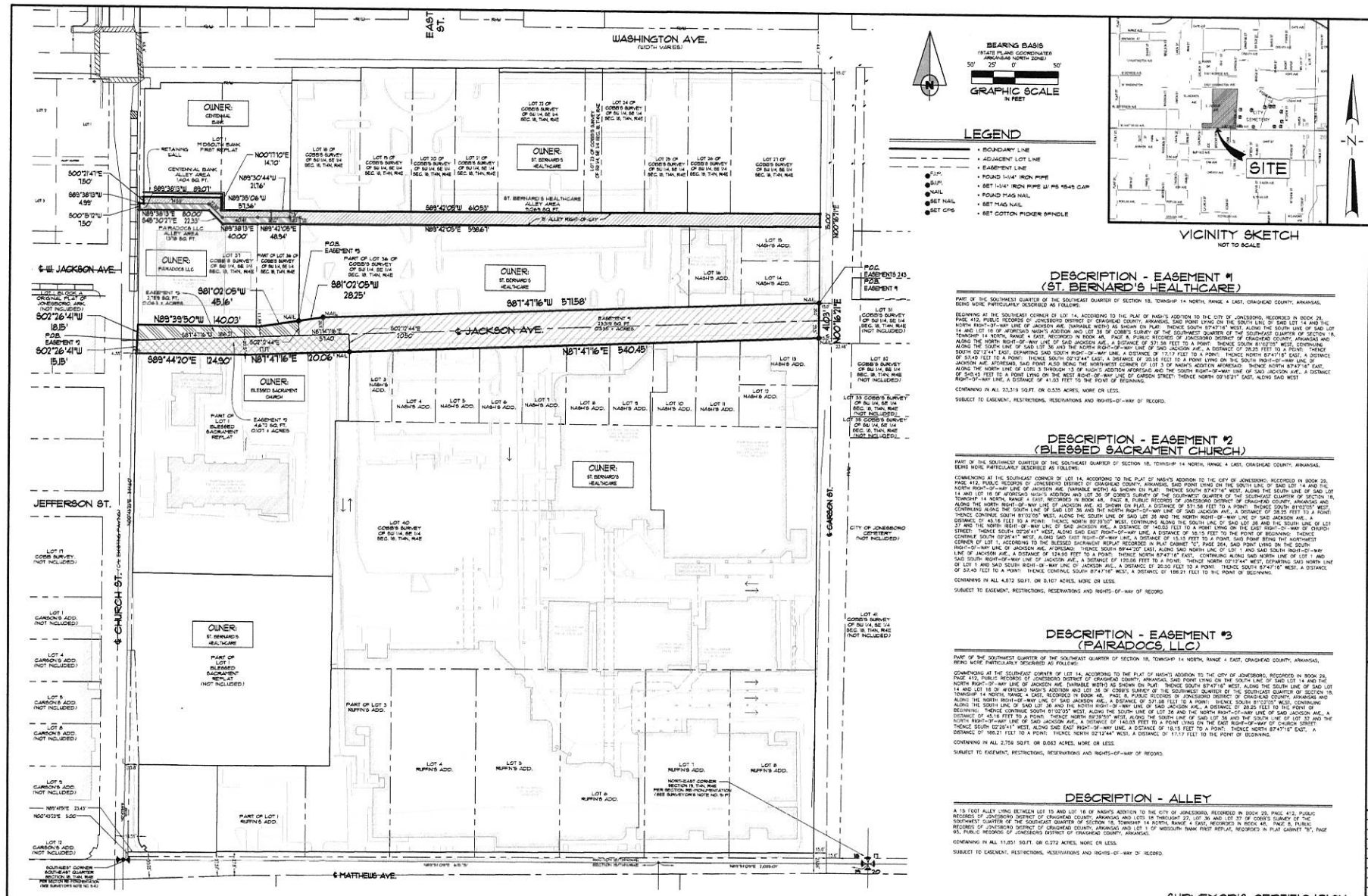

DESCRIPTION - EASEMENT #1 (ST. BERNARD'S HEALTHCARE)

PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 14 NORTH, RANGE 4 EAST, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 14, ACCORDING TO THE PLAT OF NASH'S ADDITION TO THE CITY OF JONESBORO, RECORDED IN BOOK 29, PAGE 412, PUBLIC RECORDS OF JONESBORO DISTRICT OF CRAIGHEAD COUNTY, ARKANSAS, SAID POINT LYING ON THE SOUTH LINE OF SAID LOT 14 AND THE NORTH RIGHT-OF-WAY LINE OF JACKSON AVE. (VARIABLE WIDTH) AS SHOWN ON PLAT; THENCE SOUTH 87°47'16" WEST, ALONG THE SOUTH LINE OF SAID LOT 14 AND LOT 18 OF AFORESAID NASH'S ADDITION AND LOT 36 OF COBB'S SURVEY OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 14 NORTH, RANGE 4 EAST, RECORDED IN BOOK 48, PAGE 8, PUBLIC RECORDS OF JONESBORO DISTRICT OF CRAIGHEAD COUNTY, ARKANSAS AND ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID JACKSON AVE., A DISTANCE OF 571.58 FEET TO A POINT; THENCE SOUTH 81°02'05" WEST, CONTINUING ALONG THE SOUTH LINE OF SAID LOT 36 AND THE NORTH RIGHT-OF-WAY LINE OF SAID JACKSON AVE., A DISTANCE OF 28.25 FEET TO A POINT; THENCE SOUTH 02°12'44" EAST, DEPARTING SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 17.17 FEET TO A POINT; THENCE NORTH 87°47'16" EAST, A DISTANCE OF 57.40 FEET TO A POINT; THENCE SOUTH 00°12'44" EAST, A DISTANCE OF 20.00 FEET TO A POINT LYING ON THE SOUTH RIGHT-OF-WAY LINE OF JACKSON AVE. AFORESAID, SAID POINT ALSO BEING THE NORTHWEST CORNER OF LOT 3 OF NASH'S ADDITION AFORESAID; THENCE NORTH 87°47'16" EAST, ALONG THE NORTH LINE OF LOTS 3 THROUGH 13 OF NASH'S ADDITION AFORESAID AND THE SOUTH RIGHT-OF-WAY LINE OF SAID JACKSON AVE., A DISTANCE OF 540.45 FEET TO A POINT LYING ON THE WEST RIGHT-OF-WAY LINE OF CARSON STREET; THENCE NORTH 00°16'21" EAST, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 41.03 FEET TO THE POINT OF BEGINNING.

CONTAINING IN ALL 23,319 SQ.FT. OR 0.535 ACRES, MORE OR LESS.

SUBJECT TO EASEMENT, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.

DESCRIPTION - EASEMENT #2 (BLESSED SACRAMENT CHURCH)

PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 14 NORTH, RANGE 4 EAST, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 14, ACCORDING TO THE PLAT OF NASH'S ADDITION TO THE CITY OF JONESBORO, RECORDED IN BOOK 29, PAGE 412, PUBLIC RECORDS OF JONESBORO DISTRICT OF CRAIGHEAD COUNTY, ARKANSAS, SAID POINT LYING ON THE SOUTH LINE OF SAID LOT 14 AND THE NORTH RIGHT-OF-WAY LINE OF JACKSON AVE. (VARIABLE WIDTH) AS SHOWN ON PLAT; THENCE SOUTH 87°47'16" WEST, ALONG THE SOUTH LINE OF SAID LOT 14 AND LOT 18 OF AFORESAID NASH'S ADDITION AND LOT 36 OF COBB'S SURVEY OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 14 NORTH, RANGE 4 EAST, RECORDED IN BOOK 48, PAGE 8, PUBLIC RECORDS OF JONESBORO DISTRICT OF CRAIGHEAD COUNTY, ARKANSAS AND ALONG THE NORTH RIGHT-OF-WAY LINE OF JACKSON AVE. AS SHOWN ON PLAT, A DISTANCE OF 571.58 FEET TO A POINT; THENCE CONTINUING ALONG THE SOUTH LINE OF SAID LOT 36 AND THE NORTH RIGHT-OF-WAY LINE OF SAID JACKSON AVE., A DISTANCE OF 28.25 FEET TO A POINT; THENCE CONTINUE SOUTH 81°02'05" WEST, ALONG THE SOUTH LINE OF SAID LOT 36 AND THE NORTH RIGHT-OF-WAY LINE OF SAID JACKSON AVE., A DISTANCE OF 45.16 FEET TO A POINT; THENCE NORTH 89°39'50" WEST, CONTINUING ALONG THE SOUTH LINE OF SAID LOT 36 AND THE SOUTH LINE OF LOT 37 AND THE NORTH RIGHT-OF-WAY LINE OF SAID JACKSON AVE., A DISTANCE OF 140.03 FEET TO A POINT LYING ON THE EAST RIGHT-OF-WAY OF CHURCH STREET; THENCE SOUTH 02°26'41" WEST, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 15.15 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 02°26'41" WEST, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 15.15 FEET TO A POINT; SAID POINT BEING THE NORTHWEST CORNER OF LOT 1, ACCORDING TO THE BLESSED SACRAMENT REPLAT RECORDED IN PLAT CABINET "C", PAGE 264, SAID POINT LYING ON THE SOUTH RIGHT-OF-WAY LINE OF JACKSON AVE. AFORESAID; THENCE SOUTH 89°44'20" EAST, ALONG SAID NORTH LINE OF LOT 1 AND SAID SOUTH RIGHT-OF-WAY LINE OF JACKSON AVE., A DISTANCE OF 124.90 FEET TO A POINT; THENCE NORTH 87°47'16" EAST, CONTINUING ALONG SAID NORTH LINE OF LOT 1 AND SAID SOUTH RIGHT-OF-WAY LINE OF JACKSON AVE., A DISTANCE OF 120.06 FEET TO A POINT; THENCE NORTH 02°12'44" WEST, DEPARTING SAID NORTH LINE OF LOT 1 AND SAID SOUTH RIGHT-OF-WAY LINE OF JACKSON AVE., A DISTANCE OF 20.00 FEET TO A POINT; THENCE SOUTH 87°47'16" WEST, A DISTANCE OF 57.40 FEET TO A POINT; THENCE CONTINUE SOUTH 87°47'16" WEST, A DISTANCE OF 188.21 FEET TO THE POINT OF BEGINNING.

