



City of Jonesboro

515 West Washington
Jonesboro, AR 72401

Signature Copy

Resolution: R-EN-029-2009

File Number: RES-09:067

Enactment Number: R-EN-029-2009

A RESOLUTION AUTHORIZING THE TRANSFER OF REAL PROPERTY TO AND ACCEPTANCE OF REAL PROPERTY FROM JONESBORO CITY WATER AND LIGHT FOR THE PURPOSE OF PROVIDING A SITE FOR AND SANITARY SEWER, POTABLE WATER AND ELECTRICAL SERVICES TO THE NEW STREET, SANITATION AND FLEET MAINTENANCE FACILITY

WHEREAS, the City of Jonesboro is in need of a site for a new Street, Sanitation and Fleet Maintenance facility;

WHEREAS, the Buildings and Facilities Committee has unanimously recommended the Lacy Drive property (33 acres \pm) at the intersection of Dan Avenue (State Hwy 91) and Lacy Drive as the best available site for the new facility based on location in relationship to roadways and other City facilities, drainage and floodplain issues, zoning and neighborhood acceptance, and other pertinent factors;

WHEREAS, Jonesboro City Water and Light is the owner of said property;

WHEREAS, Jonesboro City Water and Light has expressed a willingness to accept in trade for the said property and for the design and installation of sanitary sewer, potable water, and electrical services to the said property the following lands currently owned by the City of Jonesboro:

1. One (1) acre plus or minus location along the south side of Craighead Forest Road approximately 500 foot east of Culberhouse for use as a future electrical substation site;
2. One (1) acre plus or minus located near the southeast corner of Joe Mack Campbell Park for future expansion of existing sewage pump station at this site;
3. Forty (40) acres plus or minus located at the southwest corner of the intersection of Cook Road and CW Post Road in the Jonesboro Industrial Park; and
4. Forty-six (46) acres plus or minus located along the east side of Moore Road north of the Industrial Park Railroad Spur in the Jonesboro Industrial Park.

WHEREAS, both the Mayor and the Buildings and Facilities Chairman have endorsed this negotiated agreement;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL FOR THE CITY OF JONESBORO, ARKANSAS, THAT:

Section 1. The Mayor and City Clerk are hereby authorized to execute all legal documents necessary to effectuate the transfer and acceptance of real property and for the installation of utilities as described herein.

PASSED AND ADOPTED this 7th day of April, 2009.

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Please Return To:
Lenders Title Company
2207 Fowler Avenue
Jonesboro AR, 72401
Phone: 870-935-7410
Fax: 870-935-6548
File Number: 09-054670-300

Approved as to form by:
J. Mark Spradley, Attorney-at-Law
Transactional data completed by Lenders Title Company

*** THIS DEED IS BEING RE-RECORDED TO CORRECT TRACT 4

Warranty Deed - Corporation (Letter).rtf

no revenue required

FOR RECORDER'S USE ONLY

WARRANTY DEED (CORPORATION)

KNOW ALL MEN BY THESE PRESENTS:

That, City of Jonesboro, Arkansas, a Municipal Corporation, Grantor, by and through its Mayor and City Clerk, duly authorized by proper resolution of the Board of Directors, for and in consideration of the sum of ---TEN AND 00/100--- DOLLARS---(\$10.00)--- and other good and valuable consideration, in hand paid by City Water and Light Plant of the City of Jonesboro, Arkansas, Grantee, the receipt and sufficiency of which is hereby acknowledged, does hereby grant, bargain, sell and convey unto the Grantee and unto its successors and assigns forever, the following described land, situated in the County of Craighead and the State of Arkansas to-wit:

Tract 1: Lot 1 of Jonesboro C.W. Post Addition as shown by plat recorded in Plat Cabinet "C" Page 199 at Jonesboro, Arkansas, being subject to easements as shown on recorded Plat.

