

PETITION

TO: *Honorable Harold Copenhaver, Mayor, and Members of the City Council of the City of Jonesboro, Arkansas*

PETITION TO ABANDON A PORTION OF STREET RIGHT OF WAY FOR UNDEVELOPED HARLAN COVE LOCATED NORTH OF JONATHON DRIVE.

We / I the undersigned, being the owner/s of all property adjoining the following right of way located in the City of Jonesboro, Arkansas, described as follows:

TRACT A:

AN UNDEVELOPED PORTION OF HARLAN COVE AS SHOWN ON THE AMENDED REPLAT OF LOT 2, BLOCK D, APPLE HILLS SUBDIVISION TO THE CITY OF JONESBORO, CRAIGHEAD COUNTY, ARKANSAS AS RECORDED IN BOOK 179, PAGE 84, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 2 OF THE AMENDED REPLAT OF LOT 2, BLOCK D, APPLE HILLS SUBDIVISION TO THE CITY OF JONESBORO, CRAIGHEAD COUNTY, ARKANSAS AS RECORDED IN BOOK 179, PAGE 84; THENCE NORTH 89°26'50" EAST, 132.49 FEET; THENCE SOUTH 00°41'55" WEST, 249.50 FEET TO THE POINT OF BEGINNING PROPER; THENCE CONTINUE SOUTH 00°41'55" WEST, 86.61 FEET TO A POINT ON A CURVE TO THE RIGHT; THENCE NORTHEASTERLY ALONG SAID CURVE WITH A CENTRAL ANGLE OF 120°01'29", A RADIUS OF 50.00 FEET, 104.73 FEET TO A POINT THAT BEARS NORTH 00°41'55" EAST, 86.61 FEET FROM THE LAST SAID POINT, SAID POINT BEING THE POINT OF BEGINNING PROPER, 1,536 SQUARE FEET, MORE OR LESS, SUBJECT TO ALL RIGHTS-OF-WAY AND EASEMENTS OF RECORD.

TRACT B:

AN UNDEVELOPED PORTION OF HARLAN COVE AS SHOWN ON THE AMENDED REPLAT OF LOT 2, BLOCK D, APPLE HILLS SUBDIVISION TO THE CITY OF JONESBORO, CRAIGHEAD COUNTY, ARKANSAS AS RECORDED IN BOOK 179, PAGE 84, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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Herewith file and present this petition to the City Council of the City of Jonesboro, Arkansas to have all of the above described right of way legally abandoned.

DATED this 15th day of NOVEMBER 2022.

PROPERTY OWNER NAME AND ADDRESS:

Jackson Rentals and Investments

Wilma Jean Darvis

1817 Covey Drive

500 Jonathon Drive

Jonesboro, AR 72404


Jonesboro, AR 72401



Walter K Jackson, Signature

11-15-22

Date



Wilma Jean Darvis, Signature
Nov. 15, 2022

Date

Subscribed and sworn to before me this 15th day of November, 2022

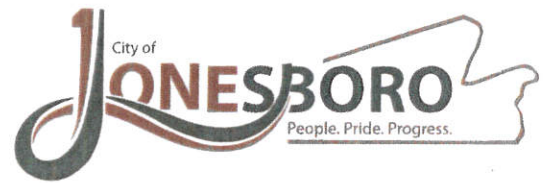
(SEAL)

JUSTUS SAWYER
CRAIGHEAD COUNTY
NOTARY PUBLIC - ARKANSAS
My Commission Expires July 19, 2032
Commission No. 12719844



NOTARY

Expiration date: 7-19-32



March 1, 2022

Fisher Arnold
Attn: Jeremy Bevill
404 Creath Ave
Jonesboro, AR 72401

RE: Abandonment of Right-Of-Way
Harlan Cove

Dear Mr. Bevill,

The City of Jonesboro Engineering and Planning Departments concur with the abandonment of the right-of-way as shown as tract A and B on the attached plat prepared by Ridge Surveying & Consulting PLLC., dated 10/12/2021.

Please call if more information is needed.

Sincerely,

A handwritten signature in black ink, appearing to be 'CL', is written above the typed name of Craig Light.

Craig Light, PE, CFM
Chief City Engineer

A handwritten signature in black ink, appearing to be 'DS', is written above the typed name of Derrel Smith.

Derrel Smith
Planning Director



Owned by the Citizens of Jonesboro

March 10, 2022

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

Re: Right of Way Abandonment
Harlan Cove, Apple Hills Subdivision
Book 179, Page 84
Jonesboro, Craighead County, Arkansas

Dear April:

City Water and Light Plant of the City of Jonesboro (CWL) has been requested to relinquish our interest in the right-of-way on the following described property (Existing R.O.W.).

An undeveloped portion of Harlan Cove as shown on the amended replat of Lot 2 and Lot 3, Block D, Apple Hills Subdivision to the City of Jonesboro, as recorded in Book 179, Page 84 in the Office of the Circuit Clerk for Jonesboro, Craighead County, Arkansas. As shown as Tract A and Tract B on the attached Exhibit "A".

