

EASEMENT – INGRESS & EGRESS

KNOW ALL MEN BY THESE PRESENTS: For a consideration deemed and here stated to be of value, the receipt of which is acknowledged by Grantors, the undersigned Grantors who hereby covenant that they will defend the Grantees rights hereunder against all claims or objections, do hereby Grant, Sell and Convey unto the City Water and Light Plant of Jonesboro, Arkansas, and its successors and assigns, an easement and right of entry over and across the following described land, to wit:

A twenty five (25) foot wide tract of land lying over and across a tract of land as recorded in Book C, Page 218-0918, Parcel # 01-144323-00901 in the Office of the Craighead County Clerk, Jonesboro, Arkansas, being more particularly described in Exhibit A.

This easement is to convey a right of ingress or egress.

This easement and covenant shall run with the ownership of the land described and shall bind, not only the parties hereto, but their heirs, successors, and assigns.

And, we the Grantors, **Harold Perrin, Mayor** and **Donna Jackson, City Clerk**, representing the **City of Jonesboro, Arkansas** for a consideration deemed and here stated to be of value, do hereby release and relinquish unto the Grantee, all our rights of dower, curtesy and homestead in and to said lands.

IN WITNESS WHEREOF, the Grantors have hereunto set their hand this _____ day of _____, 20_____.

Harold Perrin, Mayor

Donna Jackson, City Clerk

STATE OF ARKANSAS)
) ss. ACKNOWLEDGEMENT
COUNTY OF CRAIGHEAD)

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 **Harold Perrin, Mayor** and **Donna Jackson, City Clerk**, representing the **City of Jonesboro, AR**, to me well known as the grantors in the foregoing instrument, and purpose therein mentioned and set forth.

WITNESS my hand and seal as such Notary Public this _____ day of _____, 20__.

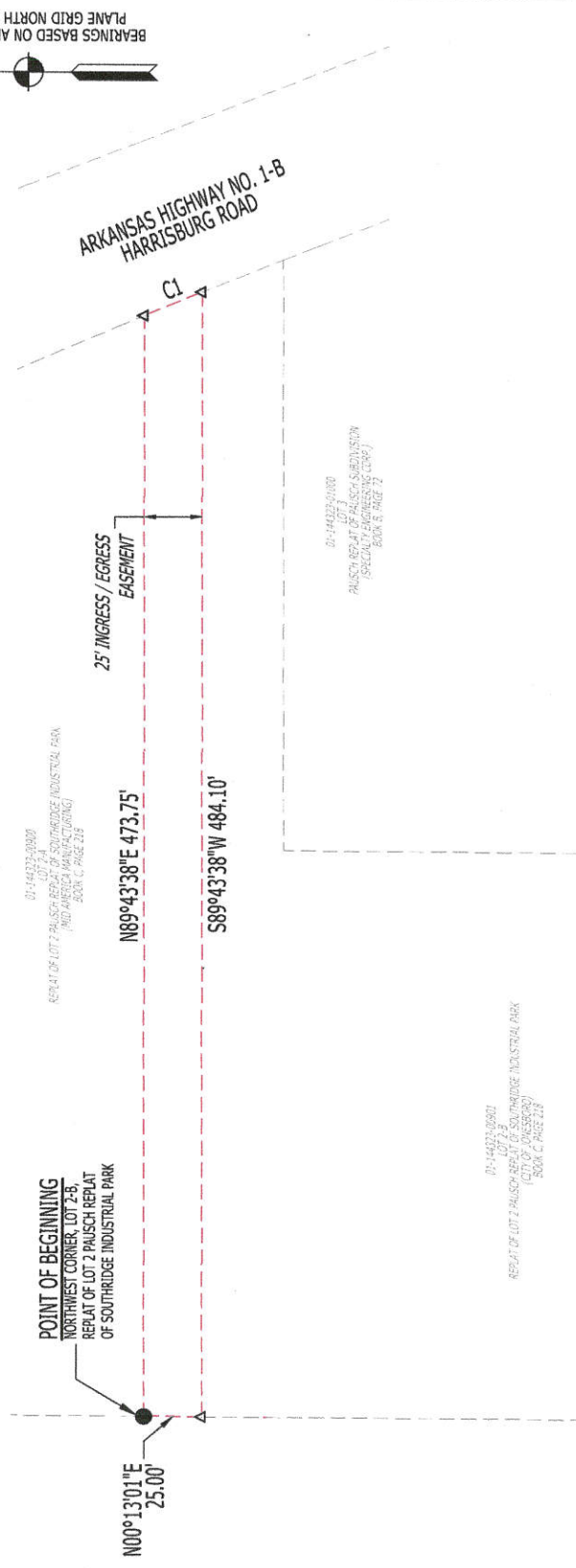
NOTARY PUBLIC

My Commission Expires:

EXHIBIT "A"

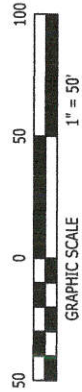
CURVE TABLE:

CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	26.98'	2824.79'	00°32'50"	S22°20'24"E	26.98'



LEGAL DESCRIPTIONS:

25 FOOT INGRESS / EGRESS EASEMENT:
 A PART OF LOT 2-B OF THE REPLAY OF LOT 2, PAUSCH REPLAY OF SOUTHRIDGE INDUSTRIAL PARK, JONESBORO, CRAIGHEAD COUNTY, ARKANSAS; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT THE NORTHWEST CORNER OF LOT 2-B OF THE REPLAY OF LOT 2 PAUSCH REPLAY OF SOUTHRIDGE INDUSTRIAL PARK, JONESBORO, CRAIGHEAD COUNTY, ARKANSAS; THENCE NORTH 89°43'38" EAST, ALONG THE NORTH LINE OF SAID LOT 2-B, 473.75 FEET TO A POINT ON A CURVE TO THE RIGHT, SAID POINT BEING ON THE WESTERLY RIGHT-OF-WAY OF ARKANSAS HIGHWAY NO. 1-B (HARRISBURG ROAD); THENCE SOUTHEASTERLY ALONG SAID RIGHT-OF-WAY CURVE WITH A CENTRAL ANGLE OF 00°32'50" - A RADIUS OF 2824.79 FEET, 26.98 FEET TO A POINT THAT BEARS SOUTH 22°20'24" EAST, 26.98 FEET FROM THE LAST SAID POINT; THENCE SOUTH 89°43'38" WEST, LEAVING SAID WESTERLY RIGHT-OF-WAY LINE, 484.10 FEET TO THE WEST LINE OF SAID LOT 2-B; THENCE NORTH 00°13'01" EAST, ALONG SAID WEST LINE, 25.00 FEET TO THE POINT OF BEGINNING, CONTAINING 0.27 ACRES (11,974 SQ. FT.), MORE OR LESS, SUBJECT TO ALL RIGHTS-OF-WAY AND EASEMENTS OF RECORD.



RIDGE SURVEYING & CONSULTING, PLLC.
 311 South Church St., Suite H
 Jonesboro, AR 72401
 870-203-9940
 www.ridgesurveying.net

LEGAL DEPICTION
 CLIENT: CITY WATER AND LIGHT
 PART OF LOT 2-B OF THE REPLAY OF LOT 2,
 PAUSCH REPLAY OF SOUTHRIDGE
 INDUSTRIAL PARK, JONESBORO,
 CRAIGHEAD COUNTY, ARKANSAS

**EASEMENT DEPICTION,
 NOT A BOUNDARY
 SURVEY**

DRAWING INFO

DRAWN BY: JIN	SCALE: 1" = 50'
DATE: 08 / 30 / 2017	JOB NO: 16220

REVISIONS
