

Return recorded document to:
CITY OF JONESBORO
300 South Church Street
JONESBORO, AR 72401



JB2013R-019760 3
JB2013R-019760
ANN HUDSON
CRAIGHEAD COUNTY
RECORDED ON:
10/30/2013 11:15AM

PERMANENT DRAINAGE EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

That EFREN MONTANO, hereinafter referred to as Grantor (whether one or more), does hereby dedicate, grant and convey unto the Public, and that the CITY OF JONESBORO, a Municipal Corporation of the State of Arkansas, hereinafter referred to as Grantee, does hereby accept on behalf of the public, for use as a permanent drainage easement the following described real property in Craighead County, State of Arkansas, to-wit:

A DRAINAGE EASEMENT TWENTY IN WIDTH AND A DRAINAGE EASEMENT FIFTEEN FEET IN WIDTH MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 1-A OF BRYSON'S REPLAT TO THE CITY OF JONESBORO, AR: THENCE NORTH 32°24'06" WEST, DEPARTING THE SOUTH LINE OF SAID LOT 1-A, 20.01 FEET: THENCE NORTH 58°57'07" EAST, 179.79 FEET: THENCE SOUTH 32°22'03" EAST, TO THE SOUTH LINE OF LOT 1-A AFORESAID, 20.01 FEET: THENCE SOUTH 58°57'07" WEST, ALONG THE SOUTH LINE OF SAID LOT 1-A, 179.78 FEET TO THE POINT OF BEGINNING.

CONTAINING IN ALL 3,596 SQ. FT. OR 0.08 ACRES +/-.

AND THE EAST FIFTEEN FEET OF LOT 1-A OF BRYSON'S REPLAT TO THE CITY OF JONESBORO, AR.

CONTAINING IN ALL 3,326 SQ. FT. OR 0.08 ACRES +/-

This easement and right of way is for the purpose of making drainage improvements and maintaining said improvements within the City of Jonesboro. Any other use of this area, other than by record owners, shall only be granted by record owners, but they are not precluded from using or granting other use, so long as same does not interfere unreasonably with the express purpose intended.

This grant of easement and right of way shall be binding upon the heirs, successors, administrators and assigns of the grantors.

IN WITNESS WHEREOF, the GRANTORS have executed this instrument on the 16 day of oct, 2013.

Signature

Signature _____

ACKNOWLEDGMENT

STATE OF ARKANSAS
COUNTY OF CRAIGHEAD

On this day before me, the undersigned officer, personally appeared Efren Montano
to me well known to be the person whose name is subscribed to the foregoing instrument, and
acknowledged that XXXX had executed the same for the purposes therein stated and set forth.
WITNESS my hand and seal this 12th day of October, 2013.

Notary Public (Signature) Kathy Austin

My Commission Expires: 1-11-2021



U.S. HIGHWAY 49
EAST JOHNSON AVENUE

N58°32'52"E 41.83'

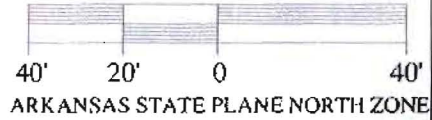
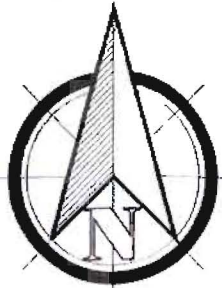
F.I.P.

F.I.P.

F.I.P.

DELTA=02°45'53"
R=2,863.34'
ARC=138.17'

PLAT OF SURVEY
BY T. MOORE, PS 1293
BOOK 774, PAGE 365
BOOK 678, PAGE 53
34,356 SQ. FT. 0.79 ACRES +/-



15' DRAINAGE EASEMENT
N32°22'03"W 221.46'

LOT 1-A
BRYSON'S REPLAT
BOOK C, PAGE 177
40,152 SQ. FT. 0.92 ACRES +/-

LOT 2-A
BRYSON'S REPLAT
BOOK C, PAGE 177
(NOT INCLUDED)

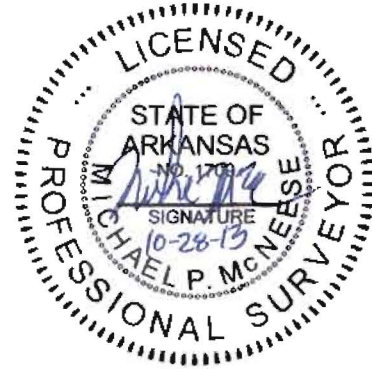
S32°24'06"E 223.53'

20' DRAINAGE EASEMENT

N58°57'07"E 179.78'

F.I.P.

F.I.P.



REVISIONS	
DATE	DESCRIPTION

DRAWING INFO	
DATE	BY
10-28-2013	

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2520 ALEXANDER DR. ST. B
JONESBORO, AR 72401
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LOT 1-A OF BRYSON'S
REPLAT-DRAINAGE
EASEMENT DEPICTIONS