CWL has no objection to the abandonment of the referenced R.O.W.

Please feel free to contact me with any questions.

Sincerely,

A handwritten signature in blue ink, appearing to read "Jake Rice III", is written over a horizontal line.

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

Enclosure

Cc: Fisher & Arnold, INC.

Jake Rice III, MANAGER

CITY WATER & LIGHT • 400 East Monroe • P.O. Box 1289 • Jonesboro, Arkansas 72403-1289 • 870/935-5581



phone 870.336.3434

1.888.336.4249

fax 870.336.3401

office 2400 Ritter

February 28, 2022

Jeremy Bevill P.E, CFM

Fisher Arnold

Civil Engineer

404 Creath Ave.

Jonesboro, Ar, 72404

Ritter Communications agrees with the abandonment of a portion of the street right of way for Harlan Cove located north of Jonathon Drive. The location is shown on the Right-Of-Way Abandonment Exhibit as described in the attached.

Thanks

A handwritten signature in black ink, appearing to read "Rich Busby", with a long horizontal flourish extending to the right.

Rich Busby

Ritter Communications

OSP Engineering Director

Office 870-336-3471

rich.busby@rittercommunications.com



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

Transmitted via E-mail

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

DATE: 04/28/2022

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

REQUESTED VACATION:

Right-of-Way for older street plan

I have been notified of the petition for Right-of-Way Abandonment for Harlan Cove, Jonesboro AR

Described as follows:

LEGAL DESCRIPTION:

TRACT A:

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TRACT B:

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UTILITY COMPANY COMMENTS:

No objections to the vacation described above.

Signature of AT&T Company Representative:

Todd R. Gregory



03/08/2022

Fisher Arnold Engineers
Jeremy Bevill, PE
404 Creath Avenue
Jonesboro, AR 72401

RE: Partial Easement Abandonment – Harlan Cove, Jonesboro, AR

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TRACT B:

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Jeremy Bevill:

After reviewing your request of the Easement Abandonment in Jonesboro, AR, Cequel III Communications I, LLC d/b/a Suddenlink Communications has verified there is not active CATV facilities in this easement.

Given the verification stated above, Altice USA has no objection with the requested Easement Abandonment.

Yours truly,

Mike Alexander
Senior Vice President



Summit Utilities Arkansas, Inc.

1400 Centerview Dr.
Little Rock, AR 72211
summitutilities.com

UTILITY RELEASE FORM

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

Utility Company: Summit Utilities Arkansas, Inc. Date: 2/25/2022

Requested Abandonment: Right-of-way abandonment

Legal Description:

Abandon a portion of street right-of-way for undeveloped Harlan Cove located north of Jonathon Drive as shown on the right-of-way abandonment Exhibit included. The street right of way extends along the east and west of Harlan Cove in Tract A and Tract B. The entire area lies within S06 T14N R4E Jonesboro, Craighead County, Arkansas, and is described more particularly as followed. Tract A: An undeveloped portion of Harlan Cove as shown on the amended replat of Lot 2, Block D, Apple Hills Subdivision to the City of Jonesboro, Craighead County, Arkansas as recorded in Book 179, Page 84. Tract B: An undeveloped portion of Harlan Cove as shown on the amended replat of Lot 2, Block D, Apple Hills Subdivision to the City of Jonesboro, Craighead County, Arkansas as recorded in Book 179, Page 84.

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
Title

ADJACENT PROPERTY OWNER NOTIFICATION FORM:

Fisher and Arnold Inc., on behalf of Jackson Rentals & Investments, LLC, is requesting the abandonment of a portion of street right of way for undeveloped Harlan Cove located north of Jonathon Drive as shown on the Right-Of-Way Abandonment Exhibit included.

The street right of way extends along the east and west of Harlan Cove in Tract A and Tract B. The entire area lies within S06 T14N R4E Jonesboro, Craighead County, Arkansas, and is described more particularly as followed.

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Attached survey and/or vicinity map of what is being abandoned.

