

1916 Valley View Drive
Parcel #5
Right-of-Way

Whereas, Ken Alan Yarbrough and wife, Lynn Yarbrough, are the owners of land in Craighead County, Arkansas, as described below, and the City of Jonesboro ("the City"), a municipal corporation of the State of Arkansas, is the owner of adjoining land;

Whereas, Ken Alan Yarbrough and wife, Lynn Yarbrough, and the City have agreed upon a right-of-way for construction and maintenance of a street across the land of Ken Alan Yarbrough and wife, Lynn Yarbrough, in favor of the City and in favor of the land of the City.

Now, therefore, be it agreed between Ken Alan Yarbrough and wife, Lynn Yarbrough, and the City on the _____ day of _____, 20_____.

1. Ken Alan Yarbrough and wife, Lynn Yarbrough, in consideration of the agreement hereinafter made by city, grant to the City a right-of-way for construction and maintenance of a street over the land of Ken Alan Yarbrough and wife, Lynn Yarbrough, in City of Jonesboro, Craighead County, Arkansas, or particularly described as follows:

Right of Way Acquisition Area 1

Being part of the Ken Alan Yarbrough and wife, Lynn Yarbrough, property as described in Book 422, Page 68 at the Craighead County Circuit Clerk's office of the State of Arkansas.

Commencing at the southeast corner of Section 2, Township 13 North, Range 3 East; thence along the south line of said section North 89° 33' 59" West, a distance of 486.98 feet to a point on the existing south right-of-way (R.O.W.) line of Valley View Road (80 feet wide); thence continuing along said south line North 89° 33' 59" West, a distance of 283.02 feet to a point on the extended west line of the subject property; thence leaving said south line along said extended west line North 00° 19' 18" West, a distance of 36.43 feet to the true POINT OF BEGINNING, said point being the southwest corner of the subject property; thence along the west line of the subject property North 00° 19' 18" West, a distance of 27.59 feet to a point of non-tangent curvature; thence leaving said west line along a curve to the left having a radius of 370.00 feet and an arc length of 228.48 feet (chord = North 45° 04' 53" East, 224.87 feet) to a point of tangency; thence North 27° 23' 27" East, a distance of 76.32 feet to a point of tangent curvature; thence along a curve to the left having a radius of 30.00 feet and an arc length of 46.77 feet (chord = North 17° 16' 29" West, 42.18 feet) to a point of reverse curvature; thence along a curve to the right having a radius of 630.00 feet and an arc length of 237.97 feet (chord = North 51° 07' 08" West, 236.56 feet) to a point of non-tangency on the west line of the subject property; thence along said west line North 00° 19' 18" West, a distance of 111.24 feet to a point of non-tangent curvature; thence leaving said west line along a curve to the left having a radius of 565.00 feet and an arc length of 480.54 feet (chord = South 55° 59' 07" East, 466.18 feet) to a point of non-tangency on the east line of the subject property; thence along said east line South 00° 19' 31" East, a distance of 65.89 feet to a point of non-tangent curvature; thence leaving said east line along a curve to the right having a radius of 630.00 feet and an arc length of 98.78 feet (chord = North 76° 53' 49" West, 98.68 feet) to a point of reverse curvature; thence along a curve to the left having a radius of 30.00 feet and an arc length of 41.99

feet (chord = South 67° 29' 34" West, 38.65 feet) to a point of tangency; thence South 27° 23' 27" West, a distance of 85.89 feet to a point of tangent curvature; thence along a curve to the right having a radius of 430.00 feet and an arc length of 205.84 feet (chord = South 41° 06' 15" West, 203.88 feet) to a point of non-tangent curvature on the existing north R.O.W. line of Valley View Road; thence along said north R.O.W. line along a curve to the right having a radius of 1160.00 feet and an arc length of 78.50 feet (chord = South 86° 14' 33" West, 78.48 feet) to the POINT OF BEGINNING and containing 51,157 square feet (1.174 acres) in the southeast quarter of the southeast quarter of Section 2.

Permanent Drainage Easement Area 2

Being part of the Ken Alan Yarbrough and wife, Lynn Yarbrough, property as described in Book 422, Page 68 at the Craighead County Circuit Clerk's office of the State of Arkansas.

Commencing at the southeast corner of Section 2, Township 13 North, Range 3 East; thence along the south line of said section North 89° 33' 59" West, a distance of 486.98 feet to a point on the existing south right-of-way (R.O.W.) line of Valley View Road (80 feet wide); thence continuing along said south line North 89° 33' 59" West, a distance of 283.02 feet to a point on the extended west line of the subject property; thence leaving said south line along said extended west line North 00° 19' 18" West, a distance of 36.43 feet to a the southwest corner of the subject property; thence along the west line of the subject property North 00° 19' 18" West, a distance of 27.59 feet to a point of non-tangent curvature on the proposed north R.O.W. line of Valley View Road (60 feet wide); thence leaving said west line along said north R.O.W. line along a curve to the left having a radius of 370.00 feet and an arc length of 32.97 feet (chord = North 60° 13' 11" East, 32.95 feet) to the true POINT OF BEGINNING; thence leaving said north R.O.W. line North 33° 52' 53" West, a distance of 20.00 feet to a point; thence North 56° 07' 07" East, a distance of 20.00 feet to a point; thence South 33° 52' 53" East, a distance of 20.00 feet to a point on the proposed north R.O.W. line of Valley View Road; thence along said north R.O.W. line along a curve to the right having a radius of 370.00 feet and an arc length of 20.00 feet (chord = South 56° 07' 07" West, 20.00 feet) to the POINT OF BEGINNING and containing 402 square feet (0.009 acres).

Permanent Drainage Easement Area 3

Being part of the Ken Alan Yarbrough and wife, Lynn Yarbrough, property as described in Book 422, Page 68 at the Craighead County Circuit Clerk's office of the State of Arkansas.

