

Type of Instrument: Ingress/Egress Easement Agreement
Grantee(s): City Water and Light Plant
of the City of Jonesboro, Arkansas
Grantor(s): City of Jonesboro

After Recording, Return To:
City Water & Light Plant
of the City of Jonesboro
400 East Monroe Street
Jonesboro, AR 72401

INGRESS/EGRESS EASEMENT AGREEMENT

WHEREAS, **CITY OF JONESBORO (GRANTOR)**, whose address is **300 S CHURCH STREET JONESBORO, AR 72401**, represents and warrants to **CITY WATER AND LIGHT PLANT OF THE CITY OF JONESBORO, ARKANSAS (“CWL”)** that they are the owner of certain real property (**PROPERTY**), including parking lot and drive improvements, in Craighead County, Arkansas as shown in Exhibit A;

WHEREAS, **CWL**, whose address is **400 E. MONROE AVE., JONESBORO, AR 72401**, desires an ingress/egress easement across said property as shown in Exhibit A in order to access property owned by **CWL**;

THEREFORE, **GRANTOR** and **CWL** (Collectively, the **PARTIES**) do hereby agree as follows:

GRANTOR grants to **CWL** an ingress/egress easement for the construction, maintenance and use of a roadway designed to support ingress, egress, and maintenance over, under, and across a portion of the **PROPERTY**, as shown in Exhibit B.

CWL construct a gravel roadway across **PROPERTY** in the easement area as shown in Exhibit A and shall return **PROPERTY** to a state reasonably close to its original condition after said use for ingress/egress.

CWL shall indemnify and hold harmless **CITY OF JONESBORO** from any activity by **CWL**, its agents, contractors, employees or other representatives in said ingress/egress easement area.

BY: _____
Mayor Harold Copenhaver

TITLE: _____
Mayor of Jonesboro

ACKNOWLEDGMENT

STATE OF _____.

COUNTY OF _____.

On this day before me, the undersigned officer, personally appeared _____, 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 purpose therein stated and set forth.

WITNESS my hand and seal this _____ day of _____, 2020.

Notary Public (Signature): _____.

My Commission Expires: _____.

EXHIBIT A

DESCRIPTION OF PROPERTY

The following described real property in Jonesboro, Craighead County, Arkansas:

Parcel 01-143151-00110 per Craighead County, Arkansas records (aka 310 CWL Dr., Jonesboro, AR), including all improvements thereon. (See aerial photo below)

