



City of Jonesboro
Engineering Department
Municipal Building
PO Box 1845
300 S. Church
Jonesboro, AR 72403
(870) 932-2438

November 8, 2022

John M. Easley, PE, PS
Associated Engineering, LLC
103 S. Church Street
P.O. Box 1462
Jonesboro, AR 72403

RE: Cavanaugh Drainage Easement Abandonment

Dear John,

The City of Jonesboro Engineering and Planning Departments concur with the abandonment of a drainage easement located in Lot 2 of the Cavanaugh Auto Group Minor Plat as recorded at 2022R-022522 in the public records for Craighead County at Jonesboro, Arkansas, being more particularly described as follows:

Commencing at the Northeast corner of Lot 2 of said Cavanaugh Auto Group minor plat, said point being on the Westerly right-of-way of Arkansas Highway No. 1 (Stadium Blvd.), thence South $01^{\circ}10'18''$ West, along said Westerly right-of-way, a distance of 88.73 feet to a point, the point of beginning; thence continue South $01^{\circ}10'18''$ west, along said Westerly right-of-way, a distance of 10 feet to a point; thence south $89^{\circ}46'36''$ west, departing said Westerly right-of-way, a distance of 760.29 feet to a point on the Easterly right-of-way of Malibu Drive; thence North $00^{\circ}54'50''$ East, along said Easterly right-of-way of Malibu Drive, a distance of 10 feet; thence North $89^{\circ}46'36''$ East, departing said right-of-way of Malibu Drive, a distance of 760.29 feet to the point of beginning; containing in all some 7,600 sq. ft. or 0.175 acres, more or less, subject to all restrictions, reservations, easements and right-of-way of record

If you have questions or comments, feel free to call the number listed above.

Sincerely,

Craig Light, PE, CFM
City Engineer

Derrel Smith
Planning Director



Associated Engineering, LLC

103 S. Church Street – P.O. Box 1462 – Jonesboro, AR 72403 – Phone: (870) 932-3594 – Fax: (870) 935-1263

DESCRPITION – DRAINAGE EASEMENT

A DRAINAGE EASEMENT 10 FEET IN WIDTH LOCATED IN LOT 2 OF THE CAVENAUGH AUTO GROUP MINOR PLAT AS RECORDED AT 2022R-022522 IN THE PUBLIC RECORDS FOR CRAIGHEAD COUNTY AT JONESBORO, ARKANSAS, BEING MORE PARTICULARY DESRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 2 OF SAID CAVENAUGH AUTO GROUP MINOR PLAT, SAID POINT BEING ON THE WESTERLY RIGHT-OF-WAY OF ARKANSAS HIGHWAY NO. 1 (STADIUM BLVD.), THENCE SOUTH 01°10'18" WEST, ALONG SAID WESTERLY RIGHT-OF-WAY, A DISTANCE OF 88.73 FEET TO A POINT, THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 01°10'18" WEST, ALONG SAID WESTERLY RIGHT-OF-WAY, A DISTANCE OF 10 FEET TO A POINT; THENCE SOUTH 89°46'36" WEST, DEPARTING SAID WESTERLY RIGHT-OF-WAY, A DISTANCE OF 760.29 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY OF MALIBU DRIVE; THENCE NORTH 00°54'50" EAST, ALONG SAID EASTERLY RIGHT-OF-WAY OF MALIBU DRIVE, A DISTANCE OF 10 FEET; THENCE NORTH 89°46'36" EAST, DEPARTING SAID RIGHT-OF-WAY OF MALIBU DRIVE, A DISTANCE OF 760.29 FEET TO THE POINT OF BEGINNING;

CONATINING IN ALL SOME 7,600 SQ. FT. OR 0.175 ACRES, MORE OR LESS.

SUBJECT TO ALL RESTRICTIONS, RESERVATIONS, EASEMENTS AND RIGHT-OF-WAY OF RECORD.

Ritter D.E.

John M. Easley

From: Allen Nelson <Allen.Nelson@rittercommunications.com>
Sent: Thursday, November 10, 2022 8:09 AM
To: John M. Easley
Subject: RE: Cavanaugh Auto Group

LOOKS LIKE YOUR GOOD TO GO ON THIS

From: John M. Easley <john.easley@assocengllc.onmicrosoft.com>
Sent: Wednesday, November 9, 2022 10:09 AM
To: Allen Nelson <Allen.Nelson@rittercommunications.com>
Subject: Cavanaugh Auto Group

You don't often get email from john.easley@assocengllc.onmicrosoft.com. [Learn why this is important](#)

CAUTION: This is an external e-mail originating outside of Ritter Communications. Do not click on links or open any attachments unless you recognize the sender and know the content is safe. [Please contact IT](#) if you received this warning and the sender address appears to be an employee of Ritter Communications.


Mr. Nelson,

Checking on the easement abandonment request for Cavanaugh Auto Group on Stadium Blvd.
I have attached a legal description and a sketch of the minor plat that has been filed for you use.