Commencing at the southeast corner of Section 2, Township 13 North, Range 3 East; thence along the south line of said section North 89° 33' 59" West, a distance of 486.98 feet to a point on the existing south right-of-way (R.O.W.) line of Valley View Road (80 feet wide); thence continuing along said south line North 89° 33' 59" West, a distance of 283.02 feet to a point on the extended west line of the subject property; thence leaving said south line along said extended west line North 00° 19' 18" West, a distance of 36.43 feet to a the southwest corner of the subject property; thence along the west property line of the subject property North 00° 19' 18" West, a distance of 442.90 feet to a point of non-tangent curvature on the proposed south R.O.W. line of Lawson Road

Extended (65 feet wide); thence along said south R.O.W. line along a curve to the left having a radius of 630.00 feet and an arc length of 125.05 feet (chord = South 45° 59' 02" East, 124.84 feet) to the true POINT OF BEGINNING, said point being one of continued curvature; thence continuing along said south R.O.W. line along a curve to the left having a radius of 630.00 feet and an arc length of 112.92 feet (chord = South 56° 48' 19" East, 112.77 feet) to a point of reverse curvature; thence continuing along said south R.O.W. line along a curve to the right having a radius of 30.00 feet and an arc length of 46.77 feet (chord = South 17° 16' 29" East, 42.18 feet) to a point of tangency on the proposed west R.O.W. line of Valley View Road (60 feet wide); thence leaving said proposed south R.O.W. line along said proposed west R.O.W. line South 27° 23' 27" West, a distance of 14.47 feet to a point; thence leaving said proposed west R.O.W. line North 33° 05' 10" West, a distance of 40.23 feet to a point; thence North 57° 32' 09" West, a distance of 107.61 feet to a point; thence North 28° 09' 10" East, a distance of 26.53 feet to the POINT OF BEGINNING and containing 3,597 square feet (0.083 acres).

Permanent Drainage Easement Area 4

Being part of the Ken Alan Yarbrough and wife, Lynn Yarbrough, property as described in Book 422, Page 68 at the Craighead County Circuit Clerk's office of the State of Arkansas.

Commencing at the southeast corner of Section 2, Township 13 North, Range 3 East; thence along the south line of said section North 89° 33' 59" West, a distance of 486.98 feet to a point on the existing south right-of-way (R.O.W.) line of Valley View Road (80 feet wide); thence continuing along said south line North 89° 33' 59" West, a distance of 283.02 feet to a point on the extended west line of the subject property; thence leaving said south line along said extended west line North 00° 19' 18" West, a distance of 36.43 feet to the southwest corner of the subject property; thence along the west property line of the subject property North 00° 19' 18" West, a distance of 554.14 feet to a point of non-tangent curvature on the proposed north R.O.W. line of Lawson Road Extended (65 feet wide); thence along said north R.O.W. line along a curve to the left having a radius of 565.00 feet and an arc length of 191.28 feet (chord = South 41° 19' 07" East, 190.37 feet) to the true POINT OF BEGINNING, said point being one of non-tangency; thence leaving said proposed north R.O.W. line North 28° 09' 10" East, a distance of 35.68 feet to a point; thence South 51° 22' 30" East, a distance of 20.02 feet to a point; thence South 28° 09' 10" West, a distance of 35.45 feet to a point on the proposed north R.O.W. line of Lawson Road Extended; thence along said proposed north R.O.W. line along a curve to the right having a radius of 565.00 feet and an arc length of 19.98 feet (chord = North 52° 01' 50" West, 19.98 feet) to the POINT OF BEGINNING and containing 701 square feet (0.016 acres).

Permanent Drainage Easement Area 5

Being part of the Ken Alan Yarbrough and wife, Lynn Yarbrough, property as described in Book 422, Page 68 at the Craighead County Circuit Clerk's office of the State of Arkansas.

Commencing at the southeast corner of Section 2, Township 13 North, Range 3 East; thence along the south line of said section North 89° 33' 59" West, a distance of 486.98 feet to a point on the

existing south right-of-way (R.O.W.) line of Valley View Road (80 feet wide); thence continuing along said south line North 89° 33' 59" West, a distance of 283.02 feet to a point on the extended west line of the subject property; thence leaving said south line along said extended west line North 00° 19' 18" West, a distance of 36.43 feet to a point of non-tangent curvature on the existing north R.O.W. line of Valley View Road; thence leaving said extended west line along said existing north R.O.W. line along a curve to the left having a radius of 1160.00 feet and an arc length of 78.50 feet (chord = North 86° 14' 33" East, 78.48 feet) to the true POINT OF BEGINNING, said point being one of non-tangent curvature on the proposed east R.O.W. line of Valley View Road (60 feet wide); thence leaving said existing north R.O.W. line along said proposed east R.O.W. line along a curve to the left having a radius of 430.00 feet and an arc length of 205.84 feet (chord = North 41° 06' 15" East, 203.88 feet) to a point of tangency; thence continuing along said proposed east R.O.W. line North 27° 23' 27" East, a distance of 85.89 feet to a point of tangent curvature; thence continuing along said proposed east R.O.W. line along a curve to the right having a radius of 30.00 feet and an arc length of 41.99 feet (chord = North 67° 29' 34" East, 38.65 feet) to a point of reverse curvature on the proposed south R.O.W. line of Lawson Road Extended (65 feet wide); thence leaving said proposed east R.O.W. line along said proposed south R.O.W. line along a curve to the left having a radius of 630.00 feet and an arc length of 98.78 feet (chord = South 76° 53' 49" East, 98.68 feet) to a point of non-tangency on the east line of the subject property; thence leaving said proposed south R.O.W. line along said east line South 00° 19' 31" East, a distance of 25.58 feet to a point; thence leaving said east line North 76° 40' 54" West, a distance of 101.20 feet to a point; thence South 34° 19' 04" West, a distance of 256.84 feet to a point of non-tangent curvature on the existing north R.O.W. line of Valley View Road; thence along said existing north R.O.W. line along a curve to the right having a radius of 1160.00 feet and an arc length of 62.73 feet (chord = South 82° 45' 16" West, 62.73 feet) to the POINT OF BEGINNING and containing 9,951 square feet (0.228 acres).

Temporary Construction Easement Area 6

Being part of the Ken Alan Yarbrough and wife, Lynn Yarbrough, property as described in Book 422, Page 68 at the Craighead County Circuit Clerk's office of the State of Arkansas.

Commencing at the southeast corner of Section 2, Township 13 North, Range 3 East; thence along the south line of said section North 89° 33' 59" West, a distance of 486.98 feet to a point on the existing south right-of-way (R.O.W.) line of Valley View Road (80 feet wide); thence continuing along said south line North 89° 33' 59" West, a distance of 283.02 feet to a point on the extended west line of the subject property; thence leaving said south line along said extended west line North 00° 19' 18" West, a distance of 36.43 feet to the southwest corner of the subject property; thence along the west line of the subject property North 00° 19' 18" West, a distance of 27.59 feet to the true POINT OF BEGINNING; thence continuing along the west line of the subject property North 00° 19' 18" West, a distance of 22.60 feet to a point of non-tangent curvature; thence leaving said west line along a curve to the left having a radius of 350.00 feet and an arc length of 20.42 feet (chord = North 59° 25' 37" East, 20.41 feet) to a point of non-tangency; thence South 33° 52' 53" East, a distance of 20.00 feet to a point of non-tangent curvature on the proposed north R.O.W. line of Valley View Road (60 feet wide); thence along said north R.O.W. line along a curve to the right

having a radius of 370.00 feet and an arc length of 32.97 feet (chord = South 60° 13' 11" West, 32.95 feet) to the POINT OF BEGINNING and containing 534 square feet (0.012 acres).

