended; thence leaving said west line along said proposed southwest R.O.W. line South 65° 42' 08" East, a distance of 38.50 feet to a point of tangent curvature; thence continuing along said proposed southwest R.O.W. line along a curve to the right having a radius of

570.00 feet and an arc length of 645.03 feet (chord = South 33° 17' 00" East, 611.16 feet) to a point of tangency; thence continuing along said proposed southwest R.O.W. line South 00° 51' 52" East, a distance of 329.52 feet to the true POINT OF BEGINNING; thence continuing along said proposed southwest R.O.W. line South 00° 51' 52" East, a distance of 40.00 feet; thence leaving said proposed southwest R.O.W. line South 74° 11' 24" West, a distance of 60.70 feet; thence North 00° 51' 52" West, a distance of 40.00 feet; thence North 74° 11' 24" East, a distance of 60.70 feet to the POINT OF BEGINNING and containing 2,346 square feet.

Temporary Construction Easement Area 6

Being part of the Ken Yarbrough aka Ken Allen Yarbrough and Lynn Yarbrough property as described in Book 686, Page 399 at the Craighead County Circuit Clerk's office of the State of Arkansas.

Commencing at the northwest corner of the northeast quarter of the southeast quarter of Section 2, Township 13 North, Range 3 East; thence along the west line of said northeast quarter of southeast quarter South 00° 10' 35" West, a distance of 461.33 to the true POINT OF BEGINNING; thence leaving said west line South 65° 42' 08" East, a distance of 68.80 feet to a point; thence South 25° 09' 57" West, a distance of 5.08 feet to a point of non-tangent curvature; thence along a curve to the right having a radius of 655.00 feet and an arc length of 185.29 feet (chord = South 58° 28' 47" East, 184.67 feet) to a point of non-tangency on the west line of a proposed permanent drainage easement; thence along said west line South 39° 37' 27" West, a distance of 20.00 feet to a point of non-tangent curvature on the proposed northeast R.O.W. line of Lawson Road Extended; thence leaving said west line along said proposed northeast R.O.W. line along a curve to the left having a radius of 635.00 feet and an arc length of 169.86 feet (chord = North 58° 02' 20" West, 169.35 feet) to a point of tangency; thence continuing along said proposed northeast R.O.W. line North 65° 42' 08" West, a distance of 67.61 feet to a point to a point on the west line of said northeast quarter of southeast quarter; thence leaving said proposed northeast R.O.W. line along said west line North 00° 10' 35" East, a distance of 27.39 feet to the POINT OF BEGINNING and containing 5,230 square feet (0.120 acres).

Temporary Construction Easement Area 7

Being part of the Ken Yarbrough aka Ken Allen Yarbrough and Lynn Yarbrough property as described in Book 686, Page 399 at the Craighead County Circuit Clerk's office of the State of Arkansas.

Commencing at the northwest corner of the northeast quarter of the southeast quarter of Section 2, Township 13 North, Range 3 East; thence along the west line of said northeast quarter of southeast quarter South 00° 10' 35" West, a distance of 488.72 feet to a point on the proposed northeast right-of-way (R.O.W.) line of Lawson Road Extended (65 feet wide); thence continuing along said west line South 00° 10' 35" West, a distance of 71.22 feet to the true POINT OF BEGINNING, said point being on the proposed southwest R.O.W. line of Lawson Road Extended; thence leaving said west line along said proposed southwest R.O.W. line South 65° 42' 08" East, a distance of 38.50

feet to a point of tangent curvature; thence continuing along said proposed southwest R.O.W. line along a curve to the right having a radius of 570.00 feet and an arc length of 227.52 feet (chord = South 54° 16' 02" East, 226.01 feet) to a point of non-tangency on the north line of a proposed permanent drainage easement; thence leaving said proposed southwest R.O.W. line along said north line South 47° 10' 03" West, a distance of 5.00 feet to a point of non-tangent curvature on the proposed west line of said easement; thence leaving said north line along said west line along a curve to the right having a radius of 565.00 feet and an arc length of 133.75 feet (chord = South 36° 03' 03" East, 133.44 feet) to a point of non-tangency on the proposed south line of said easement; thence leaving said west line along said south line North 60° 43' 51" East, a distance of 5.00 feet to a point of non-tangent curvature on the proposed southwest R.O.W. line of Lawson Road Extended; thence leaving said south line along said proposed southwest R.O.W. line along a curve to the right having a radius of 570.00 feet and an arc length of 55.07 feet (chord = South 26° 30' 05" East, 55.05 feet) to a point on the proposed north line of a permanent drainage easement; thence leaving said proposed southwest R.O.W. line along said north line South 66° 15' 59" West, a distance of 5.00 feet to a point of non-tangent curvature on the west line of said easement; thence leaving said north line along said west line along a curve to the right having a radius of 565.00 feet and an arc length of 133.74 feet (chord = South 16° 57' 08" East, 133.43 feet) to a point of non-tangency on the south line of said easement; thence leaving said west line along said south line North 79° 49' 45" East, a distance of 5.00 feet to a point of non-tangent curvature on the proposed southwest R.O.W. line of Lawson Road Extended; thence leaving said south line along said proposed southwest R.O.W. line along a curve to the right having a radius of 570.00 feet and an arc length of 92.58 feet (chord = South 05° 31' 04" East, 92.48 feet) to a point of tangency; thence continuing along said proposed southwest R.O.W. line South 00° 51' 52" East, a distance of 329.52 feet to a point on the proposed north line of a permanent drainage easement; thence leaving said proposed southwest R.O.W. line along said north line South 74° 11' 24" West, a distance of 20.70 feet to a point; thence leaving said north line North 00° 51' 52" West, a distance of 128.34 feet to a point; thence North 89° 08' 08" East, a distance of 10.00 feet to a point; thence North 00° 51' 52" West, a distance of 206.52 feet to a point of tangent curvature; thence along a curve to the left having a radius of 560.00 feet and an arc length of 633.71 feet (chord = North 33° 17' 00" West, 600.44 feet) to a point of tangency; thence North 65° 42' 08" West, a distance of 34.03 feet to a point on the west line of said northeast quarter of southeast quarter; thence along said west line North 00° 10' 35" East, a distance of 10.96 feet to the POINT OF BEGINNING and containing 9,992 square feet (0.229 acres).

