

AGREEMENT

This agreement is entered into on this date by and between Beverly Thompson hereinafter referred to as "party of the first part" and the City of Jonesboro, hereinafter referred to as "party of the second part."

WITNESSETH:

The party of the first part is the owner of certain property at 4507 South Caraway Road, Jonesboro, Arkansas, Parcel Number "K".

The party of the second part is in the process of improving South Caraway Road.

The party of the second part has agreed to the following requests made by the party of the first part.

- #1. To be paid the sum of \$5,370.00 as per appraisal submitted.
- #2. Make one (1) Entrance to property. "Check with owner for location."
- #3. Seed or sod all area disturbed by street construction.
- #4. Owner compensated to relocate nature trail.
- #5. Owner compensated to relocate flower bed.
- #6. Install 30" pipe and build ditch crossing.
- #7. Contractor to place enough soil alongside old ditch to fill. (Owner to spread soil.)
- #8. This agreement shall stipulate there be a permanent easement (to the property owner) 60' across and adjacent to the north property line of the permanent easement listed as 30 feet x 165.99 feet (permanent drainage easement).

The above said agreed amount to be paid shall be free and clear of any and all encumbrance with the exception of None.

This agreement is executed on this the 27th day of June, 2005.

*[Handwritten signature]*  
 \_\_\_\_\_  
*[Handwritten signature]*  
 \_\_\_\_\_

OFFICIAL SEAL  
 J. HARRY HARDWICK  
 NOTARY PUBLIC ARKANSAS  
 FRANKSHEAD COUNTY  
 MY COMMISSION EXPIRES: 02-14-2010

South Caraway Road  
Jonesboro, AR 72404  
Nathan B. Thompson Jr.  
Beverly Thompson

Whereas, Nathan B. Thompson Jr. and Beverly Thompson, are the owners of land in Craighead County, Arkansas described below, and the City of Jonesboro, a municipal corporation of the State of Arkansas, is the owner of adjoining land.

Whereas, Nathan B. Thompson Jr. and Beverly Thompson, and city have agreed upon a drainage easement for construction and maintenance of a street across the land of Nathan B. Thompson Jr. and Beverly Thompson, in favor of city and in favor of the land of city.

Now, therefore, be it agreed between Nathan B. Thompson Jr. and Beverly Thompson, and city on 27<sup>th</sup> day of June, 2005.

1. Nathan B. Thompson Jr. and Beverly Thompson, in consideration of the agreement hereinafter made by city, grants to city a drainage easement for construction and maintenance of a street over the land of Nathan B. Thompson Jr. and Beverly Thompson, in City of Jonesboro, Craighead County, Arkansas, or particularly described as follows:

**LEGAL DESCRIPTION - RIGHT-OF-WAY ACQUISITION**

A PART OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 13 NORTH, RANGE 4 EAST; CRAIGHEAD COUNTY, ARKANSAS ; MORE PARTICULARLY DESCRIBED AS FOLLOWS;  
COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 5; THENCE N00°01'E 614.81 FEET ALONG SECTION LINE TO A POINT; THENCE N89°58'W 29.94 FEET TO THE POINT OF BEGINNING;  
THENCE N00°50'W 49.32 FEET TO A POINT; THENCE N00°06'E 52.89 FEET TO A POINT; THENCE S89°59'E 0.94 FEET; THENCE S00°02'W 102.21 FEET TO THE POINT OF BEGINNING;(62.22 SQUARE FEET)0.0014 ACRES, MORE OR LESS, AS SHOWN BY PLAT HEREON.

30 FEET PERMANENT DRAINAGE EASEMENT

A PART OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 13 NORTH, RANGE 4 EAST; CRAIGHEAD COUNTY, ARKANSAS; MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 5; THENCE N00°01'E 614.81 FEET ALONG SECTION LINE TO A POINT; THENCE N89°58'W 29.94 FEET TO A POINT; THENCE N00°50'W 49.32 FEET TO A POINT; THENCE N 00°06'W 52.89 FEET TO A POINT; THENCE N90°00'W 357.35 FEET TO THE POINT OF BEGINNING;

THENCE S00°00'W 165.99 FEET TO A POINT; THENCE N90°00'W 30.00 FEET TO A POINT; THENCE N00°00'E 165.99 FEET TO A POINT; THENCE S90°00'E 30.00 FEET TO THE POINT OF BEGINNING; CONTAINING (4,979 SQ. FT.) 0.11 ACRES MORE OR LESS; SUBJECT TO ANY EASEMENTS OF RECORD.

