

WOMACK, LANDIS, PHELPS & McNEILL

A Professional Association
Attorneys at Law
Century Center
301 West Washington
P.O. Box 3077
Jonesboro, Arkansas 72403

Chuck Gschwend
Of Counsel

Tom D. Womack
David Landis
John V. Phelps
Paul McNeill
Richard Lusby
Jeffrey W. Puryear
Mark Mayfield
J. Rogers McNeil
Dustin H. Jones
Jared S. Woodard
Serena T. Green
Ryan M. Wilson
Adam B. Fogleman

www.wlpmlaw.com

Telephone (870) 932-0900
Facsimile (870) 932-2553

June 18, 2010

mmayfield@wlpmlaw.com

VIA HAND-DELIVERY

Hon. Donna Jackson
City Clerk
City of Jonesboro
Jonesboro, AR 72401

RE: Rossland Hills Subdivision- Phase I
Requested Partial Utility and Drainage Easement
Abandonment

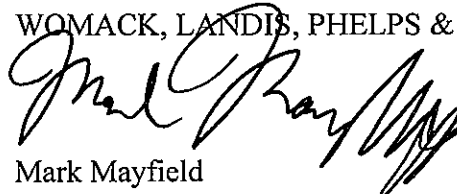
Dear Ms. Jackson:

We represent John and Carol McCarthy who are requesting a partial abandonment of the Utility and Drainage Easements and, separately, a variance on setback requirements. In furtherance of the former, we enclose a file-marked deed from Southwestern Bell Telephone, along with letters approval from Suddenlink., City Water and Light, Centerpoint Energy, and from the City Engineer.

Thank you for your time and attention. If you have any questions, or need additional information, please do not hesitate to contact our office at 870-932-0900.

Sincerely,

WOMACK, LANDIS, PHELPS & McNEILL



Mark Mayfield

MM/II
Enclosure

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May 25, 2010

Chuck Gschwend
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Ronald L. Bowen
City Water and Light
400 East Monroe
Jonesboro, AR 72401

RE: Rossland Hills Subdivision- Phase I
Requested Partial Utility and Drainage Easement
Abandonment

Dear Mr. Bowen:

Enclosed is a copy of the proposed Variance and Abandonment Plat of Lot 4, Block "B" of Rossland Hills Subdivision, Phase I. This copy shows the current owners' names, and the existing easements and setbacks, and also indicates the requested adjustment.

The previous owner of this lot inadvertently placed a very well-constructed, attractive, brick, detached garage on the property. It was not until the former owners sold the property that they discovered the garage encroached into the easements and setback lines.

The owners have asked that we pursue for them, through the proper channels, a variance on the setback dimensions, and a partial abandonment of the Utility and Drainage Easements. Your company provided a release of the easement abandonment in 2005, but we have been asked to provide updated releases to the City Council of Jonesboro. A copy of your previous release is also enclosed.

Thank you for your time and attention. If you have any questions, or need additional information, please do not hesitate to contact our office at 870-932-0900.

Sincerely,

WOMACK, LANDIS, PHELPS & McNEILL


Mark Mayfield

MM/ll
Enclosure



Owned by the Citizens of Jonesboro

June 4, 2010

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

Re: Easement Release

Dear Donna,

City Water and Light has no problem with the reduction in width of the utility easement from fifteen (15) feet to fourteen (14) feet on Lot 4, Block B, Rossland Hills Subdivision, Phase I, as stated in a previous letter dated January 27, 2005. This is shown on the attached plat.

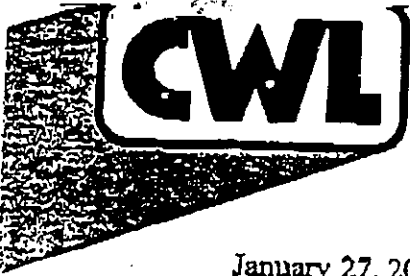
Please call if you have questions.

Respectfully,

A handwritten signature in black ink, appearing to read 'Ronald L. Bowen', is written over a white rectangular area. The signature is fluid and cursive.