Thanks,

John

John M. Easley, PE, PS

 **Associated Engineering, LLC**
P.O. Box 1462
Jonesboro, AR 72403

Ph: 870-932-3594 Fax: 870-935-1263
e-mail: John.Easley@associatedengineering.com



Owned by the Citizens of Jonesboro

October 25, 2022

City of Jonesboro
P.O. Box 1845
Jonesboro, AR 72403
Attn: April Leggett

Re: Drainage Easement Abandonment
Cavanaugh Auto Group
City of Jonesboro
Craighead County, Arkansas

Dear April:

City Water and Light has no objection with the abandonment of the 10 foot drainage easement, across the south portion of Lot 4R-2 of the Thomas Addition 6th Replat and Lot 3B Replat of Lots 3 & 4 of the Thomas Addition Phase 2 Replat. All being located between Malibu Drive and Hwy 1 South (Stadium Blvd). A part of the Northwest Quarter of Section 33, Township 14 North, Range 4 East of Craighead County, located in Jonesboro, Arkansas.

Please call if more information is needed.

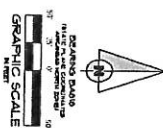
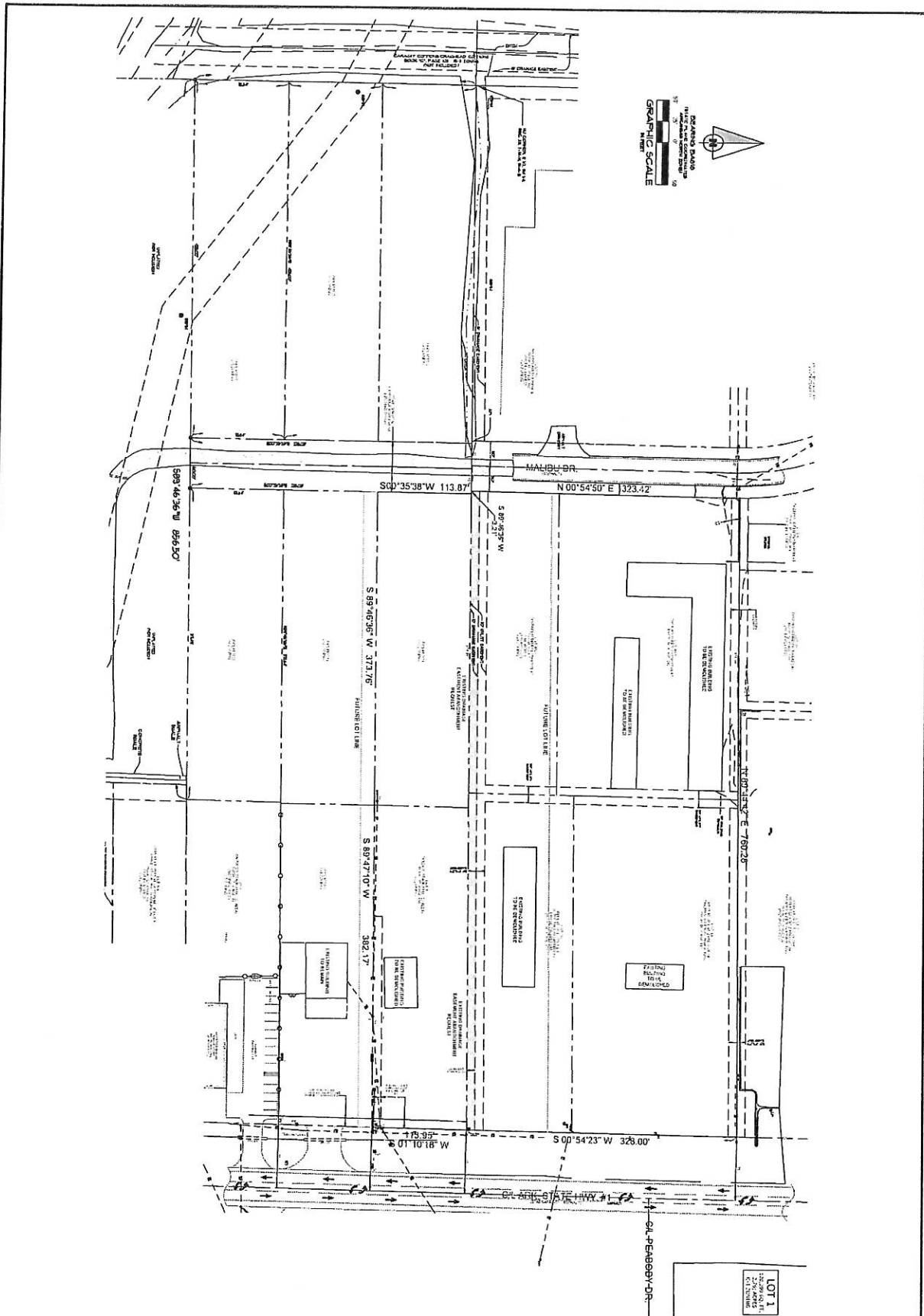
Sincerely,

A handwritten signature in black ink, appearing to read "Jake Rice, III", written in a cursive style.

