



Owned by the Citizens of Jonesboro

August 23, 2019

City of Jonesboro
P.O. Box 1845
Jonesboro, AR 72403
Attn: Donna Jackson

Re: Drainage Easement Abandonment
Lot 3, Jackson Minor Plat
City of Jonesboro
Craighead County, Arkansas

Dear Donna:

City Water and Light has no objection with the abandonment of the twenty (20') foot drainage easement, parallel to the south property line, of Lot 3, Jackson Minor Plat, as recorded in the Circuit Clerk's office of Craighead County, Book "C" Page 330 in the Craighead County Courthouse located in Jonesboro, Arkansas.

Specifically, this abandonment is related to the original Deed of Right of Way to allow for ditching and drainage, that was recorded in the Circuit Clerk's office of Craighead County, Deed Book 475 Page 2 in the Craighead County Courthouse located in Jonesboro, Arkansas.

Please call if more information is needed.

Sincerely,

A handwritten signature in blue ink, appearing to read "Jake Rice, III", with a stylized flourish at the end.

Jake Rice, III, P.E.
Manager, City Water & Light

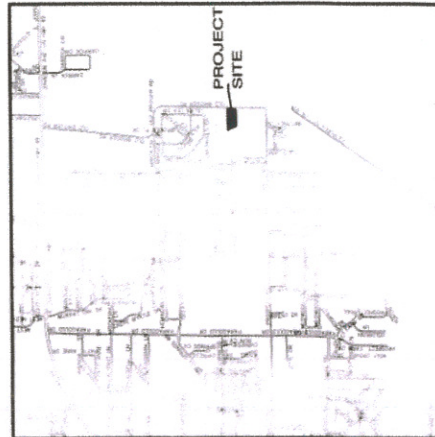
Enclosure

Cc: George Hamman



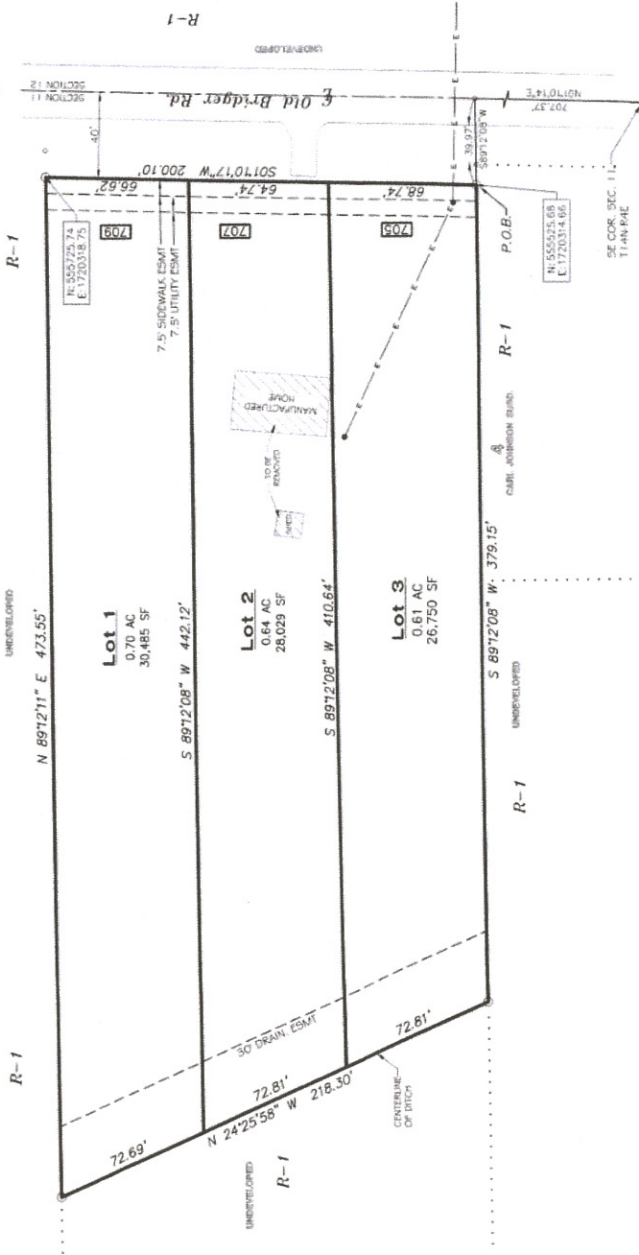
NOTES:

- 1) All bearings are based on Arkansas North State Plane Coordinate system.
- 2) The closure precision of the plat is in excess of 1" in 216,000".
- 3) The research completed for this survey includes legal description provided and our own research at the courthouse.
- 4) All corner monuments set are 3/4" rebar, unless otherwise noted on the plat.
- 5) Owner: Clint Jackson
- 6) Flood Plain: This tract does not lie within the 100-yr Flood Plain per Flood Insurance rate map of Craighead Co., AR, and Incorporated areas, Community Panel No. 05031C0063 C, dated 09-27-91. This plat does not lie within a 400-yr Flood Plain, per the map referenced above.
- 7) Current Easings: R-1 (25' front & rear setbacks; R-1 (25' side setback); 7.5' side setback)



VICINITY MAP

SCALE: 1"=2000 ft.



RECORDED 3/20
PAGE 12-3025
SITE: 11-T14N-R4E
CRAIGHEAD COUNTY, ARKANSAS
CANDACE EDWARDS, CLERK

JACKSON MINOR PLAT

PT. SE 1/4, SE 1/4, SEC. 11-T14N-R4E JONESBORO, ARKANSAS

LEGAL DESCRIPTION:

A part of the Southeast Quarter of the Southeast Quarter, Section 11, Township 14 North, Range East, Craighead County, Arkansas being more fully described as follows:
 From the Southeast corner of said Section 11,
 run N01°10'14"E along said section line a distance of 707.37 ft. to a point;
 thence leaving said section line,
 run S89°12'08"W a distance of 39.97 ft. to the POINT OF BEGINNING and
 being a point on the West right of way of Old Bridger Road;
 thence leaving said Road,
 run continue S89°12'08"W a distance of 379.15 ft. to a point in the centerline of a ditch;
 thence N24°25'58"W along said ditch centerline, a distance of 218.30 ft. to a point; thence leaving said ditch centerline,
 run N89°12'11"E a distance of 473.55 ft. to a point on aforesaid West right of way of Old Bridger Road;
 thence S01°10'17"W along said West road right of way, a distance of 200.10 ft. to the POINT OF BEGINNING, containing 1.95 acres being assessments of record and a 30 foot drainage easement along the West side thereof.

CERTIFICATE OF SURVEY:

To all parties interested in Title to these premises: I hereby certify that I have prior to this day made a survey of the above described property as shown on the Plat of Survey hereon. The property lines and corner monuments, to the best of my knowledge and ability, are correctly established; the improvements are as shown on the Plat of Survey. Encroachments, if any, as disclosed by Survey, are shown hereon.

CERTIFICATE OF OWNERSHIP:

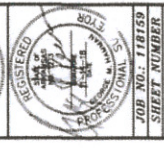
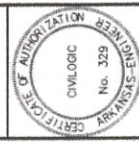
We hereby certify that we are the owners of the property shown and described hereon, that we adopt the plan of subdivision and dedicate perpetual use of all streets and easements as noted.

Clint Jackson
(Mr. Clint Jackson)

2019R-011886
 110 DISTRICT
 JONESBORO, ARKANSAS
 CRAIGHEAD COUNTY, ARKANSAS
 CANDACE EDWARDS, CLERK & RECORDER
 04/14/2019 12:05:34 PM
 PAGES: 1
 SHEILA SHUNFREET

ENGINEERS	PLANNERS	SURVEYORS
Checked by: OH	Drawn By: RE	Scale: 1"=40'
Job No. 118159	Range 04E	Section 11
Sheet No. 1 of 3	County CRAIGHEAD	Range 04E
© 2018, Civilogic		