Temporary Construction Easement Area 7

Being part of the Ken Alan Yarbrough and wife, Lynn Yarbrough, property as described in Book 422, Page 68 at the Craighead County Circuit Clerk's office of the State of Arkansas.

Commencing at the southeast corner of Section 2, Township 13 North, Range 3 East; thence along the south line of said section North 89° 33' 59" West, a distance of 486.98 feet to a point on the existing south right-of-way (R.O.W.) line of Valley View Road (80 feet wide); thence continuing along said south line North 89° 33' 59" West, a distance of 283.02 feet to a point on the extended west line of the subject property; thence leaving said south line along said extended west line North 00° 19' 18" West, a distance of 36.43 feet to the southwest corner of the subject property; thence along the west line of the subject property North 00° 19' 18" West, a distance of 27.59 feet to a point on the proposed north R.O.W. line of Valley View Road (60 feet wide); thence leaving said west line along said north R.O.W. line along a curve to the left having a radius of 370.00 feet and an arc length of 52.97 feet (chord = North 58° 40' 16" East, 52.92 feet) to the true POINT OF BEGINNING; thence leaving said proposed north R.O.W. line along the east line of a proposed permanent drainage easement North 33° 52' 53" West, a distance of 20.00 feet to a point; thence leaving said east line North 50° 19' 02" East, a distance of 68.04 feet to a point; thence North 29° 06' 19" East, a distance of 135.42 feet to a point; thence North 17° 55' 54" East, a distance of 43.63 feet to a point on the south line of a proposed permanent drainage easement; thence along said south line South 33° 05' 10" East, a distance of 40.23 feet to a point on the proposed west R.O.W. line of Valley View Road; thence leaving said south line along said proposed west R.O.W. line South 27° 23' 27" West, a distance of 61.85 feet to a point of tangent curvature; thence continuing along said proposed west R.O.W. line along a curve to the right having a radius of 370.00 feet and an arc length of 175.51 feet (chord = South 40° 58' 49" West, 173.87 feet) to the POINT OF BEGINNING and containing 6,105 square feet (0.140 acres).

Temporary Construction Easement Area 8

Being part of the Ken Alan Yarbrough and wife, Lynn Yarbrough, property as described in Book 422, Page 68 at the Craighead County Circuit Clerk's office of the State of Arkansas.

Commencing at the southeast corner of Section 2, Township 13 North, Range 3 East; thence along the south line of said section North 89° 33' 59" West, a distance of 486.98 feet to a point on the existing south right-of-way (R.O.W.) line of Valley View Road (80 feet wide); thence continuing along said south line North 89° 33' 59" West, a distance of 283.02 feet to a point on the extended west line of the subject property; thence leaving said south line along said extended west line North 00° 19' 18" West, a distance of 36.43 feet to the southwest corner of the subject property; thence along the west property line of the subject property North 00° 19' 18" West, a distance of 383.09 feet to the true POINT OF BEGINNING; thence continuing along said west line North 00° 19' 18" West, a distance of 59.82 feet to a point of non-tangent curvature on the proposed south R.O.W.

line of Lawson Road Extended (65 feet wide); thence leaving said extended west line along said proposed south R.O.W. line along a curve to the left having a radius of 630.00 feet and an arc length of 125.05 feet (chord = South 45° 59' 02" East, 124.84 feet) to a point of non-tangency on the west line of a proposed permanent drainage easement; thence leaving said proposed south R.O.W. line along said west line South 28° 09' 10" West, a distance of 26.53 feet to a point; thence leaving said west line South 37° 55' 13" West, a distance of 13.87 feet to a point of non-tangent curvature; thence along a curve to the right having a radius of 670.00 feet and an arc length of 91.90 feet (chord = North 48° 09' 01" West, 91.83 feet) to the POINT OF BEGINNING and containing 4,359 square feet (0.100 acres).

Temporary Construction Easement Area 9

Being part of the Ken Alan Yarbrough and wife, Lynn Yarbrough, property as described in Book 422, Page 68 at the Craighead County Circuit Clerk's office of the State of Arkansas.

Commencing at the southeast corner of Section 2, Township 13 North, Range 3 East; thence along the south line of said section North 89° 33' 59" West, a distance of 486.98 feet to a point on the existing south right-of-way (R.O.W.) line of Valley View Road (80 feet wide); thence continuing along said south line North 89° 33' 59" West, a distance of 283.02 feet to a point on the extended west line of the subject property; thence leaving said south line along said extended west line North 00° 19' 18" West, a distance of 36.43 feet to the southwest corner of the subject property; thence along the west line of the subject property North 00° 19' 18" West, a distance of 27.59 feet to a point on the proposed north R.O.W. line of Valley View Road (60 feet wide); thence continuing along said west line North 00° 19' 18" West, a distance of 442.90 feet to a point on the proposed south R.O.W. line of Lawson Road Extended (65 feet wide); thence continuing along said west line North 00° 19' 18" West, a distance of 111.24 feet to the true POINT OF BEGINNING; thence continuing along said west line North 00° 19' 18" West, a distance of 51.59 feet to a point of non-tangent curvature; thence leaving said west line along a curve to the left having a radius of 540.00 feet and an arc length of 219.23 feet (chord = South 38° 34' 04" East, 217.73 feet) to a point of non-tangency; thence North 17° 46' 52" East, a distance of 101.20 feet to a point; thence South 72° 13' 08" East, a distance of 20.00 feet to a point; thence South 17° 46' 52" West, a distance of 98.14 feet to a point on the proposed north line of a permanent drainage easement; thence along said north line North 51° 22' 30" West, a distance of 16.52 feet to a point on the proposed west line of a permanent drainage easement; thence leaving said west line South 28° 09' 10" West, a distance of 35.68 feet to a point of non-tangent curvature on the proposed north R.O.W line of Lawson Road Extended; thence along a curve to the right having a radius of 565.00 feet and an arc length of 191.28 feet (chord = North 41° 19' 07" West, 190.37 feet) to the POINT OF BEGINNING and containing 7,080 square feet (0.163 acres).