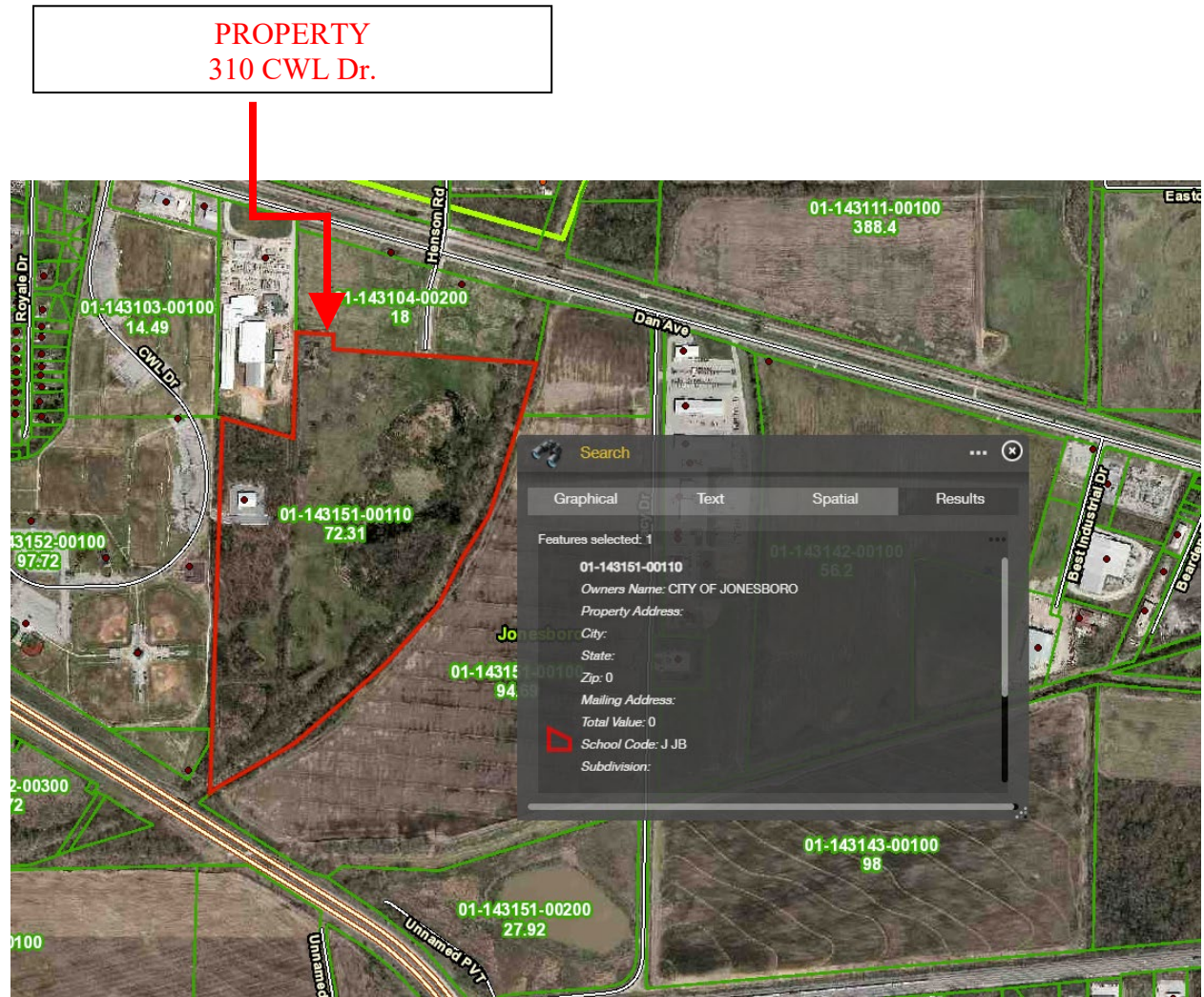
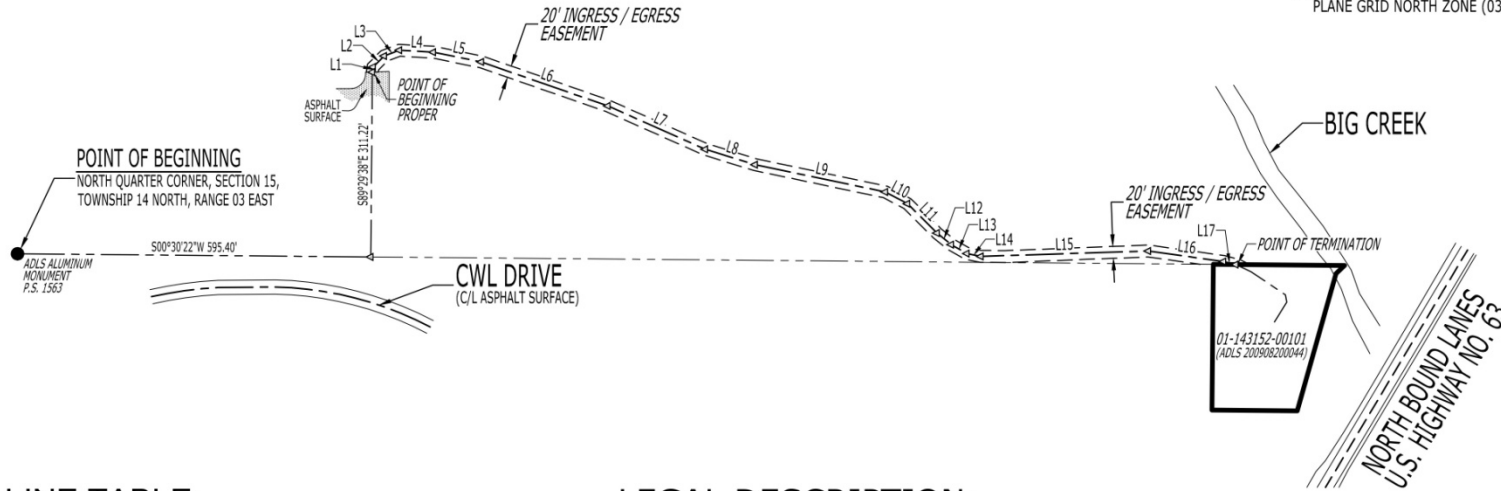


EXHIBIT B



BEARINGS BASED ON ARKANSAS STATE
PLANE GRID NORTH ZONE (0301)



RIDGE SURVEYING & CONSULTING, PLLC.