MINOR PLAT
 FOR
 JONESBORO, ARKANSAS
 705 OLD BRIDGER ROAD
 CLINT JACKSON



1 of 3
 SHEET NUMBER

Copy from old file -
Lot 3 only

DEED OF RIGHT OF WAY

KNOW ALL MEN BY THESE PRESENTS:

That I, ^{to me} Mary ~~Lesley~~ of Craighead County, Arkansas, in consideration of the sum of \$1.00 dollar to me paid, the receipt whereof is hereby acknowledged, do grant, bargain, sell and convey unto the City of Jonesboro, of Craighead County, Arkansas, its successors and assigns, the free and uninterrupted use, liberty and privilege of and passage along a certain way across a tract of land in Craighead County, Arkansas; as hereinafter described for the use and purposes of ditching and drainage, to-wit:

The South 20 ft. of that property described as a part of the SE 1/4 of SE 1/4, Sec. 11, T 14 N, R 4 E, and more particularly described as beginning at the SE corner of said Section 11, T 14 N, R 4 E; thence N 01 deg. 57 min. 25 sec. E, 707.00 ft. for a point of beginning proper, said point being located in County Road; thence W 1173.03 ft.; thence N 200.0 ft.; thence E 1179.86 ft.; thence S 01 deg. 57 min. 25 sec. W 200.12 ft. to the point of beginning, and containing 5.4 acres, more or less. Subject to all recorded and unrecorded easements and reservations. Sometimes known as Tract 25,

together with ingress, egress, regress for City of Jonesboro, its successors and assigns concurrently with me, my heirs and assigns.

To have and to hold all the privileges aforesaid to said City, its successors and assigns, in common with me, and my heirs and assigns.

Witness my hand this 22nd day of March, 1995.

Mary Lesley
Mary ~~Lesley~~ ^{me}

STATE OF ARKANSAS ⁷⁴³
COUNTY OF ~~CRAIGHEAD~~ ^{PULASKI}

ACKNOWLEDGMENT

On this 22nd day of March, 1995, before me, the undersigned officer, personally appeared ^{to me} Mary ~~Lesley~~, known to me to be the person whose name is subscribed to the within instrument and acknowledged that she had executed the same for the purposes therein contained.

In witness whereof I hereunto set my hand and official seal.

RECORDED
Deed 475. PAGE 2
BOOK

Mark Fendley
Notary Public

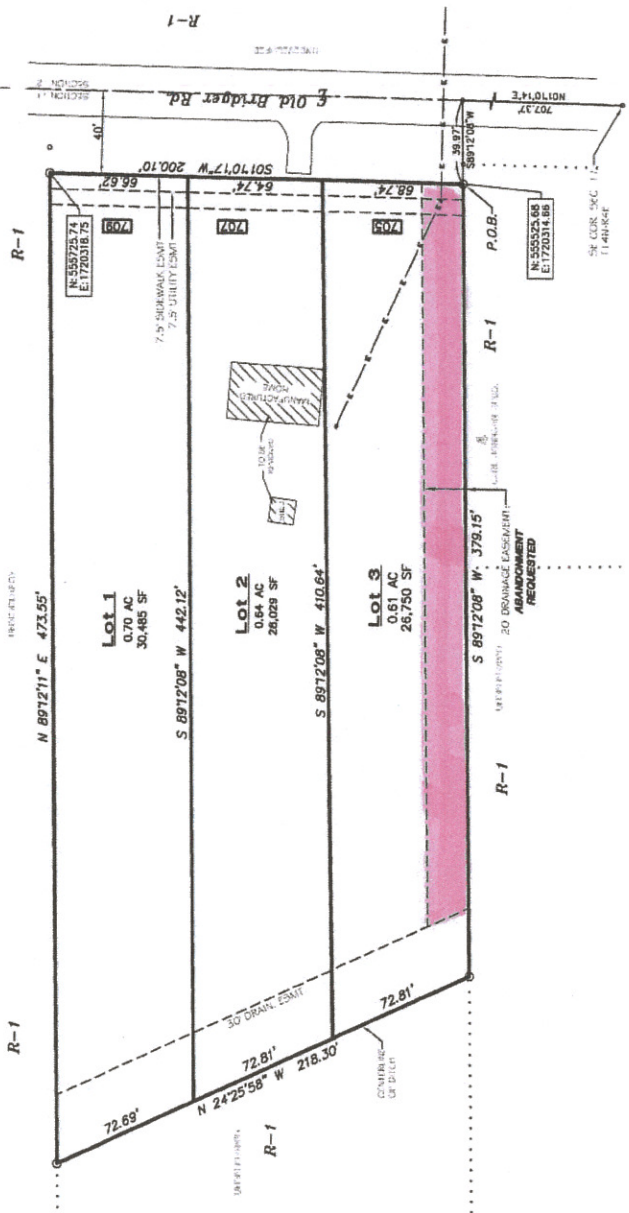
DATE 3-22-95 TIME 2:05 pm.