Temporary Construction Easement Area 10

Being part of the Ken Alan Yarbrough and wife, Lynn Yarbrough, property as described in Book 422, Page 68 at the Craighead County Circuit Clerk's office of the State of Arkansas.

Commencing at the southeast corner of Section 2, Township 13 North, Range 3 East; thence along the south line of said section North 89° 33' 59" West, a distance of 486.98 feet to a point on the existing south right-of-way (R.O.W.) line of Valley View Road (80 feet wide); thence continuing along said south line North 89° 33' 59" West, a distance of 283.02 feet to a point on the extended west line of the subject property; thence leaving said south line along said extended west line North 00° 19' 18" West, a distance of 36.43 feet to the southwest corner of the subject property; thence along the west line of the subject property North 00° 19' 18" West, a distance of 27.59 feet to a point on the proposed north R.O.W. line of Valley View Road (60 feet wide); thence continuing along said west line North 00° 19' 18" West, a distance of 442.90 feet to a point on the proposed south R.O.W. line of Lawson Road Extended (65 feet wide); thence continuing along said west line North 00° 19' 18" West, a distance of 111.24 feet to a point of non-tangent curvature on the proposed north R.O.W. line of Lawson Road Extended; thence leaving said west line along said north R.O.W. line along a curve to the left having a radius of 565.00 feet and an arc length of 211.26 feet (chord = South 42° 19' 55" East, 210.03 feet) to the true POINT OF BEGINNING, said point being one of non-tangency on the proposed east line of a permanent drainage easement; thence leaving said proposed north R.O.W. line along said east line North 28° 09' 10" East, a distance of 35.45 feet to a point of non-tangent curvature; thence leaving said east line along a curve to the left having a radius of 530.00 feet and an arc length of 105.99 feet (chord = South 58° 11' 12" East, 105.81 feet) to a point; thence South 27° 09' 56" West, a distance of 15.00 feet to a point; thence along a curve to the left having a radius of 545.00 feet and an arc length of 153.09 feet (chord = South 71° 55' 59" East, 152.59 feet) to a point on the west line of the subject property; thence along said west line South 00° 19' 31" East, a distance of 20.32 feet to a point of non-tangent curvature on the proposed north R.O.W. line of Lawson Road Extended; thence leaving said west line along said proposed north R.O.W. line along a curve to the right having a radius of 565.00 feet and an arc length of 269.27 feet (chord = North 66° 41' 50" West, 266.73 feet) to the POINT OF BEGINNING and containing 6,878 square feet (0.158 acres).

2. Ken Alan Yarbrough and wife, Lynn Yarbrough, warrant the right-of-way against anyone claiming it or in any manner preventing free and unobstructed use of it by the City.

3. The City, in consideration of the grant of right-of-way aforesaid, agrees to construct, maintain and improve the property through the use as is set forth herein.

4. This agreement shall insure to and bind the heirs, executors, administrators, successors and assigns of the parties and shall constitute a covenant running with the land of Ken Alan Yarbrough and wife, Lynn Yarbrough.

