



**Todd R. Gregory**  
AT&T Arkansas  
Right-of-Way &  
Joint Pole Use Mgr.

P.O. Box 6505  
Hot Springs, AR 71901  
Phone: (501) 321-3207  
Cell: (501) 276-3791  
tg5473@att.com

**UTILITY APPROVAL FORM FOR RIGHT-OF-WAY, ALLEY  
AND UTILITY EASEMENT VACATIONS:**

DATE: 04/06/2022

UTILITY COMPANY: **Southwestern Bell Telephone Company d.b.a. AT&T Arkansas**

REQUESTED VACATION:

**Water/Sewer Easement**

I have been notified of the petition for Easement Abandonment for a 20' Water/Sewer Easement at 3005-A, Apache Dr. in Jonesboro, AR.

Described as follows:

**LEGAL DESCRIPTION:  
(EASEMENT ABANDONMENT)**

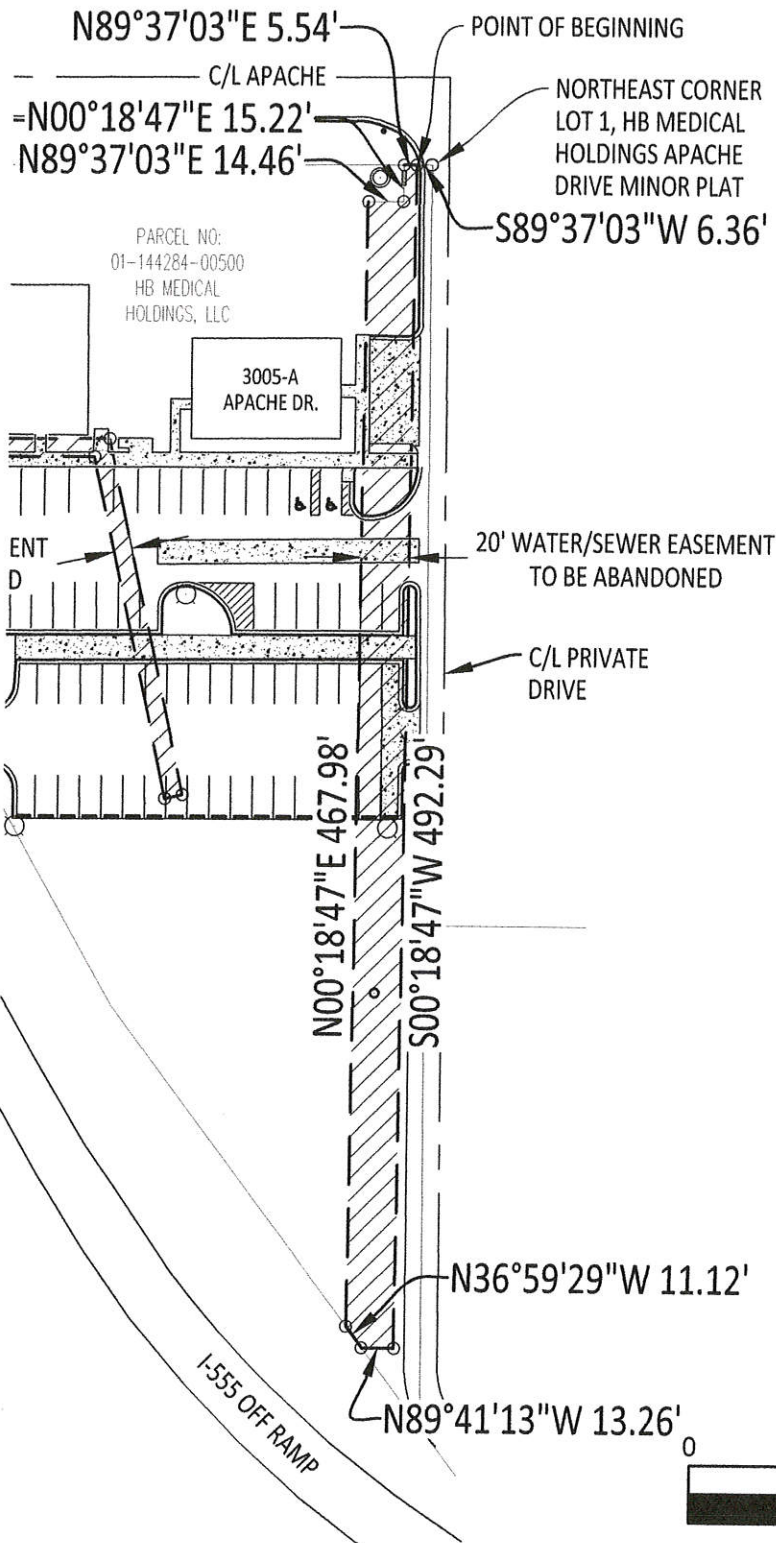
A PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 14 NORTH, RANGE 4 EAST, CRAIGHEAD COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 28, SAID POINT LYING ON THE WEST RIGHT-OF-WAY OF MIDDLEFIELD DRIVE; THENCE  $500^{\circ}23'44''$  W ALONG SAID MIDDLEFIELD DRIVE RIGHT-OF-WAY LINE 395.50 FT. TO A POINT, SAID POINT LYING ON THE SOUTH RIGHT-OF-WAY LINE OF APACHE DRIVE; THENCE ALONG SAID SOUTH RIGHT OF WAY LINE AS FOLLOWS:  $S89^{\circ}38'03''$ W A DISTANCE OF 883.63 FT. TO A POINT,  $S00^{\circ}16'32''$ E A DISTANCE OF 6.50 FT. TO A POINT,  $S89^{\circ}37'03''$ W A DISTANCE OF 6.36 FT. TO A POINT, SAID POINT BEING THE POINT OF BEGINNING; THENCE LEAVING SAID SOUTH RIGHT OF WAY LINE, RUN  $S00^{\circ}18'47''$ W A DISTANCE OF 492.29 FT. TO A POINT; THENCE  $N89^{\circ}41'13''$ W A DISTANCE OF 13.26 FT. TO A POINT ON THE NORTH RIGHT OF WAY LINE OF I-555; THENCE  $N36^{\circ}59'29''$ W ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 11.12 FT. TO A POINT; THENCE LEAVING SAID NORTH RIGHT OF WAY LINE, RUN  $N00^{\circ}18'47''$ E A DISTANCE OF 483.20 FT. TO A POINT ON AFORESAID SOUTH RIGHT OF WAY LINE OF APACHE DRIVE; THENCE RUN ALONG THE SOUTH RIGHT OF WAY LINE OF APACHE DRIVE  $N89^{\circ}37'03''$ E A DISTANCE OF 20.00 FT. TO THE POINT OF BEGINNING, SAID EASEMENT ABANDONMENT RUNS OVER AND ACROSS PARCEL NO. 01-144284-00401 AND PARCEL NO. 01-144284-00420.