CONTAINING IN ALL 4,672 SQ.FT. OR 0.107 ACRES, MORE OR LESS.

SUBJECT TO EASEMENT, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.

DESCRIPTION - EASEMENT #3 (PAIRADOCS, LLC)

PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 14 NORTH, RANGE 4 EAST, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 14, ACCORDING TO THE PLAT OF NASH'S ADDITION TO THE CITY OF JONESBORO, RECORDED IN BOOK 29, PAGE 412, PUBLIC RECORDS OF JONESBORO DISTRICT OF CRAIGHEAD COUNTY, ARKANSAS, SAID POINT LYING ON THE SOUTH LINE OF SAID LOT 14 AND THE NORTH RIGHT-OF-WAY LINE OF JACKSON AVE. (VARIABLE WIDTH) AS SHOWN ON PLAT; THENCE SOUTH 87°47'16" WEST, ALONG THE SOUTH LINE OF SAID LOT 14 AND LOT 18 OF AFORESAID NASH'S ADDITION AND LOT 36 OF COBB'S SURVEY OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 14 NORTH, RANGE 4 EAST, RECORDED IN BOOK 48, PAGE 8, PUBLIC RECORDS OF JONESBORO DISTRICT OF CRAIGHEAD COUNTY, ARKANSAS AND ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID JACKSON AVE., A DISTANCE OF 571.58 FEET TO A POINT; THENCE SOUTH 81°02'05" WEST, CONTINUING ALONG THE SOUTH LINE OF SAID LOT 36 AND THE NORTH RIGHT-OF-WAY LINE OF SAID JACKSON AVE., A DISTANCE OF 28.25 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 81°02'05" WEST, ALONG THE SOUTH LINE OF LOT 36 AND THE NORTH RIGHT-OF-WAY LINE OF SAID JACKSON AVE., A DISTANCE OF 45.16 FEET TO A POINT; THENCE NORTH 89°39'50" WEST, ALONG THE SOUTH LINE OF SAID LOT 36 AND THE SOUTH LINE OF LOT 37 AND THE NORTH RIGHT-OF-WAY LINE OF SAID JACKSON AVE., A DISTANCE OF 140.03 FEET TO A POINT LYING ON THE EAST RIGHT-OF-WAY OF CHURCH STREET; THENCE SOUTH 02°26'41" WEST, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 18.15 FEET TO A POINT; THENCE NORTH 87°47'16" EAST, A DISTANCE OF 188.21 FEET TO A POINT; THENCE NORTH 02°12'44" WEST, A DISTANCE OF 17.17 FEET TO THE POINT OF BEGINNING.

CONTAINING IN ALL 2,759 SQ.FT. OR 0.063 ACRES, MORE OR LESS.