DESCRIPTION: 5.0' PERMANENT DRAINAGE EASEMENT

A PART OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 13 NORTH, RANGE 4 EAST CRAIGHEAD COUNTY, ARKANSAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Commencing at the Southeast corner of the Northeast Quarter of said Section 5; thence North 00°01'00"East 614.81 feet; thence North 89°58'00"West 29.94 feet to the point of beginning proper ; thence South 00°02'19" West 114.74 feet; thence South 89°57'19" West 3.26 feet; thence North 00°49'46" West 164.04 feet; thence North 00°06'00" West 52.94 feet; thence South 89°59'32" East 5.00 feet; thence South 00°27'07" East 102.21 feet; to the point of beginning proper containing, 1001.71 square

5 FEET TEMPORARY CONSTRUCTION EASEMENT

A 5.00 FEET WIDE STRIP OF LAND PARALLEL AND ADJACENT TO THE PERMANENT DRAINAGE EASEMENT AS SHOWN BY PLAT OF SURVEY.

- 2. Nathan <sup>DNF</sup> ~~B.~~ Thompson Jr. and Beverly Thompson, warrants the drainage easement against anyone claiming it or in any manner preventing free and unobstructing use of it by city.
- 3. City, in consideration of the grant of a drainage easement aforesaid, agrees to construct, maintain and improve the property through the use as is set forth herein.
- 4. This agreement shall inure to and bind the heirs, executors, administrators, successors and assigns of the parties and shall constitute a covenant running with the land of Nathan B. Thompson Jr. and Beverly Thompson

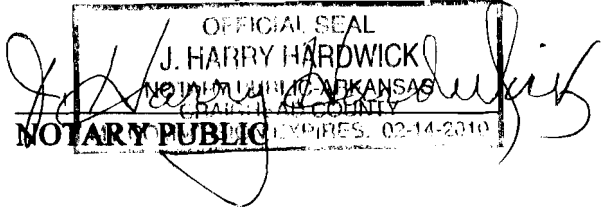
*Nathan B. Thompson, Jr.*  
 Nathan ~~B.~~ Thompson, Jr.  
*Beverly Thompson*  
 Beverly Thompson

STATE OF ARKANSAS  
 COUNTY OF Craighead

ACKNOWLEDGMENT

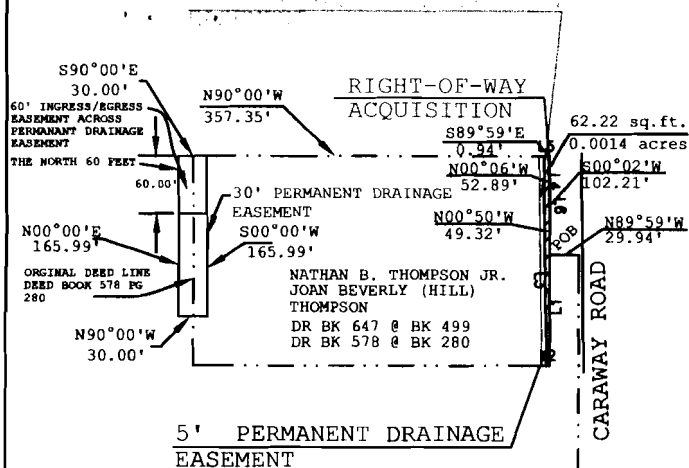
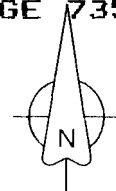
On this day before me, the undersigned officer, personally appeared Nathan B. Thompson Jr. and Beverly Thompson, to me well known to be the person whose name is subscribed to the foregoing instrument and acknowledged that he had executed the same for the purposes therein stated and set forth.

WITNESS my hand and seal this 27<sup>th</sup> day of June, 2005.



6 of 6

**NORTH**  
(ASSUMED)



PARCEL 'K'

RIGHT OF WAY ACQUISITION

A PART OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 13 NORTH, RANGE 4 EAST; CRAIGHEAD COUNTY, ARKANSAS ; MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 5; THENCE N00°01'E 614.81 FEET ALONG SECTION LINE TO A POINT; THENCE N89°58'W 29.94 FEET TO THE POINT OF BEGINNING;

THENCE N00°50'W 49.32 FEET TO A POINT; THENCE N00°06'E 52.89 FEET TO A POINT; THENCE S89°59'E 0.94 FEET; THENCE S00°02'W 102.21 FEET TO THE POINT OF BEGINNING; (62.22 SQUARE FEET) 0.0014 ACRES, MORE OR LESS, AS SHOWN BY PLAT HEREON

5.0 FOOT TEMPORARY CONSTRUCTION EASEMENT

A 5 FOOT WIDE STRIP OF LAND PARALLEL AND ADJACENT TO THE WEST LINE OF DESCRIBED RIGHT OF ACQUISITION AS SHOWN BY PLAT OF SURVEY HEREON.