UTILITY COMPANY COMMENTS:

No objections to the vacation described above.

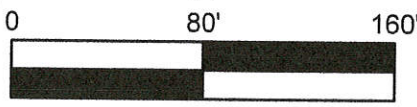
Signature of AT&T Company Representative:

Todd R. Gregory



**LEGAL DESCRIPTION:  
(EASEMENT ABANDONMENT)**

A PART OF LOT 1 OF HB MEDICAL HOLDINGS APACHE DRIVE MINOR PLAT TO JONESBORO, CRAIGHEAD COUNTY, ARKANSAS (DOCUMENT NO. 2022R-004924) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF SAID LOT 1; THENCE RUN S89°37'03"W ALONG THE SOUTH RIGHT OF WAY LINE OF APACHE DRIVE AND THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 6.36 FT. TO THE POINT OF BEGINNING; THENCE LEAVING SAID SOUTH RIGHT OF WAY LINE, RUN S00°18'47"W A DISTANCE OF 492.29 FT. TO A POINT; THENCE N89°41'13"W A DISTANCE OF 13.26 FT. TO A POINT ON THE NORTH RIGHT OF WAY LINE OF I-555; THENCE N36°59'29"W ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 11.12 FT. TO A POINT; THENCE LEAVING SAID NORTH RIGHT OF WAY LINE, RUN N00°18'47"E A DISTANCE OF 467.98 FT. TO A POINT; THENCE N89°37'03"E A DISTANCE OF 14.46 FT. TO A POINT; THENCE N00°18'47"E A DISTANCE OF 15.22 FT. TO A POINT ON AFORESAID SOUTH RIGHT OF WAY LINE OF APACHE DRIVE AND THE NORTH LINE OF SAID LOT 1; THENCE RUN N89°37'03"E ALONG THE SOUTH RIGHT OF WAY LINE OF APACHE DRIVE AND THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 5.54 FT. TO THE POINT OF BEGINNING, SAID EASEMENT ABANDONMENT RUNS OVER AND ACROSS PARCEL NO. 01-144284-00500.



**Horizon**  
LAND SURVEYING, LLC

2918 WOOD STREET  
JONESBORO, AR 72404  
PH: 1-870-243-0092  
WWW.HORIZONLANDSURVEYING.COM

**20' WATER/SEWER  
EASEMENT  
ABANDONMENT**

DRAWING INFO		REVISIONS		
DATE:	05/31/2022	DATE	BY	DESCRIPTION
DRAWN BY:	BRE			
JOB NO:	H21-205			
SCALE:	1"=80'			







phone 870.336.3434

1.888.336.4249

fax 870.336.3401

office 2400 Ritter

March 30, 2022

Horizon Land Surveying

2918 Wood Street

Jonesboro, AR, 72404

To whom it may concern,

Ritter Communications agrees with the abandonment of the utility easement as described in the two attached document named H21-205 Urgent Care Apache Easement Abandonments.