Ken Alan Yarbrough

Lynn Yarbrough

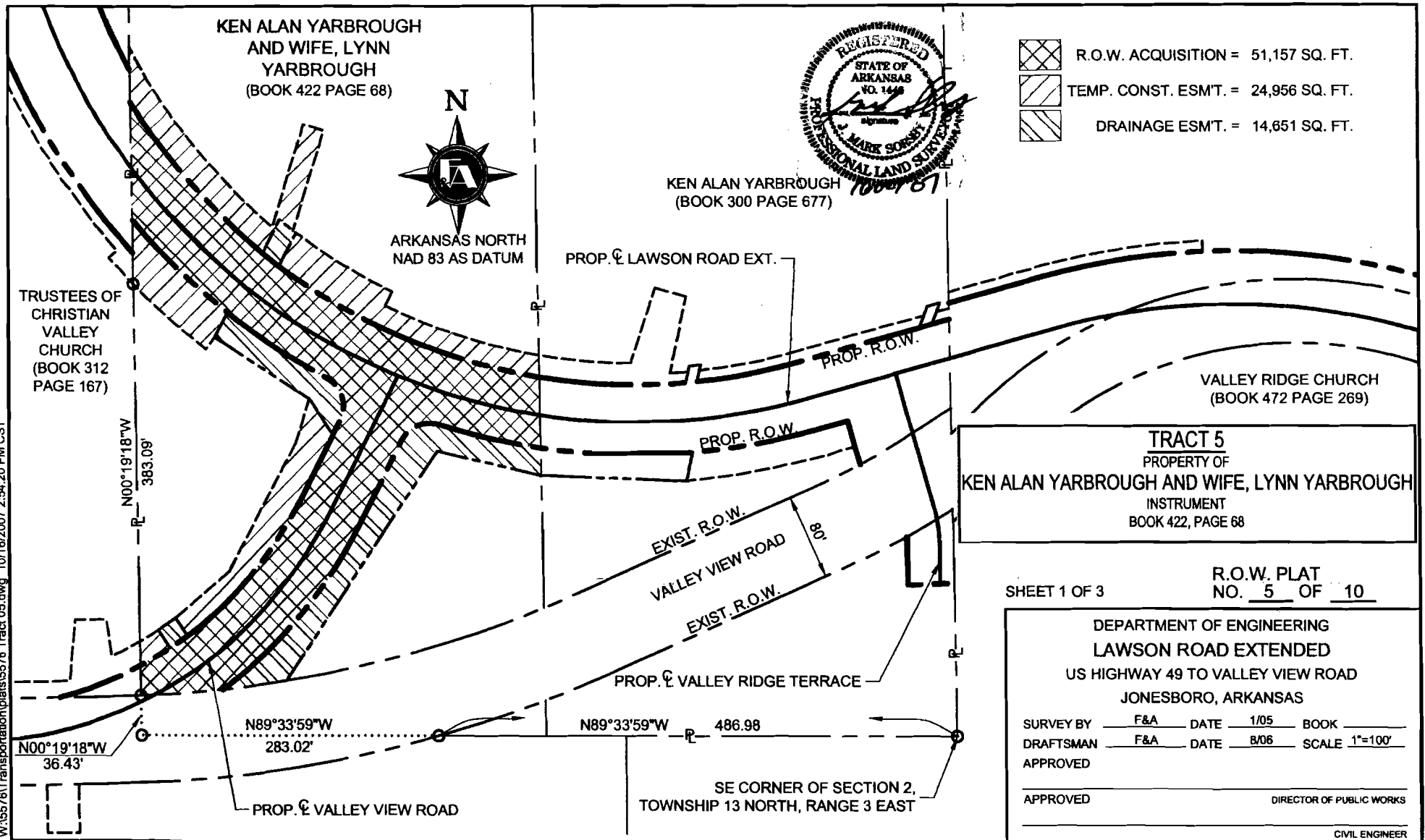
STATE OF ARKANSAS
COUNTY OF CRAIGHEAD

ACKNOWLEDGEMENT

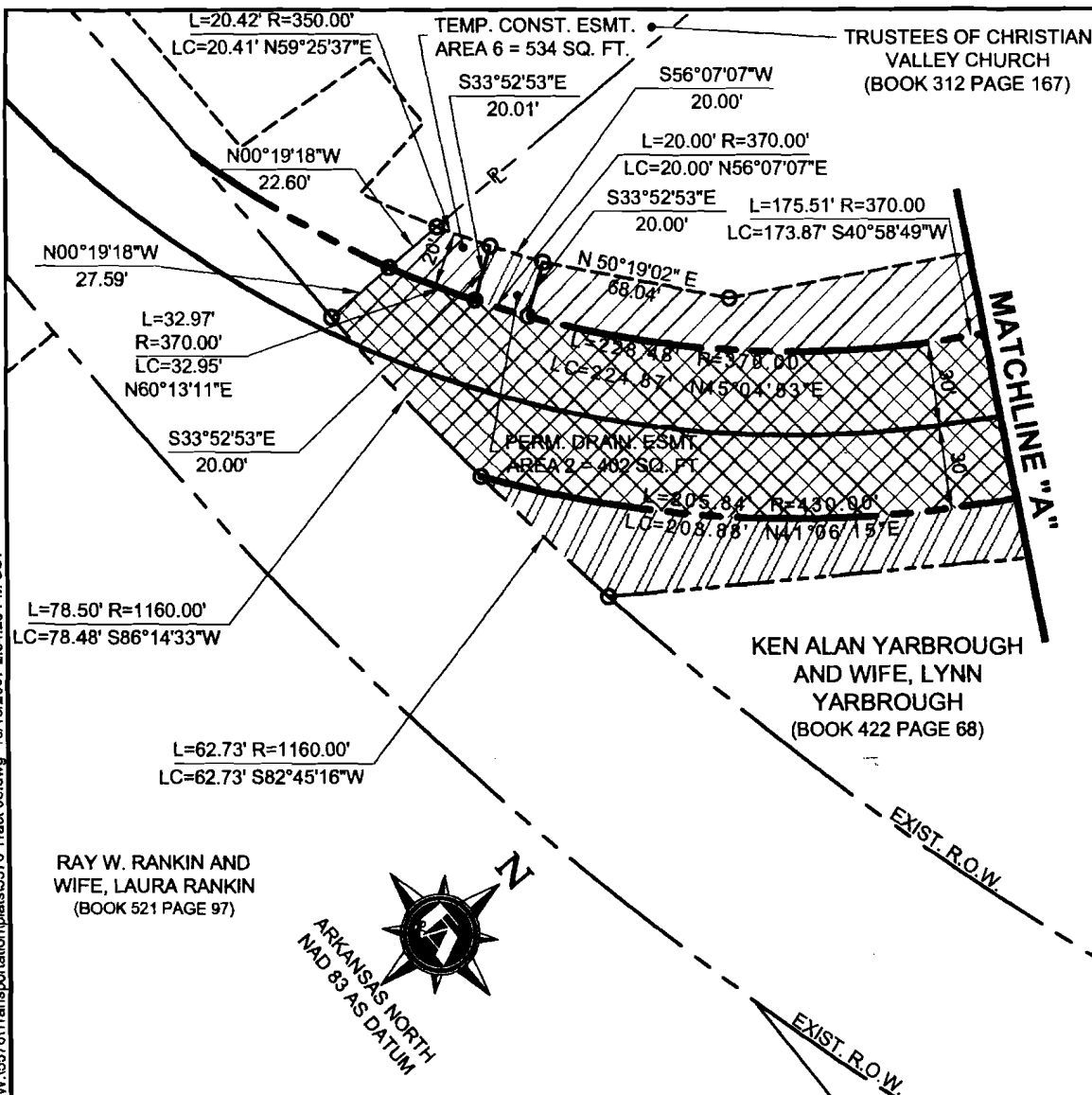
On this day before me, the undersigned officer, personally appeared Ken Alan Yarbrough and wife, Lynn Yarbrough, to me well-known to be the people whose names are subscribed to the foregoing instrument, and acknowledged that they had executed the same for the purposes therein stated and set forth.

WITNESS my hand and seal this _____ day of _____, 20____.

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W:\5576\Transportation\plans\5576 Tract 05.dwg 10/16/2007 2:54:23 PM CST



SHEET 3 OF 3 R.O.W. PLAT NO. 5 OF 10

DEPARTMENT OF ENGINEERING			
LAWSON ROAD EXTENDED			
US HIGHWAY 49 TO VALLEY VIEW ROAD			
JONESBORO, ARKANSAS			
SURVEY BY	F&A	DATE	1/05
DRAFTSMAN	F&A	DATE	8/06
APPROVED		SCALE	1"=50'
APPROVED		DIRECTOR OF PUBLIC WORKS	
CIVIL ENGINEER			

Right of Way Acquisition Area 1

Being part of the Ken Alan Yarbrough and wife, Lynn Yarbrough, property as described in Book 422, Page 68 at the Craighead County Circuit Clerk's office of the State of Arkansas.

