

1916 Valley View Drive
Parcel #6

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Right-of-Way

Whereas, Ken Alan Yarbrough is the owner 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 the City have agreed upon a right-of-way for construction and maintenance of a street across the land of Ken Alan 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 the City on the _____ day of _____, 20_____.

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

Right of Way Acquisition Area 1

Being part of the Ken Alan Yarbrough property as described in Book 300, Page 677 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 east line of said section North 00° 19' 43" West, a distance of 140.79 feet to the true POINT OF BEGINNING; thence leaving said east line South 88° 19' 15" West, a distance of 42.88 feet to a point; thence North 01° 00' 10" West, a distance of 37.99 feet to a point to a point of tangent curvature; thence along a curve to the left having a radius of 120.00 feet and an arc length of 6.20 feet (chord = North 02° 28' 56" West, 6.20 feet) to a point of non-tangent curvature on the existing south right-of-way (R.O.W.) line of Valley View Road (80 feet wide); thence along said south R.O.W. line along a curve to the left having a radius of 640.00 feet and an arc length of 39.59 feet (chord = North 59° 41' 47" East, 39.58 feet) to a point of tangency; thence continuing along said south R.O.W. line North 57° 55' 28" East, a distance of 10.90 feet to a point on the east line of said section; thence leaving said south R.O.W. line along said east line South 00° 19' 43" East, a distance of 68.67 feet to the POINT OF BEGINNING and containing 2,425 square feet (0.056 acres) in the southeast quarter of the southeast quarter of Section 2.

Right of Way Acquisition Area 2

Being part of the Ken Alan Yarbrough property as described in Book 300, Page 677 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 east line of said section North 00° 19' 43" West, a distance of 140.79 feet to a point on the proposed right-of-way (R.O.W.) line of Valley Ridge Terrace (60 feet wide); thence continuing

along said east line North 00° 19' 43" West, a distance of 68.67 feet to a point on the existing south R.O.W. line of Valley View Road (80 feet wide); thence continuing along said east line North 00° 19' 43" West, a distance of 94.08 feet to the true POINT OF BEGINNING, said point being on the existing north R.O.W. line of Valley View Road; thence leaving said east line along said existing north R.O.W. line South 57° 55' 28" West, a distance of 60.39 feet to a point of tangent curvature; thence continuing along said existing north R.O.W. line along a curve to the right having a radius of 560.00 feet and an arc length of 39.10 feet (chord = South 59° 55' 30" West, 39.10 feet) to a point of non-tangency; thence leaving said existing north R.O.W. line North 15° 18' 16" West, a distance of 42.24 feet to a point; thence South 74° 41' 44" West, a distance of 29.02 feet to a point of tangent curvature; thence along a curve to the right having a radius of 630.00 feet and an arc length of 262.97 feet (chord = South 86° 39' 13" West, 261.06 feet) to a point of non-tangency on the west line of the subject property; thence along said west line North 00° 19' 31" West, a distance of 65.89 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 246.07 feet (chord = North 87° 10' 21" East, 244.13 feet) to a point of tangency; thence North 74° 41' 44" East, a distance of 146.00 feet to a point on the east line of said section; thence along said east line South 00° 19' 43" East, a distance of 82.66 feet to the POINT OF BEGINNING and containing 28,278 square feet (0.649 acres) in the southeast quarter of the southeast quarter of Section 2.

Permanent Drainage Easement Area 3

Being part of the Ken Alan Yarbrough property as described in Book 300, Page 677 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 east line of said section North 00° 19' 43" West, a distance of 140.79 feet to a point on the proposed right-of-way (R.O.W.) line of Valley Ridge Terrace (60 feet wide); thence continuing along said east line North 00° 19' 43" West, a distance of 68.67 feet to a point on the existing south R.O.W. line of Valley View Road (80 feet wide); thence continuing along said east line North 00° 19' 43" West, a distance of 94.08 feet to a point on the existing north R.O.W. line of Valley View Road; thence continuing along said east line North 00° 19' 43" West, a distance of 82.66 feet to a point on the proposed north R.O.W. line of Lawson Road Extended (65 feet wide); thence leaving said east line along said proposed north R.O.W. line South 74° 41' 44" West, a distance of 16.69 feet to the true POINT OF BEGINNING; thence continuing along said proposed north R.O.W. line South 74° 41' 44" West, a distance of 12.24 feet to a point; thence leaving said proposed north R.O.W. line North 19° 56' 04" East, a distance of 21.43 feet to a point; thence North 74° 41' 44" East, a distance of 12.24 feet to a point; thence South 19° 56' 04" West, a distance of 21.43 feet to the POINT OF BEGINNING and containing 214 square feet (0.005 acres).