Thanks

A handwritten signature in blue ink, appearing to read "Rich Busby", is written over a large, light blue circular scribble.

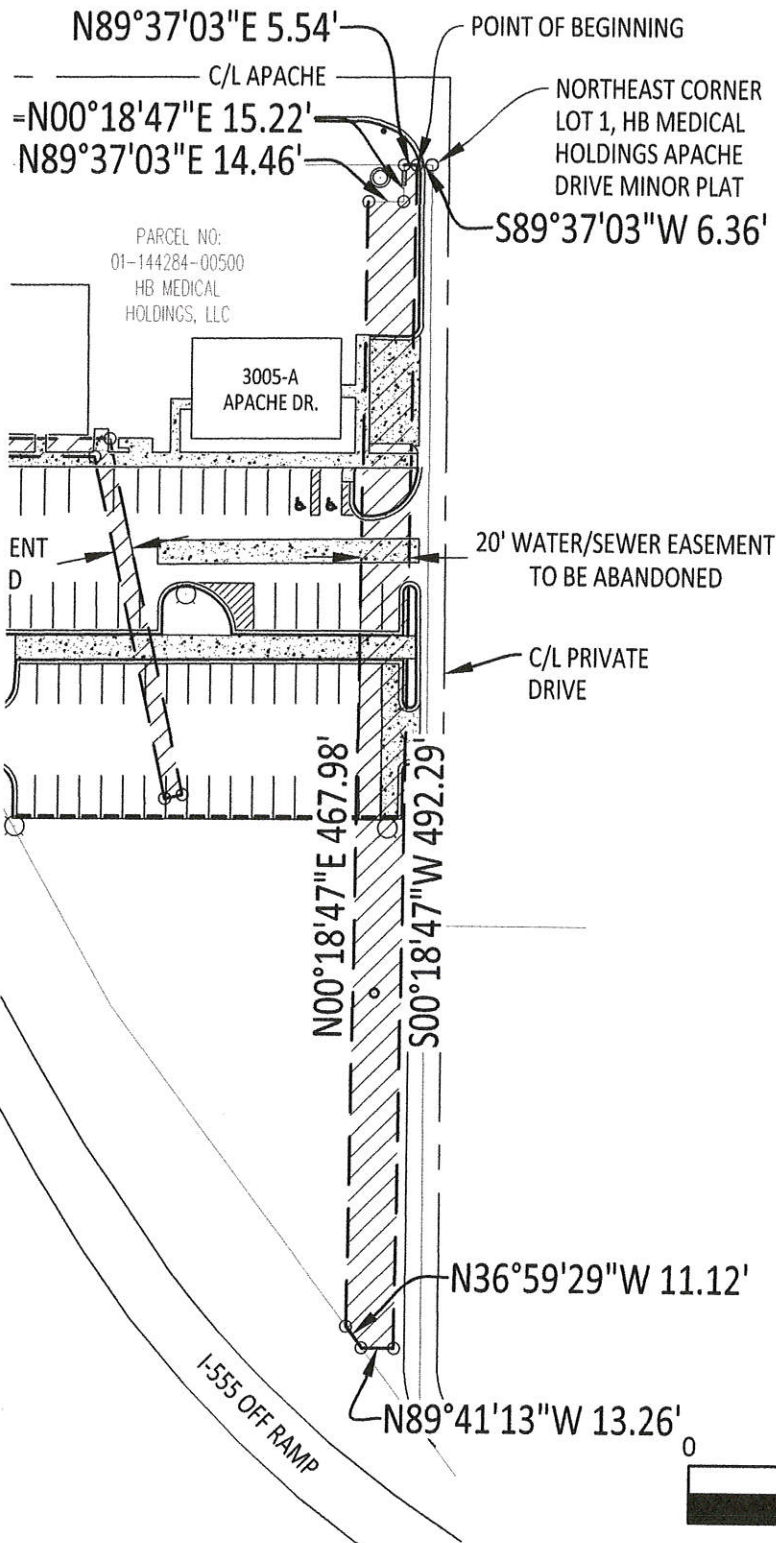
Rich Busby

Ritter Communications

OSP Engineering Director

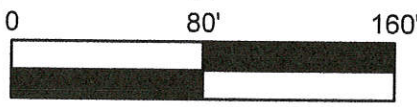
Office 870-336-3471

[rich.busby@rittercommunications.com](mailto:rich.busby@rittercommunications.com)