CRAIGHEAD COUNTY
PAT FLEEWOOD, CLERK

BY Shannon Vickers

MINOR PLAT
FOR
JONESBORO, ARKANSAS
706 OLD BRIDGER ROAD
CLINT JACKSON

CERTIFICATE OF APPROVAL
 CIVILOGIC
 No. 329
 REGISTERED SURVEYOR
 STATE OF ARKANSAS
CERTIFICATE OF OWNERSHIP
 REGISTERED PROFESSIONAL SURVEYOR
 STATE OF ARKANSAS
 JOB NO. 118139
 SHEET NUMBER
1 of 3



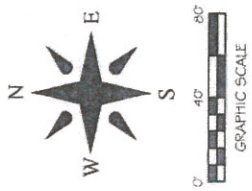
JACKSON MINOR PLAT
PT. SE ¼, SE ¼, SEC. 11-T14N-R4E
JONESBORO, ARKANSAS

CERTIFICATE OF SURVEY:
 To all parties interested in this to these premises: I hereby certify that I have prior to this day made a survey of the above described property as shown on the Plat of Survey hereon. The property lines and corner monuments, to the best of my knowledge and ability, are correctly established: the improvements are as shown on the Plat of Survey. Encroachments, if any, as disclosed by Survey, are shown hereon.

CERTIFICATE OF OWNERSHIP:
 We hereby certify that we are the owners of the property shown and described hereon, that we have the right to subdivide and dedicate perpetual use of all streets and easements and assessments as noted.

Clint Jackson
 (Mr. Clint Jackson)

LEGAL DESCRIPTION:
 A part of the Southeast Quarter of the Southeast Quarter, Section 11, Township 14 North, Range 4 East, Craighead County, Arkansas being more particularly described as follows:
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 thence continuing S89°12'08"W a distance of 378.15 ft. to a point in the centerline of a ditch;
 thence N24°25'58"W along said ditch centerline, a distance of 218.30 ft. to a point; thence leaving said ditch centerline,
 run N89°12'11"E a distance of 473.55 ft. to a point on aforesaid West right of way of Old Bridger Road;
 thence S01°10'17"W along said West road right of way, a distance of 200.10 ft. to the POINT OF BEGINNING, containing 1.35 acres and being the same as the monuments of record and a 30 foot drainage easement along the West side thereof.



- NOTES:**
- 1) All bearings are based on Arkansas North State Plane Coordinate system.
 - 2) The closure precision of the plat is in excess of 1" in 216,000'.
 - 3) The research completed for this survey includes all monuments provided and our own research at the courthouse.
 - 4) All corner monuments set are 1/2" rebar, unless otherwise noted on the plat.
 - 5) Owner: Clint Jackson
 - 6) Flood Plat: This tract does not lie within the 100-year Flood Plain per Flood Insurance rate map of Craighead Co., AR, and incorporated areas, 09-27-2015. This tract does not lie within a Zone 1 Flood Plain, per the map referenced above.
 - 7) Current Zoning: R-1 (25' front & rear setbacks; 7.5' side setback)