Ronald L. Bowen
Manager

Enclosure



Owned by the Citizens of Jonesboro

972-9662

January 27, 2005

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

Re: Easement Release

Dear Donna,

City Water and Light has no problem with the reduction in width of the utility easement from fifteen (15) feet to fourteen (14) feet on Lot 4, Block B, Rossland Hills Subdivision, Phase I. This is shown on the attached plat.

Please call if you have questions.

Respectfully,

Ronald L. Bowen
Manager

Enclosure

Ronald L. Bowen, MANAGER
CITY WATER AND LIGHT • 400 East Monroe • P.O. Box 1289 • Jonesboro, Arkansas 72403-1289 • 870/935-5581



Owned by the Citizens of Jonesboro

June 4, 2010

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

Re: Easement Release

Dear Donna,

City Water and Light has no problem with the reduction in width of the utility easement from fifteen (15) feet to fourteen (14) feet on Lot 4, Block B, Rossland Hills Subdivision, Phase I, as stated in a previous letter dated January 27, 2005. This is shown on the attached plat.

Please call if you have questions.

Respectfully,

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Ronald L. Bowen
Manager

Enclosure

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May 25, 2010

Chuck Gschwend
Of Counsel

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mmayfield@wlpmlaw.com

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David Landis
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Mr. Garreth James
CenterPoint Energy
3013 Ole Feedhouse Road
Jonesboro, AR 72404

RE: Rossland Hills Subdivision- Phase I
Requested Partial Utility and Drainage Easement
Abandonment

Dear Mr. James:

Enclosed is a copy of the proposed Variance and Abandonment Plat of Lot 4, Block "B" of Rossland Hills Subdivision, Phase I. This copy shows the current owners' names, and the existing easements and setbacks, and also indicates the requested adjustment.

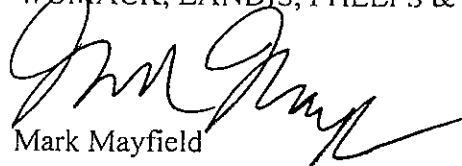
The previous owner of this lot inadvertently placed a very well-constructed, attractive, brick, detached garage on the property. It was not until the former owners sold the property that they discovered the garage encroached into the easements and setback lines.

The owners have asked that we pursue for them, through the proper channels, a variance on the setback dimensions, and a partial abandonment of the Utility and Drainage Easements. Your company provided a release of the easement abandonment in 2005, but we have been asked to provide updated releases to the City Council of Jonesboro. A copy of your previous release is also enclosed.

Thank you for your time and attention. If you have any questions, or need additional information, please do not hesitate to contact our office at 870-932-0900.

Sincerely,

WOMACK, LANDIS, PHELPS & McNEILL


Mark Mayfield

MM/II
Enclosure



CenterPoint Energy Arkla
3013 Ole Feedhouse Rd.
Jonesboro, AR 72404

February 11, 2005

George Hamman, PE, PLS
Hamman Newell Engineering
2311 E. Nettleton Ave., Suite D
Jonesboro, AR. 72401

RE: Requested Partial Utility and Drainage Easement Abandonment

Dear Sir:

CenterPoint Energy has no objection to the abandonment of a part of the existing Utility and Drainage Easement referenced in your letter dated January 25, 2005, and shown on the copy of the proposed Variance and Abandonment Plat of Lot 4, Block "B" of Rossland Hills Subdivision, Phase I.