Permanent Drainage Easement Area 4

Being part of the Ken Alan Yarbrough property as described in Book 300, Page 677 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 east line of said section North 00° 19' 43" West, a distance of 140.79 feet to a point on the proposed right-of-way (R.O.W.) line of Valley Ridge Terrace (60 feet wide); thence continuing along said east line North 00° 19' 43" West, a distance of 68.67 feet to a point on the existing south R.O.W. line of Valley View Road (80 feet wide); thence continuing along said east line North 00° 19' 43" West, a distance of 94.08 feet to a point on the existing north R.O.W. line of Valley View Road (80 feet wide); thence leaving said east line along said north R.O.W. line South 57° 55' 28" West, a distance of 60.39 feet to a point of tangent curvature; thence continuing along said north R.O.W. line along a curve to the right having a radius of 560.00 feet and an arc length of 39.10 feet (chord = South 59° 55' 30" West, 39.10 feet) to a point of non-tangency on the proposed south R.O.W. line of Lawson Road Extended (R.O.W. width varies); thence leaving said north R.O.W. line along said south R.O.W. line North 15° 18' 16" West, a distance of 42.24 feet to a point on the proposed south R.O.W. line of Lawson Road Extended (65 feet wide); thence along said south R.O.W. line South 74° 41' 44" West, a distance of 29.02 feet to a point of tangent curvature; thence continuing along said south R.O.W. line along a curve to the right having a radius of 630.00 feet and an arc length of 119.10 feet (chord = South 80° 06' 42" West, 118.93 feet) to the true POINT OF BEGINNING, said point being one of non-tangency; thence leaving said south R.O.W. line South 12° 55' 25" West, a distance of 27.41 feet to a point; thence North 87° 21' 46" West, a distance of 137.33 feet to a point on the west line of the subject property; thence along said west line North 00° 19' 31" West, a distance of 25.58 feet to a point of non-tangent curvature on the proposed south R.O.W. line of Lawson Road Extended; thence leaving said 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 143.87 feet (chord = South 87° 55' 50" East, 143.55 feet) to the POINT OF BEGINNING and containing 3,294 square feet (0.076 acres).

Permanent Drainage Easement Area 5

Being part of the Ken Alan Yarbrough property as described in Book 300, Page 677. 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 east line of said section North 00° 19' 43" West, a distance of 140.79 feet to a point on the proposed right-of-way (R.O.W.) line of Valley Ridge Terrace (60 feet wide); thence continuing along said east line North 00° 19' 43" West, a distance of 68.67 feet to a point on the existing south R.O.W. line of Valley View Road (80 feet wide); thence continuing along said east line North 00° 19' 43" West, a distance of 94.08 feet to a point on the existing north R.O.W. line of Valley View Road; thence continuing along said east line North 00° 19' 43" West, a distance of 82.66 feet to a point on the proposed north R.O.W. line of Lawson Road Extended (65 feet wide); thence along said north R.O.W. line South 74° 41' 44" West, a distance of 146.00 feet to a point of tangent curvature; thence continuing along said north R.O.W. line along a curve to the right having a radius

of 565.00 feet and an arc length of 96.90 feet (chord = South 79° 36' 32" West, 96.78 feet) to the true POINT OF BEGINNING, said point being one of compound curvature; thence continuing along said north R.O.W. line along a curve to the right having a radius of 565.00 feet and an arc length of 10.51 feet (chord = South 85° 03' 18" West, 10.51 feet) to a point of non-tangency; thence leaving said north R.O.W. line North 12° 55' 25" East, a distance of 15.73 feet to a point; thence North 84° 33' 02" East, a distance of 10.54 feet to a point; thence South 12° 55' 25" West, a distance of 15.83 feet to the POINT OF BEGINNING and containing 158 square feet (0.004 acres).

Temporary Construction Easement Area 6

Being part of the Ken Alan Yarbrough property as described in Book 300, Page 677 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 east line of said section North 00° 19' 43" West, a distance of 140.79 feet to a point on the proposed right-of-way (R.O.W.) line of Valley Ridge Terrace (60 feet wide); thence continuing along said east line North 00° 19' 43" West, a distance of 68.67 feet to a point on the existing south R.O.W. line of Valley View Road (80 feet wide); thence continuing along said east line North 00° 19' 43" West, a distance of 94.08 feet to a point on the existing north R.O.W. line of Valley View Road; thence continuing along said east line North 00° 19' 43" West, a distance of 82.66 feet to a point on the proposed north R.O.W. line of Lawson Road Extended (65 feet wide); thence along said north R.O.W. line South 74° 41' 44" West, a distance of 16.69 feet to the true POINT OF BEGINNING, said point being on the proposed north R.O.W. line of Lawson Road Extended (65 feet wide); thence leaving said east line along said north R.O.W. line South 74° 41' 44" West, a distance of 16.69 feet to a point on the east line of a proposed permanent drainage easement; thence leaving said north R.O.W. line along said east line North 19° 56' 04" East, a distance of 12.24 feet to a point; thence leaving said east line North 74° 41' 44" East, a distance of 12.30 feet to a point on the east line of said section; thence along said east line South 00° 19' 43" East, a distance of 10.35 feet to the POINT OF BEGINNING and containing 145 square feet (0.003 acres).