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(EASEMENT ABANDONMENT)**

A PART OF LOT 1 OF HB MEDICAL HOLDINGS APACHE DRIVE MINOR PLAT TO JONESBORO, CRAIGHEAD COUNTY, ARKANSAS (DOCUMENT NO. 2022R-004924) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF SAID LOT 1; THENCE RUN  $S89^{\circ}37'03''W$  ALONG THE SOUTH RIGHT OF WAY LINE OF APACHE DRIVE AND THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 6.36 FT. TO THE POINT OF BEGINNING; THENCE LEAVING SAID SOUTH RIGHT OF WAY LINE, RUN  $S00^{\circ}18'47''W$  A DISTANCE OF 492.29 FT. TO A POINT; THENCE  $N89^{\circ}41'13''W$  A DISTANCE OF 13.26 FT. TO A POINT ON THE NORTH RIGHT OF WAY LINE OF I-555; THENCE  $N36^{\circ}59'29''W$  ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 11.12 FT. TO A POINT; THENCE LEAVING SAID NORTH RIGHT OF WAY LINE, RUN  $N00^{\circ}18'47''E$  A DISTANCE OF 467.98 FT. TO A POINT; THENCE  $N89^{\circ}37'03''E$  A DISTANCE OF 14.46 FT. TO A POINT; THENCE  $N00^{\circ}18'47''E$  A DISTANCE OF 15.22 FT. TO A POINT ON AFORESAID SOUTH RIGHT OF WAY LINE OF APACHE DRIVE AND THE NORTH LINE OF SAID LOT 1; THENCE RUN  $N89^{\circ}37'03''E$  ALONG THE SOUTH RIGHT OF WAY LINE OF APACHE DRIVE AND THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 5.54 FT. TO THE POINT OF BEGINNING, SAID EASEMENT ABANDONMENT RUNS OVER AND ACROSS PARCEL NO. 01-144284-00500.



Scale 1" = 80'



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 PH: 1-870-243-0092  
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**20' WATER/SEWER  
EASEMENT  
ABANDONMENT**

DRAWING INFO		REVISIONS		
DATE:	05/31/2022	DATE	BY	DESCRIPTION
DRAWN BY:	BRE			
JOB NO:	H21-205			
SCALE:	1"=80'			





03/22/2022

Herizon Land Surveying, LLC  
2918 Wood St  
Jonesboro, AR 72404

Herizon Land Surveying, LLC:

After reviewing your request of the Easement Abandonment in Jonesboro, AR, Cebridge Acquisition, L.P. d/b/a Suddenlink Communications has verified there is not active CATV facilities in this easement called out in Exhibit A.

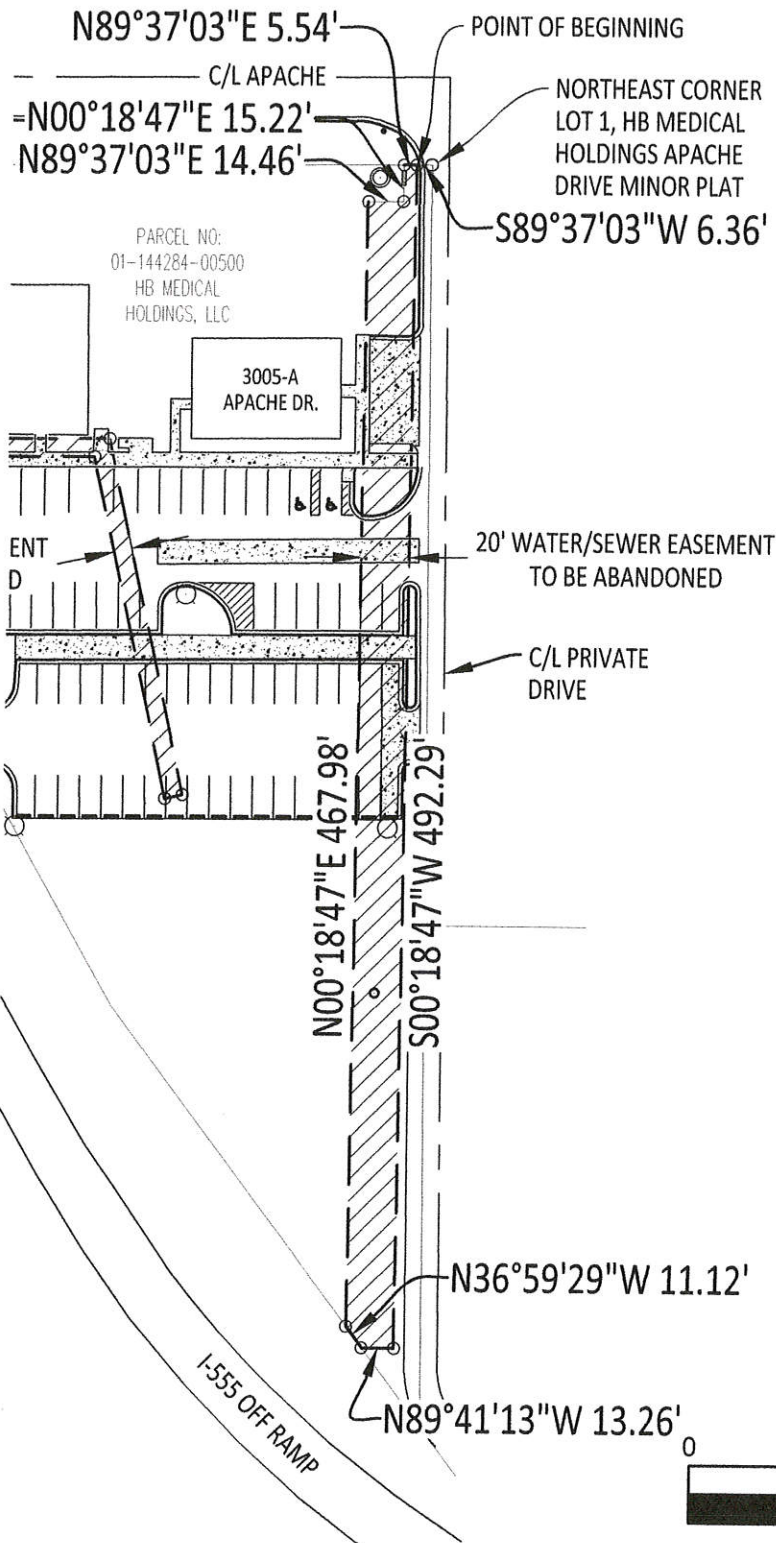
Given the verification stated above, Altice USA has no objection with the requested Easement Abandonment.