Jake Rice, III, P.E.
Manager, City Water & Light

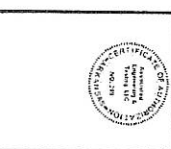
Enclosure

Cc: John Easley



OVERALL SITE SKETCH

NO.	DESCRIPTION	DATE
1	CONCEPTUAL LAYOUT	10/20/11
2	FINAL LAYOUT	11/15/11
3	FINAL LAYOUT	11/15/11
4	FINAL LAYOUT	11/15/11
5	FINAL LAYOUT	11/15/11
6	FINAL LAYOUT	11/15/11
7	FINAL LAYOUT	11/15/11
8	FINAL LAYOUT	11/15/11
9	FINAL LAYOUT	11/15/11
10	FINAL LAYOUT	11/15/11



ASSOCIATED ENGINEERING, LLC
 CIVIL ENGINEERING • LAND SURVEYING
 LAND PLANNING
 1013 NORTH CHURCH STREET • P.O. BOX 1412
 JONESBORO, AR 72403
 PH. 870-932-0114 • FAX 970-433-1263

OVERALL CAMPUS
CAVENAUGH AUTO GROUP
STADIUM BLVD.
JONESBORO, ARKANSAS



Todd R. Gregory
AT&T Arkansas
Right-of-Way &
Joint Pole Use Mgr.

P.O. Box 6505
Hot Springs, AR 71901
Phone: (501) 321-3207
Cell: (501) 276-3791
tg5473@att.com

UTILITY APPROVAL FORM FOR RIGHT-OF-WAY, ALLEY
AND UTILITY EASEMENT VACATIONS:

DATE: 11/09/2022

UTILITY COMPANY: **Southwestern Bell Telephone Company d.b.a. AT&T Arkansas**

REQUESTED VACATION:

Drainage Easement

I have been notified of the petition for Right-of-Way Abandonment for a **10' Drainage Easement across lots 4R-2 and 3B of the Thomas Addition Phase two Replat.**

Described as follows:

On behalf of Matt Cavanaugh, Cavanaugh Motor Group, we are requesting approval for the abandonment of a drainage utility easement as shown on the enclosed campus map. This easement was overlooked during our previous abandonment request. Again, Cavanaugh Motors is in the process of re-developing their current sales campus into a new Kia/Hyundai Sales Center. The process involves re-platting several lots into two – one for each dealership. This will require the abandonment of an existing drainage easement.

UTILITY COMPANY COMMENTS:

No objections to the vacation described above.

Signature of AT&T Company Representative:

Todd R. Gregory



Summit Utilities
1400 Centerview Dr, Ste. 100
Little Rock, AR 72211
summitutilitiesinc.com

UTILITY RELEASE FORM

General Utility Easement, Public Access Easement, Alley, Street, R.O.W.

Utility Company: Summit Utilities Date: 11/10/2022

Requested Abandonment: 10 ft Drainage Easement abandonment located in Lot 2 of the Cavanaugh Auto Group minor plat as recorded at 2022R-022522 in the public records for Craighead County at Jonesboro, Arkansas

Legal Description:

A DRAINAGE EASEMENT 10 FEET IN WIDTH LOCATED IN LOT 2 OF THE CAVENAUGH AUTO GROUP MINOR PLAT AS RECORDED AT 2022R-022522 IN THE PUBLIC RECORDS FOR CRAIGHEAD COUNTY AT JONESBORO, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF LOT 2 OF SAID CAVENAUGH AUTO GROUP MINOR PLAT, SAID POINT BEING ON THE WESTERLY RIGHT-OF-WAY OF ARKANSAS HIGHWAY NO. 1 (STADIUM BLVD.), THENCE SOUTH 01°10'18" WEST, ALONG SAID WESTERLY RIGHT-OF-WAY, A DISTANCE OF 88.73 FEET TO A POINT, THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 01°10'18" WEST, ALONG SAID WESTERLY RIGHT-OF-WAY, A DISTANCE OF 10 FEET TO A POINT; THENCE SOUTH 89°46'36" WEST, DEPARTING SAID WESTERLY RIGHT-OF-WAY, A DISTANCE OF 760.29 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY OF MALIBU DRIVE; THENCE NORTH 00°54'50" EAST, ALONG SAID EASTERLY RIGHT-OF-WAY OF MALIBU DRIVE, A DISTANCE OF 10 FEET; THENCE NORTH 89°46'36" EAST, DEPARTING SAID RIGHT-OF-WAY OF MALIBU DRIVE, A DISTANCE OF 760.29 FEET TO THE POINT OF BEGINNING;
CONTAINING IN ALL SOME 7,600 SQ. FT. OR 0.175 ACRES, MORE OR LESS.
SUBJECT TO ALL RESTRICTIONS, RESERVATIONS, EASEMENTS AND RIGHT-OF-WAY OF RECORD.

UTILITY COMPANY COMMENTS:

No objections to the abandonment(s) described above.

No objections to the abandonment (s) described above, provided the following easements are retained (Exhibit A).

Objects to the abandonment(s) described above, reason described below.

Described reasons for objection or easements to be retained.

Grace Grubb
Signature of Utility Company Representative

Engineer Gas
Title