Temporary Construction Easement Area 7

Being part of the Ken Alan Yarbrough property as described in Book 300, Page 677 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 east line of said section North 00° 19' 43" West, a distance of 140.79 feet to a point on the proposed right-of-way (R.O.W.) line of Valley Ridge Terrace (60 feet wide); thence continuing along said east line North 00° 19' 43" West, a distance of 68.67 feet to a point on the existing south R.O.W. line of Valley View Road (80 feet wide); thence continuing along said east line North 00° 19' 43" West, a distance of 94.08 feet to a point on the existing north R.O.W. line of Valley View Road; thence continuing along said east line North 00° 19' 43" West, a distance of 82.66 feet to a point on the proposed north R.O.W. line of Lawson Road Extended (65 feet wide); thence leaving said east line along said north R.O.W. line South 74° 41' 44" West, a distance of 28.93 feet to the

true POINT OF BEGINNING; thence continuing along said north R.O.W. line South 74° 41' 44" West, a distance of 117.07 feet to a point of tangent curvature; thence continuing along said north R.O.W. line along a curve to the right having a radius of 565.00 feet and an arc length of 96.90 feet (chord = South 79° 36' 32" West, 96.78 feet) to a point of non-tangency on the east line of a proposed permanent drainage easement; thence leaving said north R.O.W. line along said east line North 12° 55' 25" East, a distance of 10.55 feet to a point of non-tangent curvature; thence leaving said east line along a curve to the left having a radius of 555.00 feet and an arc length of 91.86 feet (chord = North 79° 26' 13" East, 91.75 feet) to a point of tangency; thence North 74° 41' 44" East, a distance of 124.14 feet to a point on the west line of a proposed permanent drainage easement; thence along said west line South 19° 56' 04" West, a distance of 12.24 feet to the POINT OF BEGINNING and containing 2,150 square feet (0.049 acres)

Temporary Construction Easement Area 8

Being part of the Ken Alan Yarbrough property as described in Book 300, Page 677 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 east line of said section North 00° 19' 43" West, a distance of 140.79 feet to a point on the proposed right-of-way (R.O.W.) line of Valley Ridge Terrace (60 feet wide); thence continuing along said east line North 00° 19' 43" West, a distance of 68.67 feet to a point on the existing south R.O.W. line of Valley View Road (80 feet wide); thence continuing along said east line North 00° 19' 43" West, a distance of 94.08 feet to a point on the existing north R.O.W. line of Valley View Road; thence continuing along said east line North 00° 19' 43" West, a distance of 82.66 feet to a point on the proposed north R.O.W. line of Lawson Road Extended (65 feet wide); thence leaving said east line along said north R.O.W. line South 74° 41' 44" West, a distance of 146.00 feet to a point of tangent curvature; thence continuing along said north R.O.W. line along a curve to the right having a radius of 565.00 feet and an arc length of 107.41 feet (chord = South 80° 08' 30" West, 107.25 feet) to the true POINT OF BEGINNING, said point being one of compound curvature; thence continuing along said north R.O.W. line along a curve to the right having a radius of 565.00 feet and an arc length of 138.66 feet (chord = North 87° 22' 53" West, 138.32 feet) to a point of non-tangency on the west line of the subject property; thence leaving said north R.O.W. line along said west line North 00° 19' 31" West, a distance of 20.32 feet to a point of non-tangent curvature; thence leaving said west line along a curve to the left having a radius of 545.00 feet and an arc length of 87.21 feet (chord = South 84° 33' 53" East, 87.12 feet) to a point of non-tangency; thence North 18° 37' 26" East, a distance of 74.49 feet to a point; thence South 73° 24' 30" East, a distance of 30.00 feet to a point; thence South 12° 21' 55" West, a distance of 73.03 feet to a point of non-tangent curvature; thence along a curve to the left having a radius of 555.00 feet and an arc length of 17.04 feet (chord = North 86° 08' 42" East, 17.04 feet) to a point of non-tangency on the west line of a proposed permanent drainage easement; thence along said west line South 12° 55' 25" West, a distance of 10.49 feet to the POINT OF BEGINNING and containing 4,968 square feet (0.114 acres).