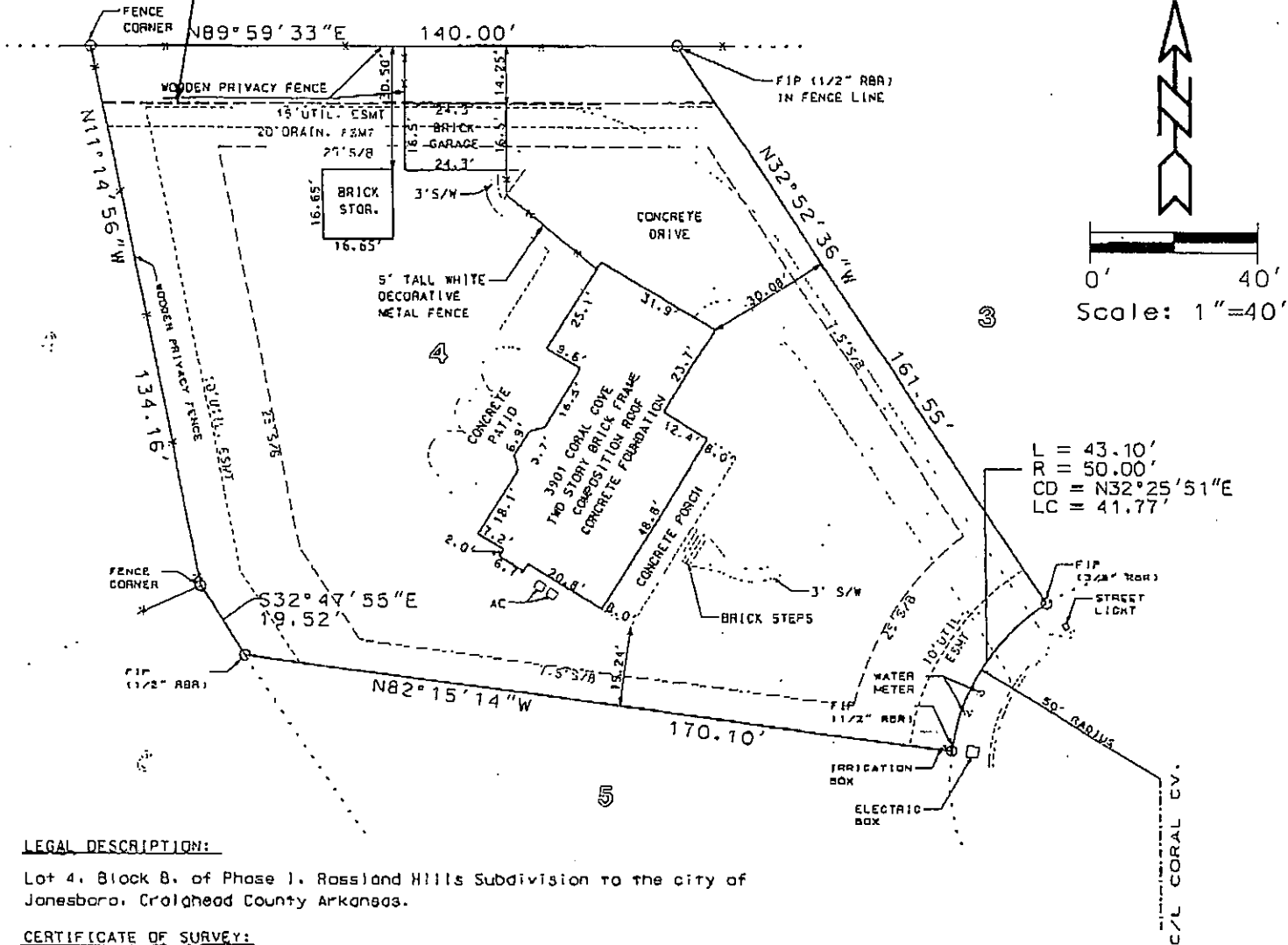
If you have any question or concerns about this matter, please feel free to contact me at 870-972-6682.

Respectfully,

A handwritten signature in black ink that reads "Garreth L. James". The signature is written in a cursive, flowing style.

Garreth L. James
C & M Supervisor
CenterPoint Energy

REQUEST:
REDUCTION OF UTILITY EASEMENT FROM 15' TO 14'.

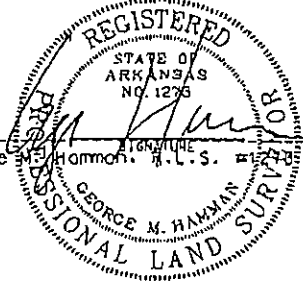


LEGAL DESCRIPTION:

Lot 4, Block B, of Phase 1, Rosiland Hills Subdivision to the city of Jonesboro, Craighead County Arkansas.

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.

