
The above space is reserved for Craighead County recording information.

UTILITY EASEMENT - NATURAL GAS

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR (1.00) AND OTHER GOOD AND VALUABLE CONSIDERATION, TO US IN HAND PAID, RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, THE UNDERSIGNED, CITY OF JONESBORO, ARKANSAS, A MUNICIPAL CORPORATION, ("GRANTOR") DOES HEREBY GRANT, BARGAIN, SELL AND CONVEY TO CENTERPOINT ENERGY RESOURCES CORP., A DELAWARE CORPORATION, D/B/A CENTERPOINT ENERGY ARKANSAS GAS, ("GRANTEE") AND ITS SUCCESSORS AND ASSIGNS, TO HAVE AND TO HOLD, A PERPETUAL EASEMENT AND RIGHT OF WAY TO LAY, MAINTAIN, ALTER, REPAIR, OPERATE, REPLACE, CHANGE THE SIZE OF AND REMOVE PIPE, GAS LINES, PIPELINES AND OTHER EQUIPMENT AND MATERIALS DEEMED NECESSARY BY GRANTEE FOR THE TRANSPORTATION OF OIL OR GAS, OR PRODUCTS OF OIL OR GAS WITHIN SAID EASEMENT AND RIGHT OF WAY, ON, OVER AND THROUGH CERTAIN LANDS SITUATED IN COUNTY OF CRAIGHEAD, STATE OF ARKANSAS, DESCRIBED AS FOLLOWS:

THE NORTH 5' OF J.E.T.S. ADDITION TO THE CITY OF JONESBORO, CRAIGHEAD COUNTY, ARKANSAS, AS SHOWN ON THE PLAT RECORDED AS DOCUMENT # JB2014R-017143 ON OCTOBER 27, 2014, SUBJECT TO ALL EASEMENTS, RESTRICTIONS, RESERVATIONS, AND RIGHTS-OF-WAY OF RECORD.

NO STRUCTURES MAY BE BUILT ON THE EASEMENT AND RIGHT OF WAY OR OTHERWISE INTERFERE WITH THE RIGHTS PROVIDED GRANTEE HEREIN.

THE EASEMENT AND RIGHT OF WAY GRANTED HEREIN SHALL ALSO INCLUDE THE RIGHTS OF INGRESS AND EGRESS TO AND FROM THE SAME, SUCCESSORS OR ASSIGNS COVENANT, WARRANT AND REPRESENT THAT GRANTEE SHALL HAVE THE RIGHT TO FULLY USE AND ENJOY THE EASEMENT AND RIGHT OF WAY GRANTED HEREIN.

THE EASEMENT AND RIGHT OF WAY GRANTED HEREIN SHALL (A) TOUCH, CONCERN, ENCUMBER, AND RUN WITH THE LANDS DESCRIBED ABOVE, (B) BIND GRANTOR AND ALL HEIRS, SUCCESSORS AND ASSIGNS OF GRANTOR, AND (C) BE ENFORCEABLE BY GRANTEE, ITS SUCCESSORS AND ASSIGNS.

IN WITNESS WHEREOF, THE GRANTORS HAVE EXECUTED THIS INSTRUMENT ON THE ____ DAY OF _____, 2014.

Harold Perrin, Mayor

Donna Jackson, City Clerk

ACKNOWLEDGMENT

STATE OF ARKANSAS
COUNTY OF CRAIGHEAD

BE IT REMEMBERED, THAT ON THIS DAY, BEFORE ME, A NOTARY PUBLIC, WITHIN AND FOR THE COUNTY AFORESAID, DULY COMMISSIONED, QUALIFIED AND ACTING WITHIN AND FOR SAID COUNTY AND STATE, APPEARED IN PERSON THE WITHIN NAMED **HAROLD PERRIN AND DONNA JACKSON**, TO ME PERSONALLY WELL KNOWN, WHO STATED THAT THEY ARE THE MAYOR AND CITY CLERK OF JONESBORO, ARKANSAS, A MUNICIPAL CORPORATION, AND WAS DULY AUTHORIZED IN THEIR RESPECTIVE CAPACITY TO EXECUTE THE FOREGOING INSTRUMENT FOR AND IN THE NAME AND BEHALF OF SAID CORPORATION AND FURTHER STATED AND ACKNOWLEDGED THAT THEY HAD SIGNED, EXECUTED AND DELIVERED SAID 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 ____ DAY OF _____, 2014.