Temporary Construction Easement Area 9

Being part of the Ken Alan Yarbrough property as described in Book 300, Page 677 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 east line of said section North $00^{\circ} 19' 43''$ West, a distance of 140.79 feet to a point on the proposed right-of-way (R.O.W.) line of Valley Ridge Terrace (60 feet wide); thence continuing along said east line North $00^{\circ} 19' 43''$ West, a distance of 68.67 feet to a point on the existing south R.O.W. line of Valley View Road (80 feet wide); thence continuing along said east line North $00^{\circ} 19' 43''$ West, a distance of 94.08 feet to a point on the existing north R.O.W. line of Valley View Road (80 feet wide); thence leaving said east line along said north R.O.W. line South $57^{\circ} 55' 28''$ West, a distance of 60.39 feet to a point of tangent curvature; thence continuing along said north R.O.W. line along a curve to the right having a radius of 560.00 feet and an arc length of 39.10 feet (chord = South $59^{\circ} 55' 30''$ West, 39.10 feet) to a point of non-tangency on the proposed south R.O.W. line of Lawson Road Extended (R.O.W. width varies); thence leaving said north R.O.W. line along said south R.O.W. line North $15^{\circ} 18' 16''$ West, a distance of 17.24 feet to the true POINT OF BEGINNING; thence leaving said proposed south R.O.W. line South $74^{\circ} 41' 44''$ West, a distance of 29.02 feet to a point of non-tangent curvature; thence along a curve to the right having a radius of 807.57 feet and an arc length of 132.06 feet (chord = South $79^{\circ} 56' 47''$ West, 131.91 feet) to a point of non-tangency on the east line of a proposed permanent drainage easement; thence along said east line North $12^{\circ} 55' 25''$ East, a distance of 27.41 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 east 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 119.10 feet (chord = North $80^{\circ} 06' 42''$ East, 118.93 feet) to a point of tangency; thence continuing along said proposed south R.O.W. line North $74^{\circ} 41' 44''$ East, a distance of 29.02 feet to a point; thence continuing along said proposed south R.O.W. line South $15^{\circ} 18' 16''$ East, a distance of 25.00 feet to the POINT OF BEGINNING and containing 3,884 square feet (0.089 acres).

2. Ken Alan Yarbrough warrants 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.

Ken Alan Yarbrough

STATE OF ARKANSAS
COUNTY OF CRAIGHEAD

ACKNOWLEDGEMENT

On this day before me, the undersigned officer, personally appeared Ken Alan Yarbrough to me well-known to be the person whose name is subscribed to the foregoing instrument, and acknowledged that s/he had executed the same for the purposes therein stated and set forth.

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

Right of Way Acquisition Area 1

Being part of the Ken Alan Yarbrough property as described in Book 300, Page 677 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 east line of said section North $00^{\circ} 19' 43''$ West, a distance of 140.79 feet to the true POINT OF BEGINNING; thence leaving said east line South $88^{\circ} 19' 15''$ West, a distance of 42.88 feet to a point; thence North $01^{\circ} 00' 10''$ West, a distance of 37.99 feet to a point of tangent curvature; thence along a curve to the left having a radius of 120.00 feet and an arc length of 6.20 feet (chord = North $02^{\circ} 28' 56''$ West, 6.20 feet) to a point of non-tangent curvature on the existing south right-of-way (R.O.W.) line of Valley View Road (80 feet wide); thence along said south R.O.W. line along a curve to the left having a radius of 640.00 feet and an arc length of 39.59 feet (chord = North $59^{\circ} 41' 47''$ East, 39.58 feet) to a point of tangency; thence continuing along said south R.O.W. line North $57^{\circ} 55' 28''$ East, a distance of 10.90 feet to a point on the east line of said section; thence leaving said south R.O.W. line along said east line South $00^{\circ} 19' 43''$ East, a distance of 68.67 feet to the POINT OF BEGINNING and containing 2,425 square feet (0.056 acres) in the southeast quarter of the southeast quarter of Section 2.

