



VIA REGULAR MAIL
Robert J. Gibson, PLLC
The Gibson Firm
593 S. Madison Street
Jonesboro, AR 72401

May __, 2025

Re: *Alley Abandonment (Alley located in block 3 of Knight's First Addition to the City of Jonesboro, Arkansas)*

A PART OF BLOCK 3 OF KNIGHT'S FIRST ADDITION TO THE CITY OF JONESBORO, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF BLOCK 3 AFORESAID; THENCE NORTH 00° 49' 10" EAST, ALONG THE EAST RIGHT-OF-WAY OF MADISON STREET, 145.21 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID RIGHT-OF-WAY NORTH 00° 49' 10" EAST, 8.91 FEET; THENCE NORTH 89° 52' 28" EAST, LEAVING SAID RIGHT-OF-WAY, 100.75 FEET; THENCE NORTH 00° 48' 39" EAST, 1.44 FEET; THENCE SOUTH 88° 58' 53" EAST, 49.34 FEET; THENCE SOUTH 00° 08' 49" WEST, 12.14 FEET; THENCE NORTH 89° 03' 51" WEST, 49.80 FEET; THENCE NORTH 00° 49' 10" EAST, 1.77 FEET; THENCE SOUTH 89° 55' 43" WEST, 100.42 FEET TO THE POINT OF BEGINNING, CONTAINING IN ALL 0.035 ACRES (1,504 SQUARE FEET) MORE OR LESS AND BEING SUBJECT TO ALL RESERVATIONS, RESTRICTIONS, RIGHTS-OF-WAYS, EASEMENTS AND ALL OTHER MATTERS OF FACT RECORDED OR UNRECORDED.

Dear Mr. Gibson:

After reviewing your request of the easement abandonment in Craighead County, Arkansas, Cebridge Acquisition, L.P. has verified there is no active facilities in this easement. Given the verification stated above, Cebridge Acquisition, L.P. has no objection to the requested abandonment of the right-of-way and utility easement for the alley shown on the attached drawing.

Sincerely,

Tommy Dunlap
Name: Tommy Dunlap
Title: Construction supervisor

April 24, 2025

AliceUSA/Optimum
Attn: Brad Rachal
Bradley.rachal@alticeusa.com

Via Email Only

Re: Alley Abandonment

Dear Mr. Rachal:

On behalf of First United Methodist Church, Jonesboro, Arkansas, we are requesting approval for the abandonment of an alley located in block 3 of Knight's First Addition to the City of Jonesboro, Arkansas, as shown on the attached drawing. The alley we are requesting to abandon is legally described as follows:

A PART OF BLOCK 3 OF KNIGHT'S FIRST ADDITION TO THE CITY OF JONESBORO, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF BLOCK 3 AFORESAID; THENCE NORTH 00° 49' 10" EAST, ALONG THE EAST RIGHT-OF-WAY OF MADISON STREET, 145.21 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID RIGHT-OF-WAY NORTH 00° 49' 10" EAST, 8.91 FEET; THENCE NORTH 89° 52' 28" EAST, LEAVING SAID RIGHT-OF-WAY, 100.75 FEET; THENCE NORTH 00° 48' 39" EAST, 1.44 FEET; THENCE SOUTH 88° 58' 53" EAST, 49.34 FEET; THENCE SOUTH 00° 08' 49" WEST, 12.14 FEET; THENCE NORTH 89° 03' 51" WEST, 49.80 FEET; THENCE NORTH 00° 49' 10" EAST, 1.77 FEET; THENCE SOUTH 89° 55' 43" WEST, 100.42 FEET TO THE POINT OF BEGINNING, CONTAINING IN ALL 0.035 ACRES (1,504 SQUARE FEET) MORE OR LESS AND BEING SUBJECT TO ALL RESERVATIONS, RESTRICTIONS, RIGHTS-OF-WAYS, EASEMENTS AND ALL OTHER MATTERS OF FACT RECORDED OR UNRECORDED.

AlticeUSA/Optimum

April 24, 2025

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Please contact me if you have any questions or comments regarding this request. My telephone number is (870) 520-6461.