311 South Church St.,
Suite H
Jonesboro, AR 72401
870-203-9940
www.ridgesurveying.net

EASEMENT DEPICTION

CLIENT: CWL PLANT
OF JONESBORO
PART OF THE WEST HALF OF THE
NORTHEAST QUARTER OF SECTION 15,
TOWNSHIP 14 NORTH, RANGE 03 EAST,
JONESBORO, CRAIGHEAD COUNTY, ARKANSAS

LINE TABLE:

LINE #	DIRECTION	LENGTH
L1	S81°22'50"E	8.61'
L2	S44°54'28"E	26.39'
L3	S20°29'25"E	27.44'
L4	S03°19'42"W	57.25'
L5	S11°28'34"W	82.46'
L6	S19°09'46"W	225.74'
L7	S23°57'06"W	179.72'
L8	S17°11'57"W	87.77'
L9	S11°48'26"W	224.11'

LINE #	DIRECTION	LENGTH
L10	S27°57'11"W	42.28'
L11	S44°50'06"W	70.09'
L12	S39°09'36"W	30.81'
L13	S29°22'55"W	30.57'
L14	S11°31'05"W	23.83'
L15	S01°49'53"E	282.37'
L16	S07°57'38"W	127.85'
L17	S13°52'19"W	21.33'

LEGAL DESCRIPTION:

A 20' INGRESS/ EGRESS EASEMENT LYING 10' EITHER SIDE OF THE FOLLOWING DESCRIBED LINE BEING A PART OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 14 NORTH, RANGE 03 EAST, JONESBORO, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH QUARTER CORNER OF SECTION 15, TOWNSHIP 14 NORTH, RANGE 03 EAST, CRAIGHEAD COUNTY, ARKANSAS; THENCE SOUTH $00^{\circ}30'22''$ WEST, ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 15, 595.40 FEET; THENCE SOUTH $89^{\circ}29'38''$ EAST, LEAVING SAID WEST LINE, 311.22 FEET TO THE CENTERLINE OF AN EXISTING GRAVEL DRIVE, THE POINT OF BEGINNING PROPER, THENCE ALONG SAID CENTERLINE THE FOLLOWING COURSES AND DISTANCES: SOUTH $81^{\circ}22'50''$ EAST, 8.61 FEET; SOUTH $44^{\circ}54'28''$ EAST, 26.39 FEET; SOUTH $20^{\circ}29'25''$ EAST, 27.44 FEET; SOUTH $03^{\circ}19'42''$ WEST, 57.25 FEET; SOUTH $11^{\circ}28'34''$ WEST, 82.46 FEET; SOUTH $19^{\circ}09'46''$ WEST, 225.74 FEET; SOUTH $23^{\circ}57'06''$ WEST, 179.72 FEET; SOUTH $17^{\circ}11'57''$ WEST, 87.77 FEET; SOUTH $11^{\circ}48'26''$ WEST, 224.11 FEET; SOUTH $27^{\circ}57'11''$ WEST, 42.28 FEET; SOUTH $44^{\circ}50'06''$ WEST, 70.09 FEET; SOUTH $39^{\circ}09'36''$ WEST, 30.81 FEET; SOUTH $29^{\circ}22'55''$ WEST, 30.57 FEET; SOUTH $11^{\circ}31'05''$ WEST, 23.83 FEET; SOUTH $01^{\circ}49'53''$ EAST, 282.37 FEET; SOUTH $07^{\circ}57'38''$ WEST, 127.85 FEET; SOUTH $13^{\circ}52'19''$ WEST, 21.33 FEET TO THE POINT OF TERMINATION, SUBJECT TO ALL RIGHTS-OF-WAY AND EASEMENTS OF RECORD.



DRAWING INFO

DRAWN BY: JJN	SCALE: 1" = 200'
DATE: 02 / 23 / 2021	JOB NO: 21107

REVISIONS

NO.	DATE	DESCRIPTION