Right of Way Acquisition Area 2

Being part of the Ken Alan Yarbrough property as described in Book 300, Page 677 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 east line of said section North $00^{\circ} 19' 43''$ West, a distance of 140.79 feet to a point on the proposed right-of-way (R.O.W.) line of Valley Ridge Terrace (60 feet wide); thence continuing along said east line North $00^{\circ} 19' 43''$ West, a distance of 68.67 feet to a point on the existing south R.O.W. line of Valley View Road (80 feet wide); thence continuing along said east line North $00^{\circ} 19' 43''$ West, a distance of 94.08 feet to the true POINT OF BEGINNING, said point being on the existing north R.O.W. line of Valley View Road; thence leaving said east line along said existing north R.O.W. line South $57^{\circ} 55' 28''$ West, a distance of 60.39 feet to a point of tangent curvature; thence continuing along said existing north R.O.W. line along a curve to the right having a radius of 560.00 feet and an arc length of 39.10 feet (chord = South $59^{\circ} 55' 30''$ West, 39.10 feet) to a point of non-tangency; thence leaving said existing north R.O.W. line North $15^{\circ} 18' 16''$ West, a distance of 42.24 feet to a point; thence South $74^{\circ} 41' 44''$ West, a distance of 29.02 feet to a point of tangent curvature; thence along a curve to the right having a radius of 630.00 feet and an arc length of 262.97 feet (chord = South $86^{\circ} 39' 13''$ West, 261.06 feet) to a point of non-tangency on the west line of the subject property; thence along said west line North $00^{\circ} 19' 31''$ West, a distance of 65.89 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 246.07 feet (chord = North $87^{\circ} 10' 21''$ East, 244.13 feet) to a point of tangency; thence North $74^{\circ} 41' 44''$ East, a distance of 146.00 feet to a point on the east line of said section; thence along said east line South $00^{\circ} 19' 43''$ East, a distance of 82.66 feet to the POINT OF BEGINNING and containing 28,278 square feet (0.649 acres) in the southeast quarter of the southeast quarter of Section 2.

Permanent Drainage Easement Area 3

Being part of the Ken Alan Yarbrough property as described in Book 300, Page 677 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 east line of said section North 00° 19' 43" West, a distance of 140.79 feet to a point on the proposed right-of-way (R.O.W.) line of Valley Ridge Terrace (60 feet wide); thence continuing along said east line North 00° 19' 43" West, a distance of 68.67 feet to a point on the existing south R.O.W. line of Valley View Road (80 feet wide); thence continuing along said east line North 00° 19' 43" West, a distance of 94.08 feet to a point on the existing north R.O.W. line of Valley View Road; thence continuing along said east line North 00° 19' 43" West, a distance of 82.66 feet to a point on the proposed north R.O.W. line of Lawson Road Extended (65 feet wide); thence leaving said east line along said proposed north R.O.W. line South 74° 41' 44" West, a distance of 16.69 feet to the true POINT OF BEGINNING; thence continuing along said proposed north R.O.W. line South 74° 41' 44" West, a distance of 12.24 feet to a point; thence leaving said proposed north R.O.W. line North 19° 56' 04" East, a distance of 21.43 feet to a point; thence North 74° 41' 44" East, a distance of 12.24 feet to a point; thence South 19° 56' 04" West, a distance of 21.43 feet to the POINT OF BEGINNING and containing 214 square feet (0.005 acres).

Permanent Drainage Easement Area 4

Being part of the Ken Alan Yarbrough property as described in Book 300, Page 677 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 east line of said section North 00° 19' 43" West, a distance of 140.79 feet to a point on the proposed right-of-way (R.O.W.) line of Valley Ridge Terrace (60 feet wide); thence continuing along said east line North 00° 19' 43" West, a distance of 68.67 feet to a point on the existing south R.O.W. line of Valley View Road (80 feet wide); thence continuing along said east line North 00° 19' 43" West, a distance of 94.08 feet to a point on the existing north R.O.W. line of Valley View Road (80 feet wide); thence leaving said east line along said north R.O.W. line South 57° 55' 28" West, a distance of 60.39 feet to a point of tangent curvature; thence continuing along said north R.O.W. line along a curve to the right having a radius of 560.00 feet and an arc length of 39.10 feet (chord = South 59° 55' 30" West, 39.10 feet) to a point of non-tangency on the proposed south R.O.W. line of Lawson Road Extended (R.O.W. width varies); thence leaving said north R.O.W. line along said south R.O.W. line North 15° 18' 16" West, a distance of 42.24 feet to a point on the proposed south R.O.W. line of Lawson Road Extended (65 feet wide); thence along said south R.O.W. line South 74° 41' 44" West, a distance of 29.02 feet to a point of tangent curvature; thence continuing along said south R.O.W. line along a curve to the right having a radius of 630.00 feet and an arc length of 119.10 feet (chord = South 80° 06' 42" West, 118.93 feet) to the true POINT OF BEGINNING, said point being one of non-tangency; thence leaving said south R.O.W. line South 12° 55' 25" West, a distance of 27.41 feet to a point; thence North 87° 21' 46" West, a

distance of 137.33 feet to a point on the west line of the subject property; thence along said west line North 00° 19' 31" West, a distance of 25.58 feet to a point of non-tangent curvature on the proposed south R.O.W. line of Lawson Road Extended; thence leaving said 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 143.87 feet (chord = South 87° 55' 50" East, 143.55 feet) to the POINT OF BEGINNING and containing 3,294 square feet (0.076 acres).