*C.W. POST #
COOK RD.*

Tract 2: Part of the North Half of the Southeast Quarter of Section 25, Township 14 North, Range 4 East, Craighead County, Arkansas, lying West of the Drainage Ditch, being more particularly described as follows: Beginning at the Southwest Corner of the Northwest Quarter of the Southeast Quarter of Section 25, Township 14 North, Range 4 East, Jonesboro, Craighead County, Arkansas, thence North 00° 52' 49" East, along the West line of the Northwest Quarter of the Southeast Quarter of said Section 25, 10.01 feet to the point of beginning proper; thence continue North 00° 52' 49" East, along said West line, 1299.42 feet to the North line of the Northwest Quarter of the Southeast Quarter of said Section 25; thence North 89° 25' 23" East, along said North line, 1029.68 feet to the centerline of an existing ditch; thence with the meanderings of said centerline the following bearings and distances: South 58° 39' 28" East, 102.33 feet; South 47° 39' 13" East, 79.45 feet; South 32° 16' 44" East, 848.94 feet; South 30° 43' 42" East, 364.97 feet to the North line of a railroad and utility corridor; thence along said North line the following bearings and distances:

*TRACTS 2
AND 2A
MODIFIED
PROPERTY*

South 87° 44' 11" West, 139.81 feet, to a point on a curve to the left; thence Southwesterly along said curve, a radius of 1944.86, a distance of 156.05, chord bears South 85° 26' 16" West 156.00 feet; South 83° 08' 21" West, 1152.05 feet, to a point on a curve to the right; thence Southwesterly along said curve, a radius of 1874.86, a distance of 199.72, chord bears South 86° 11' 29" West, 199.62 feet; South 89° 14' 35" West, 197.38 feet to the point of beginning proper, containing 42.17 acres, more or less, subject to all rights-of-way and easements of record.

Tract 2A: A part of the North Half of the Southeast Quarter of Section 25, Township 14 North, Range 4 East, Craighead County, Arkansas, lying West of the Drainage Ditch, being more particularly described as follows: Beginning at the Southwest corner of the Northwest Quarter of the Southeast Quarter of Section 25, Township 14 North, Range 4 East, Jonesboro, Craighead County, Arkansas; thence North 89° 26' 00" East, along the South line of the North Half of the Southeast Quarter of said Section 25, 836.42 feet to the point of beginning proper, said point being the intersection of said South line and the South line of a railroad and utility corridor; thence along said South line of a railroad and utility corridor the following bearings and distances: North 83° 08' 21" East, 717.62 feet, to a point on a curve to the right; thence Northeasterly along said curve, a radius 1874.86, a distance of 150.43, chord bears North 85° 26' 16" East, 150.39 feet; North 87° 44' 11" East, 177.77 feet to the centerline of an existing ditch; thence South 30° 43' 42" East, along said centerline, 109.20 feet to the South line of the North Half of the Southeast Quarter; thence South 89° 26' 00" West, along said South line, 1095.88 feet to the point of beginning proper, containing 1.37 acres, more or less, subject to all rights-of-way and easements of record.

Tract 3: A part of the Southeast Quarter of the Northwest Quarter of Section 15, Township 14 North, Range 3 East, Jonesboro, Craighead County, Arkansas, being more particularly described as follows: Beginning at the Northeast corner of the Southeast Quarter of the Northwest Quarter of Section 15, Township 14 North, Range 3 East, Jonesboro, Craighead County, Arkansas; thence South 00° 00' 16" West, along the East line of the Southeast Quarter of the Northwest Quarter of said Section 15, 688.87 feet to the point of beginning proper; thence continue South 00° 00' 16" West, along said East line, 221.31 feet to Northerly right-of-way of United States Highway Number 63; thence along said Northerly right-of-way the following bearings and distances: North 44° 21' 59" West, 19.89 feet; North 74° 40' 13" West 239.90 feet; thence North 00° 00' 16" East, leaving said Northerly right-of-way line, 143.69 feet; thence South 89° 59' 44" East, 245.28 feet to the point of beginning proper, containing 1.00 acres, more or less, subject to all rights-of-way and easements of record.

1.0 AC IN
JOE MACK
CAMPBELL
PARK

~~Tract 4: A part of the Southeast Quarter of the Northwest Quarter of Section 15, Township 14 North, Range 3 East, Jonesboro, Craighead County, Arkansas, being more particularly described as follows: Beginning at the Northeast corner of the Southeast Quarter of the Northwest Quarter of Section 15, Township 14 North, Range 3 East, Jonesboro, Craighead County, Arkansas; thence South 00° 00' 16" West along the East line of the Southeast Quarter of the Northwest Quarter of said Section 15, 688.87 feet to the point of beginning proper; thence continue South 00° 00' 16" West along said East line, 221.31 feet to the Northerly right-of-way of United States Highway Number 63; thence along said Northerly right-of-way the following bearings and distances: North 44° 21' 59" West, 19.89 feet; thence North 74° 40' 13" West, 239.90 feet; thence North 00° 00' 16" East, leaving said Northerly right-of-way line, 143.69 feet; thence South 89° 59' 44" East, 245.28 feet to the point of beginning proper, containing 1.00 acres, more or less, subject to all rights-of-way and easements of record.~~