NOTARY PUBLIC (SIGNATURE) _____

MY COMMISSION EXPIRES: _____

MINOR PLAT

J.E.T.S. ADDITION A PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 14 NORTH, RANGE 4 EAST, JONESBORO, CRAIGHEAD COUNTY, ARKANSAS



TYLER K. WILSON - SURVEYOR ARKANSAS - P.S. 1757

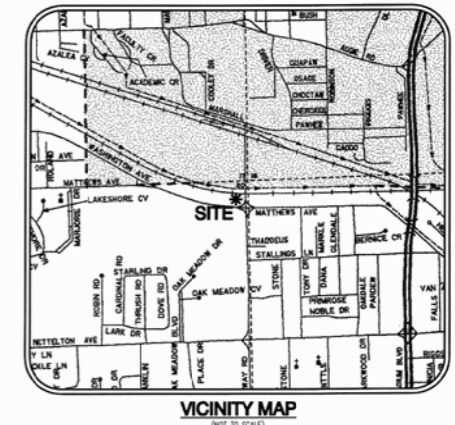


Haywood, Kenward, Bare, and Associates, Inc. ARKANSAS - 234

CLIENT: CROMMELL ARCHITECTS

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Table with columns: REVISIONS (DATE, DESCRIPTION), PROJECT NO. (C014-0003-03), DRAWN BY (JUN), CHECKED BY (TKW/JAB), SHEET (1 OF 1), SCALE (1"=20'), DATE (09/29/14), DRAWING NO. (21-77)



POINT OF BEGINNING: NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 14 NORTH, RANGE 4 EAST. LATITUDE: 35°50'08.4246"N LONGITUDE: 90°40'38.7883"W. REFERENCES: UTILITY POLE - 344E, 57.4' UTILITY POLE - 534E, 70.0' UTILITY POLE - 538W, 74.3' 14" POPULAR - 144W, 83.5'

LEGEND: ● FOUND MONUMENT (AS NOTED) ○ SET 5/8" REBAR W/ RED PLASTIC CAP STAMPED "T. WILSON, P.S. 1757" (OR AS NOTED) ▲ COMPUTED POINT (NOT MONUMENTED)

CURVE TABLE: Table with columns: CURVE #, LENGTH, RADIUS, DELTA, CHORD DIRECTION, CHORD LENGTH. Rows include C1, C2, and C3.

SURVEYOR'S NOTES:

- 1. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD OR ANY OTHER FACTS WHICH AN ACCURATE TITLE SEARCH MAY DISCLOSE.
2. BASIS OF BEARINGS: ARKANSAS STATE PLANE GRID NORTH ZONE (0301)
3. THE FOLLOWING DOCUMENTS WERE USED IN THE CONSTRUCTION OF THIS SURVEY:
4. THE SUBJECT PROPERTY LIES OUTSIDE THE 100-YEAR SPECIAL FLOOD HAZARD, AS SHOWN ON FEMA FLOOD INSURANCE RATE MAPS: PANEL NO. 0503100120C, EFFECTIVE DATE JUNE 25, 2007.
5. SUBJECT PROPERTY IS ZONED C-3, GENERAL COMMERCIAL DISTRICT.
6. BUILDING RESTRICTIONS FOR C-3 ZONING: STREET SETBACK - 25', INTERIOR SIDE SETBACK - 10', REAR SETBACK - 20', MAXIMUM LOT COVERAGE - 60%, MAXIMUM HEIGHT LIMITATION - 45', MAXIMUM FLOOR AREA - NO STANDARD

City of Jonesboro approval stamp with date 10/14/14 and signature of Tyler K. Wilson.



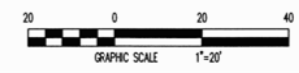
CERTIFICATE OF MINOR PLAT: (AS SURVEYED)