Yours truly,

A handwritten signature in black ink, appearing to read "Mike Alexander", with a stylized flourish at the end.

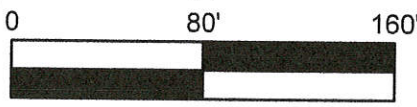
Mike Alexander  
Senior Vice President





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Scale 1" = 80'



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**20' WATER/SEWER  
EASEMENT  
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DRAWING INFO		REVISIONS		
DATE:	05/31/2022	DATE	BY	DESCRIPTION
DRAWN BY:	BRE			
JOB NO:	H21-205			
SCALE:	1"=80'			





Summit Utilities Arkansas, Inc.

1400 Centerview Dr.  
Little Rock, AR 72211  
summitutilities.com

### UTILITY RELEASE FORM

General Utility Easement, Public Access Easement, Alley, Street, R.O.W.

Utility Company: Summit Utilities Arkansas, Inc. Date: 4/4/2022

Requested Abandonment: Easement Abandonment

Legal Description:

Abandon a part of the southwest quarter of the southeast quarter of section 28, township 14 north, range 4 east, Craighead County, Arkansas, and being more particularly described as follows: commencing at the northeast corner of the southwest quarter of the southeast quarter of said section 28, said point lying on the west right-of-way of Middlefield Drive; thence S00°23'44" W along said Middlefield Drive right-of-way line 395.50 FT. to the point, said point lying on the south right-of-way line of Apache Drive; thence along said south right-of-way line as follows: S89°38'03"W a distance of 883.63 FT. to a point, S00°16'32"E a distance of 6.50 FT. to a point, S89°37'03"W a distance of 6.36 FT. to a point, said point being the point of beginning; thence leaving said south right-of-way line, run S00°18'47"W a distance of 492.29 FT. to a point; thence N89°41'13"W a distance of 13.26 FT. to a point on the north right-of-way line of I-555; thence N36°59'29"W along said north right-of-way line, a distance of 11.12 FT. to a point; thence leaving said north right-of-way line, run N00°18'47"E a distance of 483.20 FT. to a point of aforesaid south right-of-way line of Apache Drive; thence run along the south right-of-way line of Apache Drive N89°37'03"E a distance of 20.00 FT. to the point of beginning, said easement abandonment runs over and across parcel NO. 01-144284-00401 and parcel NO. 01-144284-00420. Please see the Exhibit on the next page for more details.

UTILITY COMPANY COMMENTS:

- No objections to the abandonment(s) described above.
- No objections to the abandonment (s) described above, provided the following easements are retained (Exhibit A).
- Objects to the abandonment(s) described above, reason described below.

Described reasons for objection or easements to be retained.