Permanent Drainage Easement Area 5

Being part of the Ken Alan Yarbrough property as described in Book 300, Page 677 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 east line of said section North 00° 19' 43" West, a distance of 140.79 feet to a point on the proposed right-of-way (R.O.W.) line of Valley Ridge Terrace (60 feet wide); thence continuing along said east line North 00° 19' 43" West, a distance of 68.67 feet to a point on the existing south R.O.W. line of Valley View Road (80 feet wide); thence continuing along said east line North 00° 19' 43" West, a distance of 94.08 feet to a point on the existing north R.O.W. line of Valley View Road; thence continuing along said east line North 00° 19' 43" West, a distance of 82.66 feet to a point on the proposed north R.O.W. line of Lawson Road Extended (65 feet wide); thence along said north R.O.W. line South 74° 41' 44" West, a distance of 146.00 feet to a point of tangent curvature; thence continuing along said north R.O.W. line along a curve to the right having a radius of 565.00 feet and an arc length of 96.90 feet (chord = South 79° 36' 32" West, 96.78 feet) to the true POINT OF BEGINNING, said point being one of compound curvature; thence continuing along said north R.O.W. line along a curve to the right having a radius of 565.00 feet and an arc length of 10.51 feet (chord = South 85° 03' 18" West, 10.51 feet) to a point of non-tangency; thence leaving said north R.O.W. line North 12° 55' 25" East, a distance of 15.73 feet to a point; thence North 84° 33' 02" East, a distance of 10.54 feet to a point; thence South 12° 55' 25" West, a distance of 15.83 feet to the POINT OF BEGINNING and containing 158 square feet (0.004 acres).

Temporary Construction Easement Area 6

Being part of the Ken Alan Yarbrough property as described in Book 300, Page 677 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 east line of said section North 00° 19' 43" West, a distance of 140.79 feet to a point on the proposed right-of-way (R.O.W.) line of Valley Ridge Terrace (60 feet wide); thence continuing along said east line North 00° 19' 43" West, a distance of 68.67 feet to a point on the existing south R.O.W. line of Valley View Road (80 feet wide); thence continuing along said east line North 00° 19' 43" West, a distance of 94.08 feet to a point on the existing north R.O.W. line of Valley View Road; thence continuing along said east line North 00° 19' 43" West, a distance of 82.66 feet to a point on the proposed north R.O.W. line of Lawson Road Extended (65 feet wide); thence along said north R.O.W. line South 74° 41' 44" West, a distance of 16.69 feet to the true POINT OF

BEGINNING, said point being on the proposed north R.O.W. line of Lawson Road Extended (65 feet wide); thence leaving said east line along said north R.O.W. line South 74° 41' 44" West, a distance of 16.69 feet to a point on the east line of a proposed permanent drainage easement; thence leaving said north R.O.W. line along said east line North 19° 56' 04" East, a distance of 12.24 feet to a point; thence leaving said east line North 74° 41' 44" East, a distance of 12.30 feet to a point on the east line of said section; thence along said east line South 00° 19' 43" East, a distance of 10.35 feet to the POINT OF BEGINNING and containing 145 square feet (0.003 acres).

Temporary Construction Easement Area 7

Being part of the Ken Alan Yarbrough property as described in Book 300, Page 677 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 east line of said section North 00° 19' 43" West, a distance of 140.79 feet to a point on the proposed right-of-way (R.O.W.) line of Valley Ridge Terrace (60 feet wide); thence continuing along said east line North 00° 19' 43" West, a distance of 68.67 feet to a point on the existing south R.O.W. line of Valley View Road (80 feet wide); thence continuing along said east line North 00° 19' 43" West, a distance of 94.08 feet to a point on the existing north R.O.W. line of Valley View Road; thence continuing along said east line North 00° 19' 43" West, a distance of 82.66 feet to a point on the proposed north R.O.W. line of Lawson Road Extended (65 feet wide); thence leaving said east line along said north R.O.W. line South 74° 41' 44" West, a distance of 28.93 feet to the true POINT OF BEGINNING; thence continuing along said north R.O.W. line South 74° 41' 44" West, a distance of 117.07 feet to a point of tangent curvature; thence continuing along said north R.O.W. line along a curve to the right having a radius of 565.00 feet and an arc length of 96.90 feet (chord = South 79° 36' 32" West, 96.78 feet) to a point of non-tangency on the east line of a proposed permanent drainage easement; thence leaving said north R.O.W. line along said east line North 12° 55' 25" East, a distance of 10.55 feet to a point of non-tangent curvature; thence leaving said east line along a curve to the left having a radius of 555.00 feet and an arc length of 91.86 feet (chord = North 79° 26' 13" East, 91.75 feet) to a point of tangency; thence North 74° 41' 44" East, a distance of 124.14 feet to a point on the west line of a proposed permanent drainage easement; thence along said west line South 19° 56' 04" West, a distance of 12.24 feet to the POINT OF BEGINNING and containing 2,150 square feet (0.049 acres)