CORRECTED TRACT 4

Tract 4: A part of the Northwest Quarter of the Southwest Quarter of Section 6, Township 13 North, Range 4 East, Jonesboro, Craighead County, Arkansas, being more particularly described as follows: Beginning at the Southwest corner of the Northwest Quarter of the Northwest Quarter of Section 6, Township 13 North, Range 4 East, Jonesboro, Craighead County, Arkansas; thence South $00^{\circ} 33' 10''$ East, along the West line of the Northwest Quarter of the Northwest Quarter of said Section 6, 1323.80 feet to the Southwest corner of the Southwest Quarter of the Northwest Quarter of said Section 6; thence North $89^{\circ} 58' 51''$ East, along the South line of the Southwest Quarter of the Northwest Quarter of said Section 6, 506.61 feet; thence South $14^{\circ} 31' 32''$ East, leaving said South line, 93.37 feet to the point of beginning proper; thence North $75^{\circ} 28' 28''$ East, 65.53 feet; thence North $69^{\circ} 01' 50''$ East, 144.08 feet; thence South $14^{\circ} 31' 32''$ East, 249.94 feet; thence South $75^{\circ} 28' 28''$ West, 208.70 feet; thence North $14^{\circ} 31' 32''$ West, 233.78 feet to the point of beginning proper, containing 1.15 acres, more or less, subject to all rights-of-way and easements of record.

CRAIGHEAD FOREST

Subject to existing assessments, building lines, easements, mineral reservations and/or conveyances, and restrictions, of record, if any.

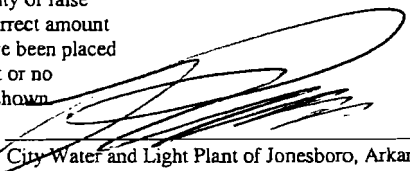
TO HAVE AND TO HOLD the above described lands unto the Grantee and unto its successors and assigns forever, with all tenements, appurtenances, and hereditaments thereunto belonging.

And the Grantor hereby covenants with the Grantee that it will forever warrant and defend the title to the above described lands against all claims whatsoever.

IN TESTIMONY WHEREOF, The name of the Grantor is hereunto affixed by its Mayor and City Clerk and its seal affixed this 6th day of **May, 2009**.

I hereby certify under penalty of false swearing that the legally correct amount of documentary stamps have been placed on this instrument. Exempt or no consideration paid if none shown.

GRANTEE OR AGENT:



City Water and Light Plant of Jonesboro, Arkansas

GRANTEE'S ADDRESS:

400 E. MONROE AVE
JONESBORO, AR, 72401

ACKNOWLEDGMENT

STATE OF ARKANSAS)
) SS.
COUNTY OF CRAIGHEAD)

BE IT REMEMBERED that on this 6th day of May, 2009, came before me, the undersigned, a Notary Public, duly commissioned, qualified and acting, within and for the said County and State, Harold Perrin and Donna Jackson, to me personally well known (or satisfactorily proven to be), who stated that they were the Mayor and City Clerk of City of Jonesboro, Arkansas, a municipal corporation, and were duly authorized in their respective capacities to execute the foregoing instrument for and in the name and on behalf of said corporation, and further stated and acknowledged that they had so signed, executed and delivered the foregoing instrument for the consideration, uses and purposes therein mentioned and set forth.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal this 6th day of May, 2009.

Dian Street
Notary Public

My commission Expires:



Re-Recorded
DEED BK 796 PG 985 - 989
DATE 05/29/2009
TIME 04:21:53 PM
RECORDED IN.
OFFICIAL RECORDS OF
CRAIGHEAD COUNTY
ANN HUDSON
CLERK
Ann Hudson, D.C.
RECEIPT# 188948

DEED BK 796 PG 182 - 185
DATE 05/29/2009
TIME 08:31:05 AM
RECORDED IN.
OFFICIAL RECORDS OF
CRAIGHEAD COUNTY
ANN HUDSON
CLERK
Ann Hudson, D.C.
RECEIPT# 103488