Sincerely,

THE GIBSON FIRM

A handwritten signature in blue ink, consisting of a stylized 'R' followed by a horizontal line and a small flourish.

Robert J. Gibson

RJG/bb
Enclosure

I, Tommy Dunlap (print name), concur in the abandonment of the alley located in Block 3 of Knight's First Addition to the City of Jonesboro, Arkansas.

Tommy Dunlap
~~Brad Rachal~~ (signature)
_____, AlticeUSA/Optimum

COMPASS SURVEYING
& MAPPING, LLC

711 E. RUTLEDGE
JONESBORO, AR 72401
870-555-6322

LEGAL DEPICTION
CLIENT: FUMC
PART OF BLOCK 3 OF KNIGHT'S FIRST ADDITION
JONESBORO, CRAIGHEAD COUNTY, ARKANSAS



DRAWING INFO

DRAWN BY: RPN
DATE: 11/19/2024
SCALE: 1" = 20'
JOB NO.: FUMC

REVISIONS

BEARINGS BASED ON ARKANSAS STATE
PLANE GRID NORTH ZONE (0301)



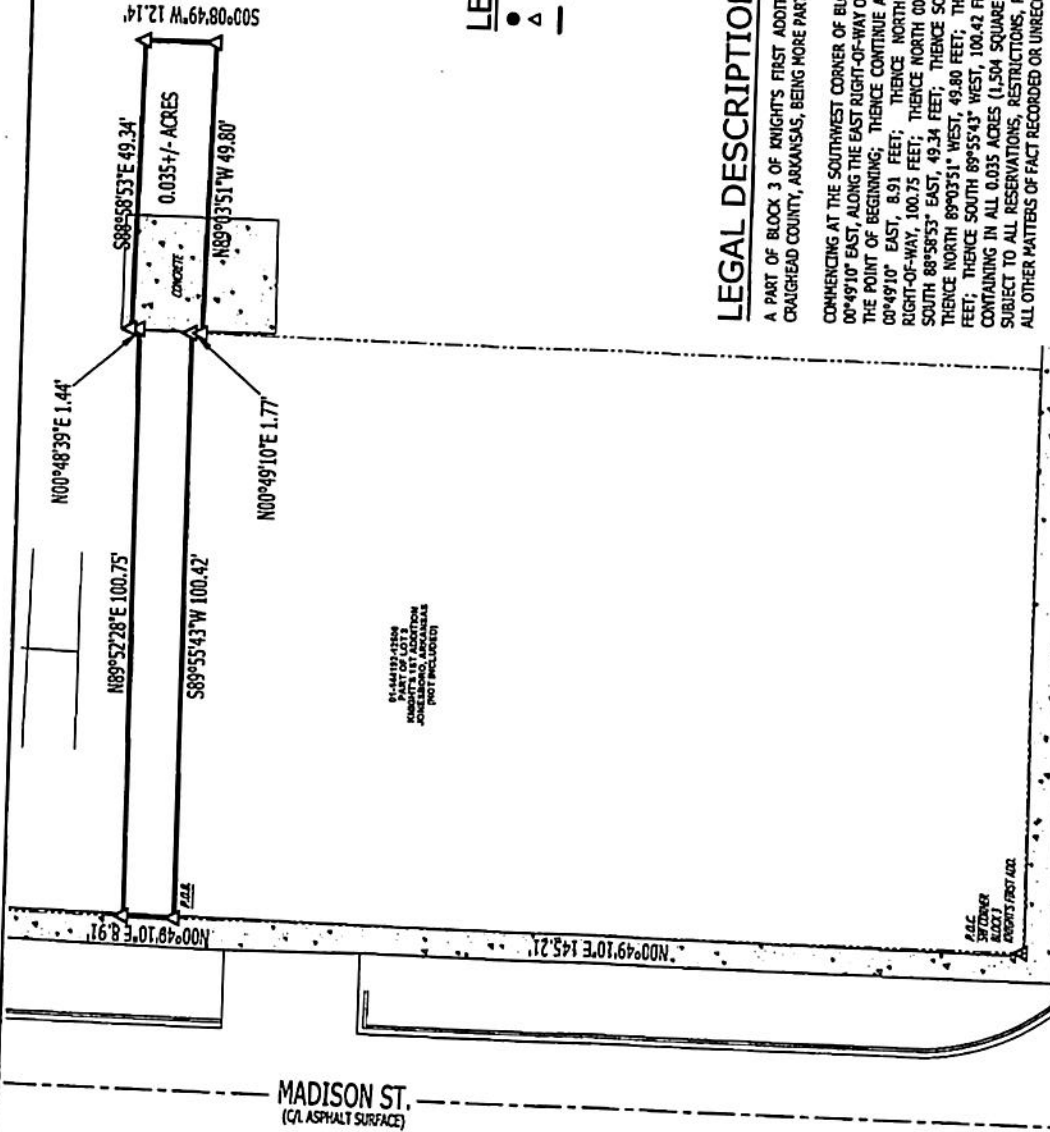
LEGEND:

- FOUND MONUMENT (AS NOTED)
- △ COMPUTED POINT (NOT MONUMENTED)
- BOUNDARY LINE

LEGAL DESCRIPTION:

A PART OF BLOCK 3 OF KNIGHT'S FIRST ADDITION TO THE CITY OF JONESBORO, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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PL-144103-12504
JONESBORO, ARKANSAS
PART OF BLOCK 3 OF KNIGHT'S FIRST ADDITION
JONESBORO, CRAIGHEAD COUNTY, ARKANSAS
(NOT RECORDED)

A.L.C.
3/1/2024
BLOCK 3
FUMC FIRST ADD.

Gary Niemir

From: Joel Watson
Sent: Friday, April 25, 2025 12:38 PM
To: Brad Rachal; bboatman@gibsonfirm.legal; Tommy Dunlap; Gary Niemir
Cc: rgibson@gibsonfirm.legal; Kimberly Bryant
Subject: RE: External E-mail - First United Methodist Church, Jonesboro, Arkansas - Alley Abandonment
Attachments: 2025.04.24.let to AlticeUSA_Optimum.pdf

Optimum does not have any plant in easement.

@Gary Niemir, can we get an Easement Abandonment letter done for this?

Thank you,

Joel Watson
Construction Ops Lead
Optimum

optimum.

From: Brad Rachal <Bradley.Rachal@AlticeUSA.com>
Sent: Thursday, April 24, 2025 5:45 PM
To: bboatman@gibsonfirm.legal; Tommy Dunlap <Tommy.Dunlap@AlticeUSA.com>; Joel Watson <William.Watson@optimum.com>
Cc: rgibson@gibsonfirm.legal; Kimberly Bryant <kimberly.bryant@optimum.com>
Subject: FW: External E-mail - First United Methodist Church, Jonesboro, Arkansas - Alley Abandonment

Thank you for sending this over. I have added a few others that can help to verify this request.

Let me know if you have any questions or concerns.

Brad Rachal
Business Development, AE
Optimum

318-510-6179
bradley.rachal@alticeusa.com

725 Benton Rd
Bossier City, La 71111
[optimum.com](https://www.optimum.com)

optimum.

From: Brook Boatman <bboatman@gibsonfirm.legal>

Sent: Thursday, April 24, 2025 5:20 PM

To: Brad Rachal <Bradley.Rachal@AlticeUSA.com>

Cc: Robert Gibson <rgibson@gibsonfirm.legal>

Subject: External E-mail - First United Methodist Church, Jonesboro, Arkansas - Alley Abandonment

Caution: This is an external email and may contain suspicious content. Please do not click links or attachments unless you recognize the sender and know the content is safe

Mr. Rachal:

Please find attached a letter from Mr. Gibson regarding the above matter.

Sincerely,

Brook Boatman

Office Manager/Legal Assistant to Robert J. Gibson

593 S. Madison St.

Jonesboro, Arkansas 72401

Telephone: 870-520-6461

Fax: 870-520-6463

bboatman@gibsonfirm.legal