Commencing at the southeast corner of Section 2, Township 13 North, Range 3 East; thence along the south line of said section North 89° 33' 59" West, a distance of 486.98 feet to a point on the existing south right-of-way (R.O.W.) line of Valley View Road (80 feet wide); thence continuing along said south line North 89° 33' 59" West, a distance of 283.02 feet to a point on the extended west line of the subject property; thence leaving said south line along said extended west line North 00° 19' 18" West, a distance of 36.43 feet to the true POINT OF BEGINNING, said point being the southwest corner of the subject property; thence along the west line of the subject property North 00° 19' 18" West, a distance of 27.59 feet to a point of non-tangent curvature; thence leaving said west line along a curve to the left having a radius of 370.00 feet and an arc length of 228.48 feet (chord = North 45° 04' 53" East, 224.87 feet) to a point of tangency; thence North 27° 23' 27" East, a distance of 76.32 feet to a point of tangent curvature; thence along a curve to the left having a radius of 30.00 feet and an arc length of 46.77 feet (chord = North 17° 16' 29" West, 42.18 feet) to a point of reverse curvature; thence along a curve to the right having a radius of 630.00 feet and an arc length of 237.97 feet (chord = North 51° 07' 08" West, 236.56 feet) to a point of non-tangency on the west line of the subject property; thence along said west line North 00° 19' 18" West, a distance of 111.24 feet to a point of non-tangent curvature; thence leaving said west line along a curve to the left having a radius of 565.00 feet and an arc length of 480.54 feet (chord = South 55° 59' 07" East, 466.18 feet) to a point of non-tangency on the east line of the subject property; thence along said east line South 00° 19' 31" East, a distance of 65.89 feet to a point of non-tangent curvature; thence leaving said east line along a curve to the right having a radius of 630.00 feet and an arc length of 98.78 feet (chord = North 76° 53' 49" West, 98.68 feet) to a point of reverse curvature; thence along a curve to the left having a radius of 30.00 feet and an arc length of 41.99 feet (chord = South 67° 29' 34" West, 38.65 feet) to a point of tangency; thence South 27° 23' 27" West, a distance of 85.89 feet to a point of tangent curvature; thence along a curve to the right having a radius of 430.00 feet and an arc length of 205.84 feet (chord = South 41° 06' 15" West, 203.88 feet) to a point of non-tangent curvature on the existing north R.O.W. line of Valley View Road; thence along said north R.O.W. line along a curve to the right having a radius of 1160.00 feet and an arc length of 78.50 feet (chord = South 86° 14' 33" West, 78.48 feet) to the POINT OF BEGINNING and containing 51,157 square feet (1.174 acres) in the southeast quarter of the southeast quarter of Section 2.

Permanent Drainage Easement Area 2

Being part of the Ken Alan Yarbrough and wife, Lynn Yarbrough, property as described in Book 422, Page 68 at the Craighead County Circuit Clerk's office of the State of Arkansas.

Commencing at the southeast corner of Section 2, Township 13 North, Range 3 East; thence along the south line of said section North 89° 33' 59" West, a distance of 486.98 feet to a point on the existing south right-of-way (R.O.W.) line of Valley View Road (80 feet wide); thence continuing along said south line North 89° 33' 59" West, a distance of 283.02 feet to a point on the extended

west line of the subject property; thence leaving said south line along said extended west line North 00° 19' 18" West, a distance of 36.43 feet to a the southwest corner of the subject property; thence along the west line of the subject property North 00° 19' 18" West, a distance of 27.59 feet to a point of non-tangent curvature on the proposed north R.O.W. line of Valley View Road (60 feet wide); thence leaving said west line along said north R.O.W. line along a curve to the left having a radius of 370.00 feet and an arc length of 32.97 feet (chord = North 60° 13' 11" East, 32.95 feet) to the true POINT OF BEGINNING; thence leaving said north R.O.W. line North 33° 52' 53" West, a distance of 20.00 feet to a point; thence North 56° 07' 07" East, a distance of 20.00 feet to a point; thence South 33° 52' 53" East, a distance of 20.00 feet to a point on the proposed north R.O.W. line of Valley View Road; thence along said north R.O.W. line along a curve to the right having a radius of 370.00 feet and an arc length of 20.00 feet (chord = South 56° 07' 07" West, 20.00 feet) to the POINT OF BEGINNING and containing 402 square feet (0.009 acres).

Permanent Drainage Easement Area 3

Being part of the Ken Alan Yarbrough and wife, Lynn Yarbrough, property as described in Book 422, Page 68 at the Craighead County Circuit Clerk's office of the State of Arkansas.

Commencing at the southeast corner of Section 2, Township 13 North, Range 3 East; thence along the south line of said section North 89° 33' 59" West, a distance of 486.98 feet to a point on the existing south right-of-way (R.O.W.) line of Valley View Road (80 feet wide); thence continuing along said south line North 89° 33' 59" West, a distance of 283.02 feet to a point on the extended west line of the subject property; thence leaving said south line along said extended west line North 00° 19' 18" West, a distance of 36.43 feet to a the southwest corner of the subject property; thence along the west property line of the subject property North 00° 19' 18" West, a distance of 442.90 feet to a point of non-tangent curvature on the proposed south R.O.W. line of Lawson Road Extended (65 feet wide); thence along said south R.O.W. line along a curve to the left having a radius of 630.00 feet and an arc length of 125.05 feet (chord = South 45° 59' 02" East, 124.84 feet) to the true POINT OF BEGINNING, said point being one of continued curvature; thence continuing along said south R.O.W. line along a curve to the left having a radius of 630.00 feet and an arc length of 112.92 feet (chord = South 56° 48' 19" East, 112.77 feet) to a point of reverse curvature; thence continuing along said south R.O.W. line along a curve to the right having a radius of 30.00 feet and an arc length of 46.77 feet (chord = South 17° 16' 29" East, 42.18 feet) to a point of tangency on the proposed west R.O.W. line of Valley View Road (60 feet wide); thence leaving said proposed south R.O.W. line along said proposed west R.O.W. line South 27° 23' 27" West, a distance of 14.47 feet to a point; thence leaving said proposed west R.O.W. line North 33° 05' 10" West, a distance of 40.23 feet to a point; thence North 57° 32' 09" West, a distance of 107.61 feet to a point; thence North 28° 09' 10" East, a distance of 26.53 feet to the POINT OF BEGINNING and containing 3,597 square feet (0.083 acres).

Permanent Drainage Easement Area 4

Being part of the Ken Alan Yarbrough and wife, Lynn Yarbrough, property as described in Book 422, Page 68 at the Craighead County Circuit Clerk's office of the State of Arkansas.

Commencing at the southeast corner of Section 2, Township 13 North, Range 3 East; thence along the south line of said section North 89° 33' 59" West, a distance of 486.98 feet to a point on the existing south right-of-way (R.O.W.) line of Valley View Road (80 feet wide); thence continuing along said south line North 89° 33' 59" West, a distance of 283.02 feet to a point on the extended west line of the subject property; thence leaving said south line along said extended west line North 00° 19' 18" West, a distance of 36.43 feet to a the southwest corner of the subject property; thence along the west property line of the subject property North 00° 19' 18" West, a distance of 554.14 feet to a point of non-tangent curvature on the proposed north R.O.W. line of Lawson Road Extended (65 feet wide); thence along said north R.O.W. line along a curve to the left having a radius of 565.00 feet and an arc length of 191.28 feet (chord = South 41° 19' 07" East, 190.37 feet) to the true POINT OF BEGINNING, said point being one of non-tangency; thence leaving said proposed north R.O.W. line North 28° 09' 10" East, a distance of 35.68 feet to a point; thence South 51° 22' 30" East, a distance of 20.02 feet to a point; thence South 28° 09' 10" West, a distance of 35.45 feet to a point on the proposed north R.O.W. line of Lawson Road Extended; thence along said proposed north R.O.W. line along a curve to the right having a radius of 565.00 feet and an arc length of 19.98 feet (chord = North 52° 01' 50" West, 19.98 feet) to the POINT OF BEGINNING and containing 701 square feet (0.016 acres).