Temporary Construction Easement Area 8

Being part of the Ken Alan Yarbrough property as described in Book 300, Page 677 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 east line of said section North 00° 19' 43" West, a distance of 140.79 feet to a point on the proposed right-of-way (R.O.W.) line of Valley Ridge Terrace (60 feet wide); thence continuing along said east line North 00° 19' 43" West, a distance of 68.67 feet to a point on the existing south R.O.W. line of Valley View Road (80 feet wide); thence continuing along said east line North 00°

19' 43" West, a distance of 94.08 feet to a point on the existing north R.O.W. line of Valley View Road; thence continuing along said east line North 00° 19' 43" West, a distance of 82.66 feet to a point on the proposed north R.O.W. line of Lawson Road Extended (65 feet wide); thence leaving said east line along said north R.O.W. line South 74° 41' 44" West, a distance of 146.00 feet to a point of tangent curvature; thence continuing along said north R.O.W. line along a curve to the right having a radius of 565.00 feet and an arc length of 107.41 feet (chord = South 80° 08' 30" West, 107.25 feet) to the true POINT OF BEGINNING, said point being one of compound curvature; thence continuing along said north R.O.W. line along a curve to the right having a radius of 565.00 feet and an arc length of 138.66 feet (chord = North 87° 22' 53" West, 138.32 feet) to a point of non-tangency on the west line of the subject property; thence leaving said north R.O.W. line along said west line North 00° 19' 31" West, a distance of 20.32 feet to a point of non-tangent curvature; thence leaving said west line along a curve to the left having a radius of 545.00 feet and an arc length of 87.21 feet (chord = South 84° 33' 53" East, 87.12 feet) to a point of non-tangency; thence North 18° 37' 26" East, a distance of 74.49 feet to a point; thence South 73° 24' 30" East, a distance of 30.00 feet to a point; thence South 12° 21' 55" West, a distance of 73.03 feet to a point of non-tangent curvature; thence along a curve to the left having a radius of 555.00 feet and an arc length of 17.04 feet (chord = North 86° 08' 42" East, 17.04 feet) to a point of non-tangency on the west line of a proposed permanent drainage easement; thence along said west line South 12° 55' 25" West, a distance of 10.49 feet to the POINT OF BEGINNING and containing 4,968 square feet (0.114 acres).

Temporary Construction Easement Area 9

Being part of the Ken Alan Yarbrough property as described in Book 300, Page 677 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 east line of said section North 00° 19' 43" West, a distance of 140.79 feet to a point on the proposed right-of-way (R.O.W.) line of Valley Ridge Terrace (60 feet wide); thence continuing along said east line North 00° 19' 43" West, a distance of 68.67 feet to a point on the existing south R.O.W. line of Valley View Road (80 feet wide); thence continuing along said east line North 00° 19' 43" West, a distance of 94.08 feet to a point on the existing north R.O.W. line of Valley View Road (80 feet wide); thence leaving said east line along said north R.O.W. line South 57° 55' 28" West, a distance of 60.39 feet to a point of tangent curvature; thence continuing along said north R.O.W. line along a curve to the right having a radius of 560.00 feet and an arc length of 39.10 feet (chord = South 59° 55' 30" West, 39.10 feet) to a point of non-tangency on the proposed south R.O.W. line of Lawson Road Extended (R.O.W. width varies); thence leaving said north R.O.W. line along said south R.O.W. line North 15° 18' 16" West, a distance of 17.24 feet to the true POINT OF BEGINNING; thence leaving said proposed south R.O.W. line South 74° 41' 44" West, a distance of 29.02 feet to a point of non-tangent curvature; thence along a curve to the right having a radius of 807.57 feet and an arc length of 132.06 feet (chord = South 79° 56' 47" West, 131.91 feet) to a point of non-tangency on the east line of a proposed permanent drainage easement; thence along said east line North 12° 55' 25" East, a distance of 27.41 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 east 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 119.10 feet (chord = North 80° 06' 42" East, 118.93 feet) to a point of tangency; thence continuing along said proposed south R.O.W. line North 74° 41' 44" East, a distance of 29.02 feet to a point; thence continuing along said proposed south R.O.W. line South 15° 18' 16" East, a distance of 25.00 feet to the POINT OF BEGINNING and containing 3,884 square feet (0.089 acres).



W:\55761\Transportation\Plats\5576 Tract 06.dwg 10/16/2007 2:33:36 PM CST

CHAD R. LYNCH AND
JANEENE L. LYNCH
(BOOK 460 PAGE 620)

SEE DETAIL 'A'
(SHEET 2 OF 2)

TEMP. CONST. ESMT.
AREA 7 = 2,150 SQ. FT.

