

Return recorded document to:
CITY OF JONESBORO
515 WEST WASHINGTON
JONESBORO, AR 72401

The above space is reserved for Craighead County recording information.

DEDICATION DEED

KNOW ALL MEN BY THESE PRESENTS:

That First Security Bank, hereinafter referred to as Grantor (whether one or more), 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 STADIUM BLVD & NETTLETON AVENUE

A PART OF LOT 5 OF "REPLAT OF LOT 1 FLEEMAN FAMILY PARTNERSHIP", RECORDED 10/25/2005 IN PLAT BOOK C PAGE 171, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 5; THENCE NORTH 89°46'31" EAST ALONG THE EXISTING NORTH RIGHT-OF-WAY OF NETTLETON AVENUE A DISTANCE OF 166.95 FEET TO THE PC OF A CURVE TO THE LEFT, SAID PC BEING THE POINT OF BEGINNING; THENCE ALONG SAID CURVE TO THE LEFT A DISTANCE OF 163.44 FEET TO A POINT ON THE EXISTING WEST RIGHT-OF-WAY LINE OF STADIUM BLVD, SAID CURVE HAVING A RADIUS OF 105.00 FEET AND CHORD OF NORTH 45°11'00" EAST 147.43 FEET, THENCE SOUTH 00°35'28" WEST ALONG THE EXISTING RIGHT-OF-WAY A DISTANCE OF 58.85 FEET; THENCE SOUTH 56°27'37" WEST ALONG THE EXISTING RIGHT-OF-WAY A DISTANCE OF 81.31 FEET; THENCE SOUTH 89°46'31" WEST ALONG THE EXISTING NORTH RIGHT-OF-WAY OF NETTLETON AVENUE A DISTANCE OF 36.20 FEET TO THE POINT OF BEGINNING, CONTAINING 786 SQUARE FEET OR 0.02 ACRES.

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 14th day of JUNE, 2013.

First Security Bank

By:
Signature



Print

BRAD EDWARDS

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 BRAD EDWARDS appeared in person and proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

IN WITNESS WHEREOF I hereunto set my hand and official seal this 14 day of JUNE, 2013.

My commission expires: 09/08/19



Notary Public (Signature)