30 FEET PERMANENT DRAINAGE EASEMENT

A PART OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 13 NORTH, RANGE 4 EAST; CRAIGHEAD COUNTY, ARKANSAS; MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 5; THENCE N00°01'E 614.81 FEET ALONG SECTION LINE TO A POINT; THENCE N89°58'W 29.94 FEET TO A POINT; THENCE N00°50'W 49.32 FEET TO A POINT; THENCE N 00°06'W 52.89 FEET TO A POINT; THENCE N90°00'W 357.35 FEET TO THE POINT OF BEGINNING;

THENCE S00°00'W 165.99 FEET TO A POINT; THENCE N90°00'W 30.00 FEET TO A POINT; THENCE N00°00'E 165.99 FEET TO A POINT; THENCE S90°00'E 30.00 FEET TO THE POINT OF BEGINNING; CONTAINING (4,979 SQ. FT.) 0.11 ACRES MORE OR LESS; SUBJECT TO ANY EASEMENTS OF RECORD.

0' 200' 400' 600'



LINE	BEARING	DISTANCE
L1	S 00°02'19" W	114.74'
L2	S 89°57'19" W	3.26'
L3	N 00°50'00" W	164.04'
L4	N 00°06'00" W	52.94'
L5	S 89°59'00" E	5.00'
L6	S 00°02'00" E	102.21'

1001.71 SQ. FT.  
0.02 ACRES

60' INGRESS/EGRESS EASEMENT

THE NORTH 60 FEET OF A 30 FEET PERMANENT DRAINAGE EASEMENT AS SHOWN BY PLAT OF SURVEY HEREON.

SOUTHEAST CORNER  
NORTHEAST QUARTER  
SEC5, T13N, R4E

5.0' PERMANENT DRAINAGE EASEMENT

A PART OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 13 NORTH, RANGE 4 EAST CRAIGHEAD COUNTY, ARKANSAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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SURVEY FOR: FOX MEADOW STREET IMPROVEMENT PROGRAM - CITY OF JONESBORO

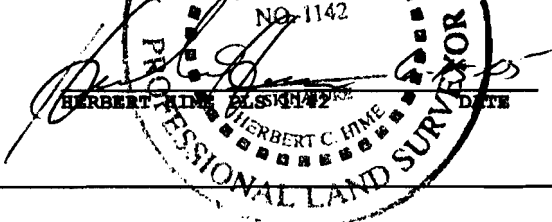
**PARCEL 'K'**

<b>DRAWN</b>	<b>DATE</b>	<b>JOAN THOMPSON</b>
	6/15/05	<b>PROPERTY</b>
<b>APPROVED</b>	<b>DATE</b>	<b>JONESBORO, AR</b>

<b>SCALE</b>	<b>SHEET</b>	<b>PROJECT NO.</b>
1" = 200'		

SURVEYORS CERTIFICATION

THIS IS TO CERTIFY THAT I FOUND OF THIS DATE SURVEYED THE ABOVE DESCRIBED PROPERTY IN ACCORDANCE WITH MONUMENTS FOUND AND THIS PLAT CONFORMS TO THE SURVEY.



**Supplemental Addendum**

DEED BOOK 707 PAGE 736 File No

Borrower/Client /Client: City of Jonesboro/Joan Thompson			
Property Address 4507 S Caraway Rd			
City Jonesboro	County Craighead	State AR	Zip Code 72404-0644
Lender City of Jonesboro/Joan Thompson			

**BOB GIBSON & ASSOCIATES**

Real Estate Appraisers & Consultants

420 W. Jefferson

P. O. Box 3071

Jonesboro, Arkansas 72401

Bob L. Gibson, CG0247  
Dennis L. Jaynes, CG0607  
Gene Scarborough, SR2455

Telephone (870) 932-5206  
Facsimile (870) 972-9959

June 2, 2005

MATA

ATTN: Harry Hardwick

314 W Washington

Jonesboro, AR 72401


RE: 4507 South Caraway Road

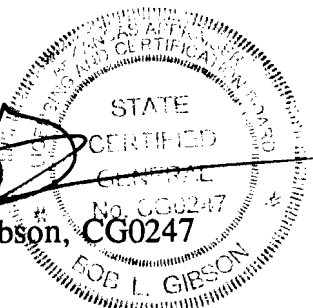
Dear Mr. Hardwick

I have appraised the above property as of March 16, 2005, and find the market value of the taking for a right of way dedication to be \$4,170, which is the just compensation due the owner. In addition a temporary construction easement is being used. A fee of \$100.00 is paid for this inconvenience bringing the total compensation to \$4,270. Owner is also being reimbursed for relocation of a nature trail and flower beds. A fee of 1,100 is being paid. Land temporary easement and relocation work totals \$5,370.00


Should I be of future service, please contact my office.

Sincerely,

  
Bob L. Gibson, CG0247



BG/dkb

DEED BOOK 707 PAGE 729 - 736  
DATE 10/03/2005  
TIME 09:03:01 AM  
RECORDED IN,  
OFFICIAL RECORDS OF  
CRAIGHEAD COUNTY  
ANN HUDSON  
CIRCUIT CLERK  
, D.C.  
RECEIPT# 140775