Permanent Drainage Easement Area 5

Being part of the Ken Alan Yarbrough and wife, Lynn Yarbrough, property as described in Book 422, Page 68 at the Craighead County Circuit Clerk's office of the State of Arkansas.

Commencing at the southeast corner of Section 2, Township 13 North, Range 3 East; thence along the south line of said section North 89° 33' 59" West, a distance of 486.98 feet to a point on the existing south right-of-way (R.O.W.) line of Valley View Road (80 feet wide); thence continuing along said south line North 89° 33' 59" West, a distance of 283.02 feet to a point on the extended west line of the subject property; thence leaving said south line along said extended west line North 00° 19' 18" West, a distance of 36.43 feet to a point of non-tangent curvature on the existing north R.O.W. line of Valley View Road; thence leaving said extended west line along said existing north R.O.W. line along a curve to the left having a radius of 1160.00 feet and an arc length of 78.50 feet (chord = North 86° 14' 33" East, 78.48 feet) to the true POINT OF BEGINNING, said point being one of non-tangent curvature on the proposed east R.O.W. line of Valley View Road (60 feet wide); thence leaving said existing north R.O.W. line along said proposed east R.O.W. line along a curve to the left having a radius of 430.00 feet and an arc length of 205.84 feet (chord = North 41° 06' 15" East, 203.88 feet) to a point of tangency; thence continuing along said proposed east R.O.W. line North 27° 23' 27" East, a distance of 85.89 feet to a point of tangent curvature; thence continuing along said proposed east R.O.W. line along a curve to the right having a radius of 30.00 feet and an arc length of 41.99 feet (chord = North 67° 29' 34" East, 38.65 feet) to a point of reverse curvature on the proposed south R.O.W. line of Lawson Road Extended (65 feet wide); thence

leaving said proposed east R.O.W. line along said proposed south R.O.W. line along a curve to the left having a radius of 630.00 feet and an arc length of 98.78 feet (chord = South 76° 53' 49" East, 98.68 feet) to a point of non-tangency on the east line of the subject property; thence leaving said proposed south R.O.W. line along said east line South 00° 19' 31" East, a distance of 25.58 feet to a point; thence leaving said east line North 76° 40' 54" West, a distance of 101.20 feet to a point; thence South 34° 19' 04" West, a distance of 256.84 feet to a point of non-tangent curvature on the existing north R.O.W. line of Valley View Road; thence along said existing north R.O.W. line along a curve to the right having a radius of 1160.00 feet and an arc length of 62.73 feet (chord = South 82° 45' 16" West, 62.73 feet) to the POINT OF BEGINNING and containing 9,951 square feet (0.228 acres).

Temporary Construction Easement Area 6

Being part of the Ken Alan Yarbrough and wife, Lynn Yarbrough, property as described in Book 422, Page 68 at the Craighead County Circuit Clerk's office of the State of Arkansas.

Commencing at the southeast corner of Section 2, Township 13 North, Range 3 East; thence along the south line of said section North 89° 33' 59" West, a distance of 486.98 feet to a point on the existing south right-of-way (R.O.W.) line of Valley View Road (80 feet wide); thence continuing along said south line North 89° 33' 59" West, a distance of 283.02 feet to a point on the extended west line of the subject property; thence leaving said south line along said extended west line North 00° 19' 18" West, a distance of 36.43 feet to the southwest corner of the subject property; thence along the west line of the subject property North 00° 19' 18" West, a distance of 27.59 feet to the true POINT OF BEGINNING; thence continuing along the west line of the subject property North 00° 19' 18" West, a distance of 22.60 feet to a point of non-tangent curvature; thence leaving said west line along a curve to the left having a radius of 350.00 feet and an arc length of 20.42 feet (chord = North 59° 25' 37" East, 20.41 feet) to a point of non-tangency; thence South 33° 52' 53" East, a distance of 20.00 feet to a point of non-tangent curvature on the proposed north R.O.W. line of Valley View Road (60 feet wide); thence along said north R.O.W. line along a curve to the right having a radius of 370.00 feet and an arc length of 32.97 feet (chord = South 60° 13' 11" West, 32.95 feet) to the POINT OF BEGINNING and containing 534 square feet (0.012 acres).

Temporary Construction Easement Area 7

Being part of the Ken Alan Yarbrough and wife, Lynn Yarbrough, property as described in Book 422, Page 68 at the Craighead County Circuit Clerk's office of the State of Arkansas.

Commencing at the southeast corner of Section 2, Township 13 North, Range 3 East; thence along the south line of said section North 89° 33' 59" West, a distance of 486.98 feet to a point on the existing south right-of-way (R.O.W.) line of Valley View Road (80 feet wide); thence continuing along said south line North 89° 33' 59" West, a distance of 283.02 feet to a point on the extended west line of the subject property; thence leaving said south line along said extended west line North 00° 19' 18" West, a distance of 36.43 feet to the southwest corner of the subject property; thence along the west line of the subject property North 00° 19' 18" West, a distance of 27.59 feet to a

point on the proposed north R.O.W. line of Valley View Road (60 feet wide); thence leaving said west line along said north R.O.W. line along a curve to the left having a radius of 370.00 feet and an arc length of 52.97 feet (chord = North 58° 40' 16" East, 52.92 feet) to the true POINT OF BEGINNING; thence leaving said proposed north R.O.W. line along the east line of a proposed permanent drainage easement North 33° 52' 53" West, a distance of 20.00 feet to a point; thence leaving said east line North 50° 19' 02" East, a distance of 68.04 feet to a point; thence North 29° 06' 19" East, a distance of 135.42 feet to a point; thence North 17° 55' 54" East, a distance of 43.63 feet to a point on the south line of a proposed permanent drainage easement; thence along said south line South 33° 05' 10" East, a distance of 40.23 feet to a point on the proposed west R.O.W. line of Valley View Road; thence leaving said south line along said proposed west R.O.W. line South 27° 23' 27" West, a distance of 61.85 feet to a point of tangent curvature; thence continuing along said proposed west R.O.W. line along a curve to the right having a radius of 370.00 feet and an arc length of 175.51 feet (chord = South 40° 58' 49" West, 173.87 feet) to the POINT OF BEGINNING and containing 6,105 square feet (0.140 acres).