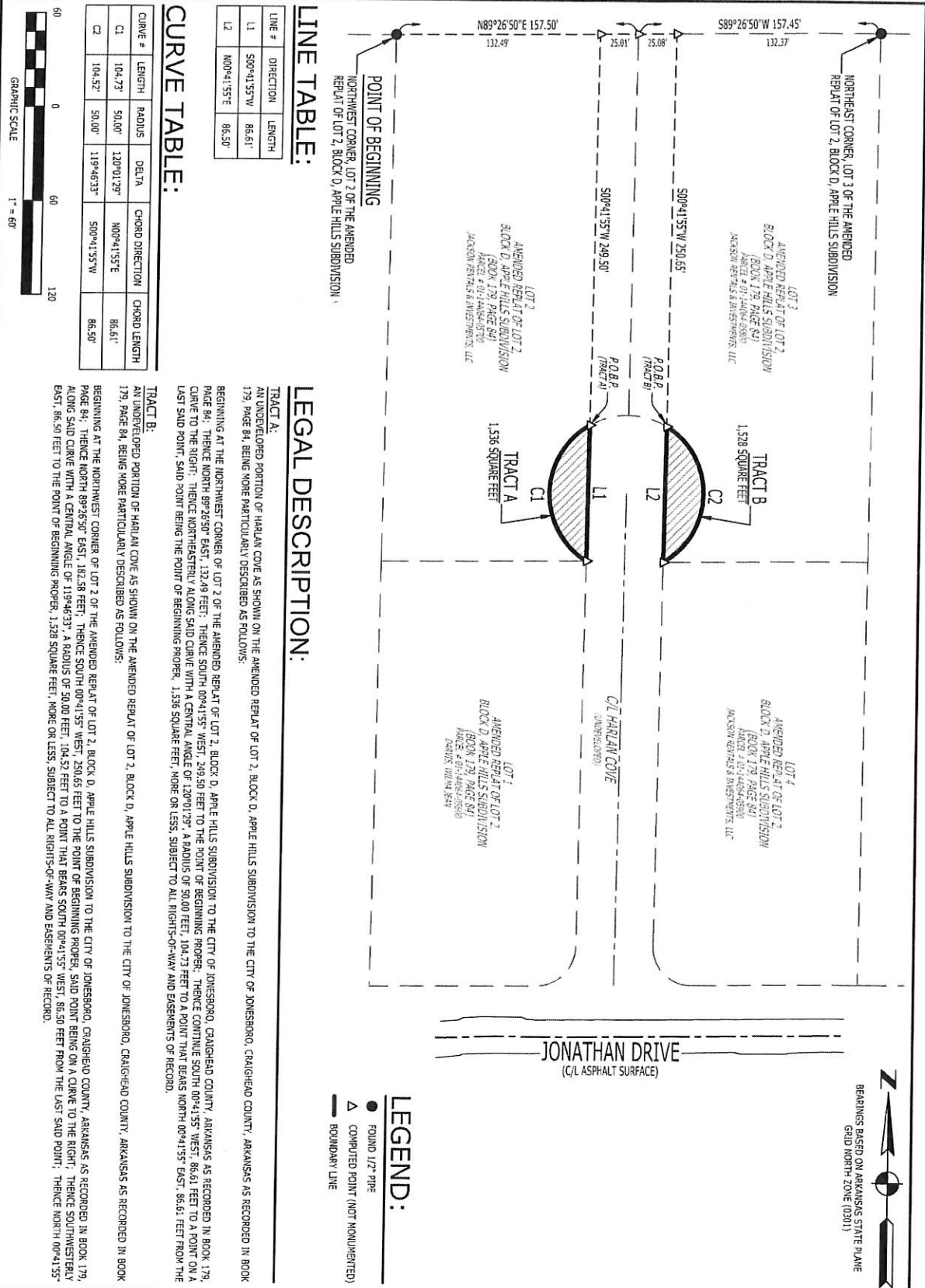
ADJACENT PROPERTY OWNERS COMMENTS:

I do not object to the requested alley abandonment described above.

I do object to the requested ally abandonment described above because;



Signature of Property Owner
Darvis, Wilma Jean
500 Jonathan Dr. Jonesboro Arkansas, 72401
(Parcel ID: 01-144064-05600)



LINE #	DIRECTION	LENGTH
L1	S00°41'55"W	86.61'
L2	N00°41'55"E	86.50'

CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	104.73'	50.00'	120°01'29"	N00°41'55"E	86.61'
C2	104.57'	50.00'	119°46'33"	S00°41'55"W	86.50'



LINE TABLE:

CURVE TABLE:

LEGAL DESCRIPTION:

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LEGEND:
 ● FOUND 1/2" PIPE
 ▲ COMPUTED POINT (NOT MONUMENTED)
 --- BOUNDARY LINE

RIGHT-OF-WAY ABANDONMENT
 CLIENT: JACKSON RENTALS & INVESTMENTS, LLC
 AN UNDEVELOPED PORTION OF HARLAN COVE, JONESBORO, CRAIGHEAD COUNTY, ARKANSAS

RIDGE SURVEYING & CONSULTING, PLLC.
 104 C South Ave.
 Suite 100
 Jonesboro, AR 72401
 870-203-9940
 www.ridgesurveying.com

DRAWING INFO	
DRAWN BY: JIN	SCALE: 1" = 60'
DATE: 10/12/2021	JOB NO: 21103-01-AB
REVISIONS	

OFFICIAL RECEIPT

Receipt Date 11/22/2022 02:18 PM
Receipt Print Date 11/22/2022

Receipt # 00225220
Batch # 00022.11.2022

CITY OF JONESBORO
300 S. Church St. Ste 106
PO Box 1845
JONESBORO, AR 72403-1845
870-932-3042
For Permit Inspections call 870-933-4602

Account/License/Permit/Category:

CR 1,189.50

Detail:

01-000-0150-00
Proof of Publication Harlan C
ove Abandonment 1,189.50

Total 1,189.50

Payment Information:

Check 1123 1,189.50
Change 0.00

Walter Jackson
Customer #: 000000
Jackson Rentals and Investmen

Cashier: ALCooksey
Station: ALCOOKSEY