THIS IS TO CERTIFY THAT HAYWOOD, KENWARD, BARE AND ASSOCIATES INC., PROFESSIONAL LAND SURVEYORS, HAVE MINOR PLATTED THE FOLLOWING PARCELS OF LAND: A PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 14 NORTH, RANGE 4 EAST, JONESBORO, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 14 NORTH, RANGE 4 EAST, JONESBORO, CRAIGHEAD COUNTY, ARKANSAS; THENCE SOUTH 00°38'09" WEST, ALONG THE EAST LINE OF SAID SECTION 20, 257.06 FEET TO A POINT ON A CURVE TO THE RIGHT, SAID POINT BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF THE UNION PACIFIC RAILROAD; THENCE NORTHWESTERLY ALONG SAID RIGHT-OF-WAY CURVE WITH A CENTRAL ANGLE OF 00°39'33", A RADIUS OF 3472.47 FEET, 40.01 FEET (CHORD BEARS NORTH 87°53'54" WEST, 40.01 FEET) TO THE POINT OF BEGINNING PROPER; THENCE SOUTH 00°38'09" WEST, LEAVING SAID SOUTHERLY RIGHT-OF-WAY LINE, 130.15 FEET TO A POINT ON A CURVE TO THE RIGHT, SAID POINT BEING ON THE NORTHERLY RIGHT-OF-WAY LINE OF MATTHEWS AVENUE; THENCE NORTHWESTERLY ALONG SAID RIGHT-OF-WAY CURVE WITH A CENTRAL ANGLE OF 05°22'05", A RADIUS OF 3617.82 FEET, 338.96 FEET (CHORD BEARS NORTH 84°45'58" WEST, 338.84); THENCE NORTH 01°31'23" EAST, LEAVING SAID NORTHERLY RIGHT-OF-WAY LINE, 129.88 FEET TO A POINT ON A CURVE TO THE LEFT, SAID POINT BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF THE UNION PACIFIC RAILROAD; THENCE SOUTHEASTERLY ALONG SAID RIGHT-OF-WAY CURVE WITH A CENTRAL ANGLE OF 05°33'34", A RADIUS OF 3472.47 FEET, 336.94 FEET (CHORD BEARS SOUTH 84°47'18" EAST, 336.81 FEET) TO THE POINT OF BEGINNING PROPER, CONTAINING 1.01 ACRES, MORE OR LESS, SUBJECT TO ALL RIGHTS-OF-WAY AND EASEMENTS OF RECORD.

SAID MINOR PLAT SHALL BE HERE-IN-AFTER DESIGNATED AND REFERRED TO AS: J.E.T.S. ADDITION TO THE CITY OF JONESBORO, CRAIGHEAD COUNTY, ARKANSAS.

WE BEING THE AGENTS DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER, ALL THE STREETS OF WIDTH, LENGTH, AND LOCATION, AS SHOWN ON THE PLAT HEREON, AND SAID AGENTS DO HEREBY DEDICATE ALL EASEMENTS TO THE PUBLIC USE FOR THE EXPRESS PURPOSE INDICATED. SAID EASEMENTS SHALL NOT BE USED FOR INGRESS/EGRESS BY THE PUBLIC.

SIGNED THIS 23 DAY OF October 2014 BY NAME Harold Perrin TITLE Mayor SIGNATURE Harold Perrin



MINOR PLAT

QUITCLAIM DEED: (BOOK 385, PAGE 579)

BEING AT THE CORNER OF SECTION 16, 17, 20 AND 21, TOWNSHIP 14 NORTH, RANGE 4 EAST; THENCE SOUTH ON THE SECTION LINE 258.2 FEET TO THE SOUTH RIGHT OF WAY LINE OF THE ST. LOUIS AND SOUTHWESTERN RAILROAD; THENCE NORTH WESTERLY ALONG SAID RIGHT OF WAY LINE ON 1°39' CURVE TO THE RIGHT 75 FEET; THENCE CONTINUE ALONG 1°39' CURVE AND RIGHT OF WAY LINE 301.4 FEET; THENCE SOUTH 150.0 FEET; THENCE SOUTHEASTERLY ALONG A 1°34.5' CURVE TO THE LEFT 311 FEET; THENCE NORTH 150.0 FEET TO THE POINT OF BEGINNING PROPER.

THE ABOVE DESCRIBED TRACT BEING A PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 14 NORTH, RANGE 4 EAST.

(EASEMENT) BEGINS AT THE CORNER OF SECTIONS 16, 17, 20 AND 21, TOWNSHIP 14 NORTH, RANGE 4 EAST; THENCE SOUTH ON THE SECTION LINE 258.2 FEET TO THE SOUTH RIGHT OF WAY LINE OF THE ST. LOUIS AND SOUTHWESTERN RAILROAD; THENCE NORTHWESTERLY ALONG SAID RIGHT OF WAY LINE ON 1°39' CURVE TO THE RIGHT 25 FEET TO THE POINT OF BEGINNING PROPER; THENCE CONTINUE NORTHWESTERLY ALONG SAID RIGHT OF WAY ON 1°39' CURVE 50 FEET; THENCE SOUTH 150.0 FEET; THENCE SOUTHEASTERLY ALONG A 1°34.5' CURVE TO THE LEFT 50 FEET; THENCE NORTH 150.0 FEET TO THE POINT OF BEGINNING PROPER.

THE ABOVE DESCRIBED TRACT BEING A PART OF NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 14 NORTH, RANGE 4 EAST.



CONTINENTAL COMPUTER CORPORATION ADDITION 01-144201-02200 C-3 ZONING