PROP. \varnothing LAWSON ROAD EXT.

R.O.W. ACQUISITION
AREA 2 = 28,278 SQ. FT.

SEE DETAIL 'B'
(SHEET 2 OF 2)

TEMP. CONST. ESMT.
AREA 8 = 4,968 SQ. FT.

KEN ALAN
YARBROUGH
(BOOK 300
PAGE 677)

KEN ALAN YARBROUGH AND
WIFE, LYNN YARBROUGH
(BOOK 422 PAGE 68)

N00°19'04"W
23.46'

N00°19'57"W
70.62'

N00°19'43"W
69.67'

PROP. \varnothing VALLEY RIDGE TERRACE

SE CORNER OF SECTION 2,
TOWNSHIP 13 NORTH, RANGE 3 EAST

R.O.W. ACQUISITION
AREA 1 = 2,425 SQ. FT.

R.O.W. ACQUISITION = 30,703 SQ. FT.

TEMP. CONST. ESMT. = 11,147 SQ. FT.

DRAINAGE ESMT. = 3,666 SQ. FT.



TRACT 6
PROPERTY OF
KEN ALAN YARBROUGH
INSTRUMENT
BOOK 300, PAGE 677

R.O.W. PLAT
NO. 6 OF 10

SHEET 1 OF 2

DEPARTMENT OF ENGINEERING
LAWSON ROAD EXTENDED
US HIGHWAY 49 TO VALLEY VIEW ROAD
JONESBORO, ARKANSAS

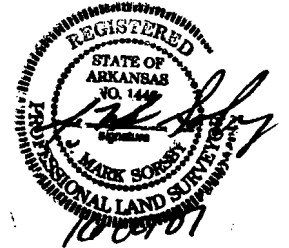
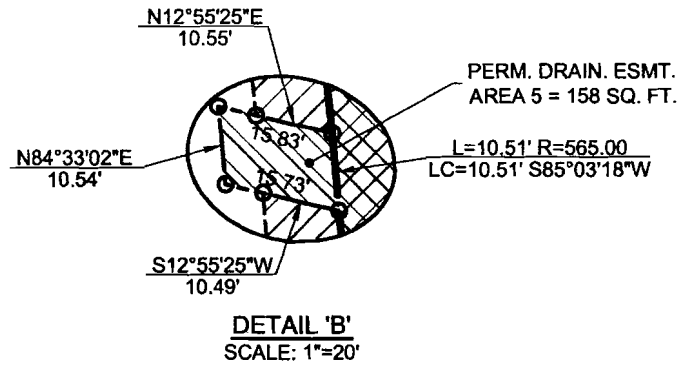
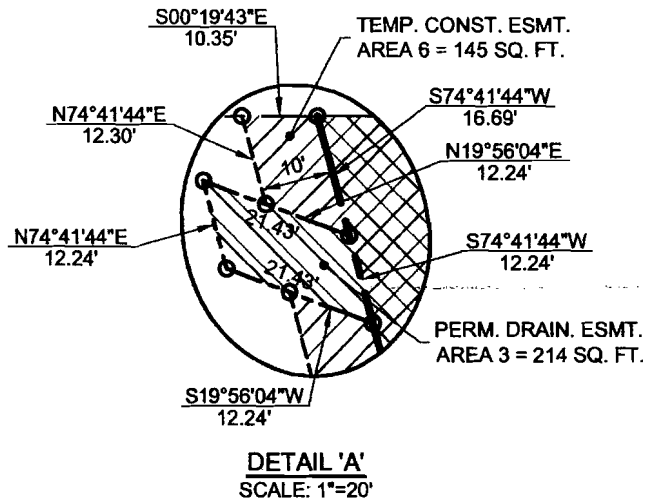
SURVEY BY F&A DATE 1/05 BOOK
DRAFTSMAN F&A DATE 8/06 SCALE 1"=60'
APPROVED

APPROVED DIRECTOR OF PUBLIC WORKS

CIVIL ENGINEER



ARKANSAS NORTH
NAD 83 AS DATUM



SHEET 2 OF 2 R.O.W. PLAT NO. 6 OF 10

DEPARTMENT OF ENGINEERING
 LAWSON ROAD EXTENDED
 US HIGHWAY 49 TO VALLEY VIEW ROAD
 JONESBORO, ARKANSAS

SURVEY BY F&A DATE 1/05 BOOK _____
 DRAFTSMAN F&A DATE 8/06 SCALE 1"=20'
 APPROVED _____

APPROVED _____ DIRECTOR OF PUBLIC WORKS

CIVIL ENGINEER