Grace Grubb  
Signature of Utility Company Representative

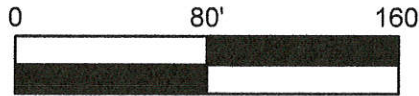
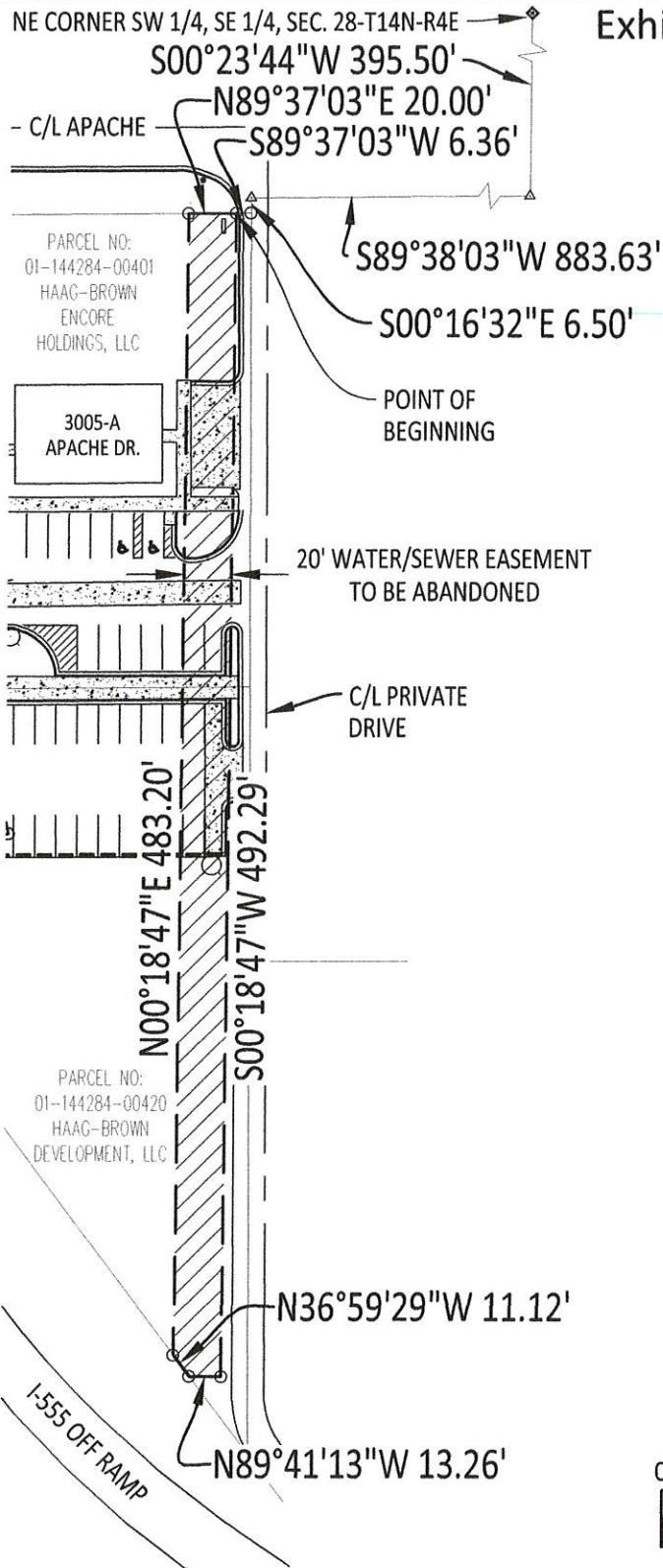
Engineer  
Title



Exhibit

**LEGAL DESCRIPTION:  
(EASEMENT ABANDONMENT)**

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Scale 1" = 80'



**Horizon**  
LAND SURVEYING, LLC

2918 WOOD STREET  
JONESBORO, AR 72404  
PH: 1-870-243-0092  
WWW.HORIZONLANDSURVEYING.COM

**20' WATER/SEWER  
EASEMENT  
ABANDONMENT**

DRAWING INFO		REVISIONS		
DATE:	02/24/2022	DATE	BY	DESCRIPTION
DRAWN BY:	BRE			
JOB NO:	H21-205			
SCALE:	1"=80'			



Type of Instrument:

Grantor(s): City Water & Light Plant  
of the City of Jonesboro, Arkansas

Grantee(s): Record Owners of Title

This Instrument Prepared By:

Waddell, Cole & Jones, P.A.  
Attorneys at Law  
P.O. Box 1700  
Jonesboro, AR 72403

After Recording, Return To:

City Water & Light Plant  
of the City of Jonesboro, Arkansas  
400 East Monroe  
PO Box 1289  
Jonesboro, AR 72403-1289

### **QUITCLAIM DEED FOR RELINQUISHMENT OF EASEMENT**

KNOW ALL MEN BY THESE PRESENTS:

That, CITY WATER & LIGHT PLANT OF THE CITY OF JONESBORO, ARKANSAS, a consolidated municipal improvement district, Grantor, by its Manager, duly authorized by its Board of Directors, for good and valuable consideration, the sufficiency of which is hereby acknowledged, does hereby grant, convey, sell and quitclaim unto the record owners of title to the Property (as defined below) ("Grantee"), and unto their heirs, successors and assigns forever, all its right, title, interest and claim in and to the lands lying in Craighead County, Arkansas, and more particularly described in the **Exhibit "A"** attached hereto and incorporated herein by reference (the "Property"), with the intent that any easement of Grantor in the Property shall be forever extinguished, and the Grantee, its successors, heirs and assigns, shall have and enjoy the Property, free and absolutely discharged from any easement of Grantor in the Property.

To have and to hold the same unto the said Grantee, and unto their heirs, successors and assigns forever, with all appurtenances thereunto belonging.