Temporary Construction Easement Area 8

Being part of the Ken Alan Yarbrough and wife, Lynn Yarbrough, property as described in Book 422, Page 68 at the Craighead County Circuit Clerk's office of the State of Arkansas.

Commencing at the southeast corner of Section 2, Township 13 North, Range 3 East; thence along the south line of said section North 89° 33' 59" West, a distance of 486.98 feet to a point on the existing south right-of-way (R.O.W.) line of Valley View Road (80 feet wide); thence continuing along said south line North 89° 33' 59" West, a distance of 283.02 feet to a point on the extended west line of the subject property; thence leaving said south line along said extended west line North 00° 19' 18" West, a distance of 36.43 feet to the southwest corner of the subject property; thence along the west property line of the subject property North 00° 19' 18" West, a distance of 383.09 feet to the true POINT OF BEGINNING; thence continuing along said west line North 00° 19' 18" West, a distance of 59.82 feet to a point of non-tangent curvature on the proposed south R.O.W. line of Lawson Road Extended (65 feet wide); thence leaving said extended west line along said proposed south R.O.W. line along a curve to the left having a radius of 630.00 feet and an arc length of 125.05 feet (chord = South 45° 59' 02" East, 124.84 feet) to a point of non-tangency on the west line of a proposed permanent drainage easement; thence leaving said proposed south R.O.W. line along said west line South 28° 09' 10" West, a distance of 26.53 feet to a point; thence leaving said west line South 37° 55' 13" West, a distance of 13.87 feet to a point of non-tangent curvature; thence along a curve to the right having a radius of 670.00 feet and an arc length of 91.90 feet (chord = North 48° 09' 01" West, 91.83 feet) to the POINT OF BEGINNING and containing 4,359 square feet (0.100 acres).

Temporary Construction Easement Area 9

Being part of the Ken Alan Yarbrough and wife, Lynn Yarbrough, property as described in Book 422, Page 68 at the Craighead County Circuit Clerk's office of the State of Arkansas.

Commencing at the southeast corner of Section 2, Township 13 North, Range 3 East; thence along the south line of said section North 89° 33' 59" West, a distance of 486.98 feet to a point on the existing south right-of-way (R.O.W.) line of Valley View Road (80 feet wide); thence continuing along said south line North 89° 33' 59" West, a distance of 283.02 feet to a point on the extended west line of the subject property; thence leaving said south line along said extended west line North 00° 19' 18" West, a distance of 36.43 feet to the southwest corner of the subject property; thence along the west line of the subject property North 00° 19' 18" West, a distance of 27.59 feet to a point on the proposed north R.O.W. line of Valley View Road (60 feet wide); thence continuing along said west line North 00° 19' 18" West, a distance of 442.90 feet to a point on the proposed south R.O.W. line of Lawson Road Extended (65 feet wide); thence continuing along said west line North 00° 19' 18" West, a distance of 111.24 feet to the true POINT OF BEGINNING; thence continuing along said west line North 00° 19' 18" West, a distance of 51.59 feet to a point of non-tangent curvature; thence leaving said west line along a curve to the left having a radius of 540.00 feet and an arc length of 219.23 feet (chord = South 38° 34' 04" East, 217.73 feet) to a point of non-tangency; thence North 17° 46' 52" East, a distance of 101.20 feet to a point; thence South 72° 13' 08" East, a distance of 20.00 feet to a point; thence South 17° 46' 52" West, a distance of 98.14 feet to a point on the proposed north line of a permanent drainage easement; thence along said north line North 51° 22' 30" West, a distance of 16.52 feet to a point on the proposed west line of a permanent drainage easement; thence leaving said west line South 28° 09' 10" West, a distance of 35.68 feet to a point of non-tangent curvature on the proposed north R.O.W line of Lawson Road Extended; thence along a curve to the right having a radius of 565.00 feet and an arc length of 191.28 feet (chord = North 41° 19' 07" West, 190.37 feet) to the POINT OF BEGINNING and containing 7,080 square feet (0.163 acres).

Temporary Construction Easement Area 10

Being part of the Ken Alan Yarbrough and wife, Lynn Yarbrough, property as described in Book 422, Page 68 at the Craighead County Circuit Clerk's office of the State of Arkansas.

Commencing at the southeast corner of Section 2, Township 13 North, Range 3 East; thence along the south line of said section North 89° 33' 59" West, a distance of 486.98 feet to a point on the existing south right-of-way (R.O.W.) line of Valley View Road (80 feet wide); thence continuing along said south line North 89° 33' 59" West, a distance of 283.02 feet to a point on the extended west line of the subject property; thence leaving said south line along said extended west line North 00° 19' 18" West, a distance of 36.43 feet to the southwest corner of the subject property; thence along the west line of the subject property North 00° 19' 18" West, a distance of 27.59 feet to a point on the proposed north R.O.W. line of Valley View Road (60 feet wide); thence continuing along said west line North 00° 19' 18" West, a distance of 442.90 feet to a point on the proposed south R.O.W. line of Lawson Road Extended (65 feet wide); thence continuing along said west line North 00° 19' 18" West, a distance of 111.24 feet to a point of non-tangent curvature on the

proposed north R.O.W. line of Lawson Road Extended; thence leaving said west line along said north R.O.W. line along a curve to the left having a radius of 565.00 feet and an arc length of 211.26 feet (chord = South 42° 19' 55" East, 210.03 feet) to the true POINT OF BEGINNING, said point being one of non-tangency on the proposed east line of a permanent drainage easement; thence leaving said proposed north R.O.W. line along said east line North 28° 09' 10" East, a distance of 35.45 feet to a point of non-tangent curvature; thence leaving said east line along a curve to the left having a radius of 530.00 feet and an arc length of 105.99 feet (chord = South 58° 11' 12" East, 105.81 feet) to a point; thence South 27° 09' 56" West, a distance of 15.00 feet to a point; thence along a curve to the left having a radius of 545.00 feet and an arc length of 153.09 feet (chord = South 71° 55' 59" East, 152.59 feet) to a point on the west line of the subject property; thence along said west line South 00° 19' 31" East, a distance of 20.32 feet to a point of non-tangent curvature on the proposed north R.O.W. line of Lawson Road Extended; thence leaving said west line along said proposed north R.O.W. line along a curve to the right having a radius of 565.00 feet and an arc length of 269.27 feet (chord = North 66° 41' 50" West, 266.73 feet) to the POINT OF BEGINNING and containing 6,878 square feet (0.158 acres).