SUBJECT TO EASEMENT, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.

DESCRIPTION - ALLEY

A 15 FOOT ALLEY LYING BETWEEN LOT 15 AND LOT 18 OF NASH'S ADDITION TO THE CITY OF JONESBORO, RECORDED IN BOOK 29, PAGE 412, PUBLIC RECORDS OF JONESBORO DISTRICT OF CRAIGHEAD COUNTY, ARKANSAS AND LOTS 18 THROUGH 27, LOT 36 AND LOT 37 OF COBB'S SURVEY OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 14 NORTH, RANGE 4 EAST, RECORDED IN BOOK 48, PAGE 8, PUBLIC RECORDS OF JONESBORO DISTRICT OF CRAIGHEAD COUNTY, ARKANSAS AND LOT 1 OF WEDGEUP BANK FIRST REPLAT, RECORDED IN PLAT CABINET "B", PAGE 85, PUBLIC RECORDS OF JONESBORO DISTRICT OF CRAIGHEAD COUNTY, ARKANSAS.

CONTAINING IN ALL 11,851 SQ.FT. OR 0.272 ACRES, MORE OR LESS.

SUBJECT TO EASEMENT, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.

OWNER'S CERTIFICATION - ROAD ABANDONMENT

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF PROPERTY AS DESCRIBED HEREON, THAT WE REQUEST THE ROAD RIGHT-OF-WAY ABANDONMENT AND DEDICATE THE PERPETUAL USE OF THE SAME PROPERTY AS A UTILITY EASEMENT AND CROSS-ACCESS EASEMENT FOR THE ADJACENT PROPERTY OWNERS AS SHOWN.

AUTHORIZED REPRESENTATIVE
ROMAN CATHOLIC DIOCESE OF LITTLE ROCK, A CORPORATION SOLE, FOR THE BENEFIT OF BLESSED SACRAMENT CHURCH.

AUTHORIZED REPRESENTATIVE
ST. BERNARD'S HEALTHCARE

AUTHORIZED REPRESENTATIVE
PAIRADOCS, LLC

OWNER'S CERTIFICATION - ALLEY ABANDONMENT

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF PROPERTY AS LABELED HEREON, THAT WE REQUEST THE ALLEY ABANDONMENT AS SHOWN.

AUTHORIZED REPRESENTATIVE
CENTENNIAL BANK

AUTHORIZED REPRESENTATIVE
ST. BERNARD'S HEALTHCARE

AUTHORIZED REPRESENTATIVE
PAIRADOCS, LLC

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT ASSOCIATED ENGINEERING AND TESTING, LLC HAS THIS DATE MADE A BOUNDARY SURVEY OF THE ABOVE DESCRIBED PROPERTY AS SHOWN HEREON AND THAT SAID SURVEY IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THERE ARE NO APPARENT ABOVE GROUND ENCROACHMENTS OTHER THAN AS SHOWN OR STATED HEREON AND THAT THIS SURVEY WAS MADE IN ACCORDANCE WITH THE "ARKANSAS MINIMUM STANDARDS FOR PROPERTY SURVEYS AND PLATS" IN EFFECT ON THIS DATE.

DATE OF BOUNDARY SURVEY: XX/XX/XXXX

NOTE: TO BE VALID, COPIES MUST HAVE ORIGINAL SURVEYOR'S SIGNATURE AND SURVEYOR'S SEAL.

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ROAD RIGHT-OF-WAY ABANDONMENT AND UTILITY EASEMENT SKETCH
JACKSON AVENUE
JONESBORO, ARKANSAS

ASSOCIATED ENGINEERING, LLC
CIVIL ENGINEERING • LAND SURVEYING
LAND PLANNING
103 SOUTH CHERICH STREET • P.O. BOX 1462
JONESBORO, AR 72403
PH: 870-931-5994 • FAX: 870-931-1263

CERTIFICATE OF AUTHORIZATION
Associated Engineering & Testing, LLC
NO. 298
ARKANSAS REGISTRATION

REGISTERED
STATE OF ARKANSAS
NO. 5645
PROFESSIONAL LAND SURVEYOR

NO.	DESCRIPTION	DATE

ABANDONMENT & EASEMENT SKETCH

DATE:	09/06/17	DRAWN:	CDH
CADD FILE:	15161-002-R1	CHECKED:	JME
DWG#	941482.DWG	SHEET	
SCALE:	1" = 50'		1 OF 1