Temporary Construction Easement Area 8

Being part of the Ken Yarbrough aka Ken Allen Yarbrough and Lynn Yarbrough property as described in Book 686, Page 399 at the Craighead County Circuit Clerk's office of the State of Arkansas.

Commencing at the northwest corner of the northeast quarter of the southeast quarter of Section 2, Township 13 North, Range 3 East; thence along the west line of said northeast quarter of southeast quarter South 00° 10' 35" West, a distance of 488.72 feet to a point on the proposed northeast right-of-way (R.O.W.) line of Lawson Road Extended (65 feet wide); thence leaving said west line along said proposed northeast R.O.W. line South 65° 42' 08" East, a distance of 67.61 feet to a point of

tangent curvature; thence continuing along said proposed northeast R.O.W. line along a curve to the right having a radius of 635.00 feet and an arc length of 718.59 feet (chord = South 33° 17' 00" East, 680.85 feet) to a point of tangency; thence continuing along said proposed northeast R.O.W. line South 00° 51' 52" East, a distance of 352.52 feet to the true POINT OF BEGINNING, said point being on the proposed south line of a permanent drainage easement; thence leaving said proposed northeast R.O.W. line along said south line North 75° 23' 57" East, a distance of 46.32 feet to a point; thence leaving said south line South 25° 42' 02" West, a distance of 44.72 feet to a point; thence South 00° 51' 52" East, a distance of 64.77 feet to a point on the south line of the subject property; thence along said south line North 89° 00' 22" West, a distance of 25.01 feet to a point on the proposed northeast R.O.W. line of Lawson Road Extended; thence leaving said south line along said proposed northeast R.O.W. line North 00° 51' 52" West, a distance of 92.96 feet to the POINT OF BEGINNING and containing 2,762 square feet (0.063 acres).

Temporary Construction Easement Area 9

Being part of the Ken Yarbrough aka Ken Allen Yarbrough and Lynn Yarbrough property as described in Book 686, Page 399 at the Craighead County Circuit Clerk's office of the State of Arkansas.

Commencing at the northwest corner of the northeast quarter of the southeast quarter of Section 2, Township 13 North, Range 3 East; thence along the west line of said northeast quarter of southeast quarter South 00° 10' 35" West, a distance of 488.72 feet to a point on the proposed northeast right-of-way (R.O.W.) line of Lawson Road Extended (65 feet wide); thence continuing along said west line South 00° 10' 35" West, a distance of 71.22 feet to a point on the proposed southwest R.O.W. of Lawson Road Extended (100 feet wide); thence leaving said west line along said proposed southwest R.O.W. line South 65° 42' 08" East, a distance of 38.50 feet to a point of tangent curvature; thence continuing along said proposed southwest R.O.W. line along a curve to the right having a radius of 570.00 feet and an arc length of 645.03 feet (chord = South 33° 17' 00" East, 611.16 feet) to a point of tangency; thence continuing along said proposed southwest R.O.W. line South 00° 51' 52" East, a distance of 369.53 feet to the true POINT OF BEGINNING; thence continuing along said proposed southwest R.O.W. line South 00° 51' 52" East, a distance of 73.84 feet to a point on the south line of the subject property; thence leaving said proposed southwest R.O.W. line along said south line North 89° 00' 22" West, a distance of 92.57 feet to a point; thence North 04° 32' 53" East, a distance of 69.82 feet to a point; thence North 56° 33' 33" East, a distance of 32.38 feet to a point on the proposed west line of a permanent drainage easement; thence along said west line South 00° 51' 52" East, a distance of 31.76 feet to a point on the south line of said easement; thence leaving said west line along said south line North 74° 11' 24" East, a distance of 60.70 feet to the POINT OF BEGINNING and containing 6,198 square feet (0.142 acres).

2. Ken Yarbrough aka Ken Allen Yarbrough and Lynn Yarbrough 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 Ken Yarbrough aka Ken Allen Yarbrough and Lynn Yarbrough.

Ken Yarbrough aka Ken Allen Yarbrough

Lynn Yarbrough

STATE OF ARKANSAS
COUNTY OF CRAIGHEAD

ACKNOWLEDGEMENT

On this day before me, the undersigned officer, personally appeared Ken Yarbrough aka Ken Allen Yarbrough and Lynn Yarbrough to me well-known to be the people whose names are subscribed to the foregoing instrument, and acknowledged that they had executed the same for the purposes therein stated and set forth.

WITNESS my hand and seal this _____ day of _____, 20____.