IN TESTIMONY WHEREOF, this instrument is hereby executed by the aforescribed officer of Grantor this 2<sup>nd</sup> day of June, 2022



CITY WATER & LIGHT PLANT  
OF THE CITY OF JONESBORO, ARKANSAS

By: [Signature]  
Name: Jake Rice III  
Title: Manager

ACKNOWLEDGMENT

STATE OF ARKANSAS  
COUNTY OF CRAIGHEAD

On this day before me, the undersigned, a Notary Public, within and for the County and State aforesaid, duly qualified, commissioned and acting, personally appeared Jake Rice, to me well known, and who subscribed to the foregoing instrument and stated and acknowledged that he was the Manager of City Water & Light Plant of the City of Jonesboro, Arkansas, a corporation, and that he as such corporate officer, being authorized so to do, had signed, executed, and delivered the foregoing instrument for the consideration, uses, and purposes therein contained, by signing himself as such officer and executing on behalf of the corporation as such officer.

WITNESS my hand and seal on this 2 day of June, 2022.

[Signature]  
Notary Public

My Commission Expires:  
April 01 2029.

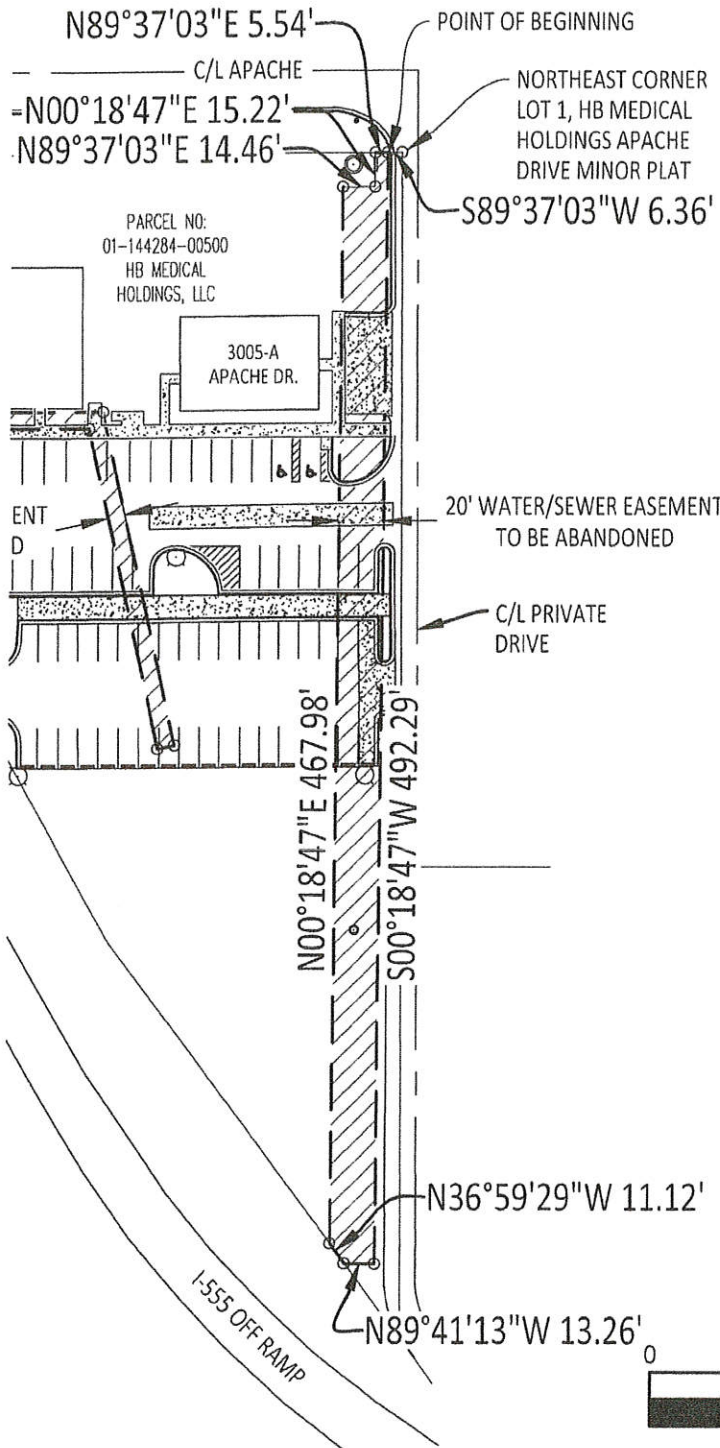


AMOUNT OF TAX \$ 0  
I certify under penalty of false swearing that the legally correct amount of documentary stamps have been placed on this instrument. Exempt or no consideration paid if none shown.