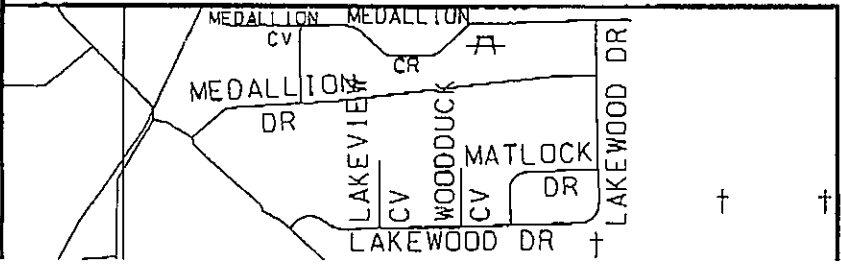


By George M. Hamman, L.L.S. 01-24-05
Date

OWNER'S CERTIFICATION:

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.

George M. Hamman





Rid
W/1/10
ML

CenterPoint Energy
3013 Ole Feedhouse Rd.
Jonesboro, AR 72404

May 27, 2010

Womack, Landis, Phelps, and McNeill
301 West Washington
P.O. Box 3077
Jonesboro, AR 72403

Dear Mr. Mayfield:

This letter is in regards to Rossland Hills Subdivision—Phase 1.

We have no utilities at the location indicated therefore we have no objection to the partial abandonment of the easement.

If you require further assistance with this matter, please contact myself or Wayne Tillie at 870-268-0558.

Sincerely,

A handwritten signature in black ink, appearing to read "Steven Lewis".

Steven Lewis
Area Manager

CC
Enclosure



CONCURRENCE TO RELEASE
A PORTION OF A DEDICATED UTILITY EASEMENT

BE IT KNOWN BY THESE PRESENTS that Southwestern Bell Telephone LP, a Texas limited partnership, d.b.a. SBC Arkansas, hereby concurs in the release of a portion of a dedicated utility easement, to-wit:

The southernmost one foot (1') of a fifteen foot (15') dedicated utility easement located along the north property line of Lot 4, Block B, of Phase 1, Rossland Hills Subdivision to the City of Jonesboro, Craighead County, Arkansas.

Signed and executed this 14th day of March, 2005.

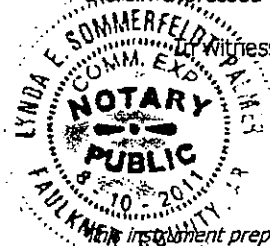
By: F. Jean Davis
F. Jean Davis
Director-Engineering/Construction

CORPORATE ACKNOWLEDGMENT

STATE OF ARKANSAS
COUNTY OF PULASKI

On this the 14th day of March, 2005, before me, the undersigned authority, duly commissioned and qualified in and for the state and county set forth above, personally came and appeared F. Jean Davis, who, after being duly sworn, declared that he is the Director-Engineering/Construction for Southwestern Bell Telephone LP, a Texas limited partnership, d.b.a. SBC Arkansas, and that he executed the foregoing instrument as the act and deed of said company of his own free will and for the purposes and considerations therein expressed and with due authority.

Witness whereof I hereunto set my hand and official seal.



Instrument prepared by SBC
1111 W. Capitol, Room 941
Little Rock, AR 72201 (501-373-5255)

Lynda E. Sommerfeldt Palmer
Lynda E. Sommerfeldt Palmer
Notary Public in and for Faulkner Co.
My commission expires 8/11/2011

3-2-2005



DEED BOOK 696 PAGE 177 178
DATE 04/25/2005
TIME 03:41:07 PM
RECORDED IN
OFFICIAL RECORDS OF
CRAIGHEAD COUNTY
ANN HUDSON
CIRCUIT CLERK
Ann Hudson, D.C.
RECEIPT# 134658



To: Womack, Landis, Phelps & McNeill

From: Suddenlink Communications, Inc.

Date: June 1, 2010

Re: Partial Utility and Drainage Easement Abandonment

Suddenlink Communications, Inc. has no objection to the abandonment plat of Lot 4, Block "B" of Rossland Hills Subdivision, Phase I, located in Jonesboro, Craighead County, Arkansas, as long as all existing utilities are left intact.

Respectfully,

David Hamilton

Field Systems Supervisor
Suddenlink Communications, Inc.