[Signature]  
Grantee or Agent

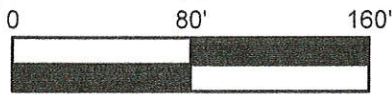
Grantee's Address: 3005-A Apache Drive  
Jonesboro, AR 72401

**EXHIBIT "A"**

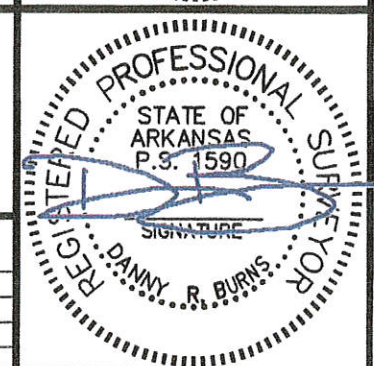


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Scale 1" = 80'



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JOB NO:	H21-205			
SCALE:	1"=80'			



**PETITION**

To: Honorable Harold Copenhaver, Mayor, and Members of the City Council of the City of Jonesboro, Arkansas

AN ORDINANCE VACATING A UTILITY EASEMENT LOCATED IN:

A PART OF LOT 1 OF HB MEDICAL HOLDINGS APACHE DRIVE MINOR PLAT TO JONESBORO, CRAIGHEAD COUNTY, ARKANSAS (DOCUMENT NO. 2022R-004924) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF SAID LOT 1; THENCE RUN S89°37'03"W ALONG THE SOUTH RIGHT OF WAY LINE OF APACHE DRIVE AND THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 6.36 FT. TO THE POINT OF BEGINNING; THENCE LEAVING SAID SOUTH RIGHT OF WAY LINE, RUN S00°18'47"W A DISTANCE OF 492.29 FT. TO A POINT; THENCE N89°41'13"W A DISTANCE OF 13.26 FT. TO A POINT ON THE NORTH RIGHT OF WAY LINE OF I-555; THENCE N36°59'29"W ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 11.12 FT. TO A POINT; THENCE LEAVING SAID NORTH RIGHT OF WAY LINE, RUN N00°18'47"E A DISTANCE OF 467.98 FT. TO A POINT; THENCE N89°37'03"E A DISTANCE OF 14.46 FT. TO A POINT; THENCE N00°18'47"E A DISTANCE OF 15.22 FT. TO A POINT ON AFORESAID SOUTH RIGHT OF WAY LINE OF APACHE DRIVE AND THE NORTH LINE OF SAID LOT 1; THENCE RUN N89°37'03"E ALONG THE SOUTH RIGHT OF WAY LINE OF APACHE DRIVE AND THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 5.54 FT. TO THE POINT OF BEGINNING, SAID EASEMENT ABANDONMENT RUNS OVER AND ACROSS PARCEL NO. 01-144284-00500.

We, the undersigned, being the owner(s) of property adjoining the following described property:

A PART OF LOT 1 OF HB MEDICAL HOLDINGS APACHE DRIVE MINOR PLAT TO JONESBORO, CRAIGHEAD COUNTY, ARKANSAS (DOCUMENT NO. 2022R-004924) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF SAID LOT 1; THENCE RUN S89°37'03"W ALONG THE SOUTH RIGHT OF WAY LINE OF APACHE DRIVE AND THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 6.36 FT. TO THE POINT OF BEGINNING; THENCE LEAVING SAID SOUTH RIGHT OF WAY LINE, RUN S00°18'47"W A DISTANCE OF 492.29 FT. TO A POINT; THENCE N89°41'13"W A DISTANCE OF 13.26 FT. TO A POINT ON THE NORTH RIGHT OF WAY LINE OF I-555; THENCE N36°59'29"W ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 11.12 FT. TO A POINT; THENCE LEAVING SAID NORTH RIGHT OF WAY LINE, RUN N00°18'47"E A DISTANCE OF 467.98 FT. TO A POINT; THENCE N89°37'03"E A DISTANCE OF 14.46 FT. TO A POINT; THENCE N00°18'47"E A DISTANCE OF 15.22 FT. TO A POINT ON AFORESAID SOUTH RIGHT OF WAY LINE OF APACHE DRIVE AND THE NORTH LINE OF SAID LOT 1; THENCE RUN N89°37'03"E ALONG THE SOUTH RIGHT OF WAY LINE OF APACHE DRIVE AND THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 5.54 FT. TO THE POINT OF BEGINNING, SAID EASEMENT ABANDONMENT RUNS OVER AND ACROSS PARCEL NO. 01-144284-00500.

Herewith file and present this petition to the City Council of the City of Jonesboro, Arkansas to have the easement described above closed and abandoned.

Dated this 16<sup>th</sup> day of June, 2022.

PROPERTY OWNER, NAME AND ADDRESS

HB Medical Holdings, LLC.  
2221 Hill Park Cv  
Jonesboro, AR 72401

[Signature] \_\_\_\_\_ 6/16/22  
Signature Date

Subscribed and sworn to before me this 16<sup>th</sup> day of June, 2022.

Expiration Date: 4/30/2031 Anna Faith Griffin  
Notary

