



August 20, 2019

Civilogic
Attn: George Hamman
203 Southwest Drive
Jonesboro, AR 72401

RE: Abandonment of Drainage Right-of-Way and Easement
Jackson Minor Plat – File Number: 118159

Dear Mr. Hamman:

The City of Jonesboro Engineering and Planning Departments concur with the abandonment of the drainage right-of-way and easement positioned on the south twenty feet (20') of Lot 3 of the enclosed 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.

Please call if more information is needed.

Sincerely,

Craig Light, PE, CFM
City Engineer

Derrel Smith
City Planner



203 Southwest Drive
Jonesboro, AR 72401
e-mail: george@civilogic.net

Phone (870) 932-7880
Fax (870) 972-9662

August 06, 2019

Mr. Michael Morris, PE
City of Jonesboro Engineering Department
PO Box 1845
Jonesboro, AR 72401

RE: Jackson Minor Plat
Requested Drainage Right-of-Way and Easement Abandonment
Our File Number: 118159

Dear Mr. Morris:

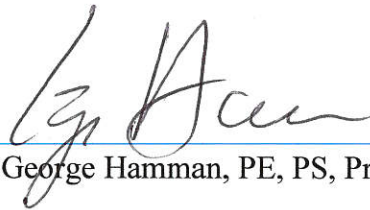
Enclosed is a copy of a Minor Plat and a copy of an old Drainage Easement. The owner would like to have the drainage easement abandoned. It is positioned on the south twenty feet (20') of Lot 3 of the enclosed plat.

We are writing today to request written concurrence from your agency. Said concurrence is an essential part of the information required by the City Council of Jonesboro for formal consideration of the proposed abandonment.

Thank you for your time and attention. If we may be of further service, please do not hesitate to contact us at your convenience at the contacts shown above.

Respectfully,





George Hamman, PE, PS, President

Enclosure: Jackson Minor Plat
Drainage Easement

Copy from old file -
Lot 3 only

DEED OF RIGHT OF WAY

KNOW ALL MEN BY THESE PRESENTS:

That I, Mary ^{ms} Wesley 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 Wesley
Mary Wesley ^{ms}

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

ACKNOWLEDGMENT

On this 22ND day of March, 1995, before me, the undersigned officer, personally appeared Mary Wesley, 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.

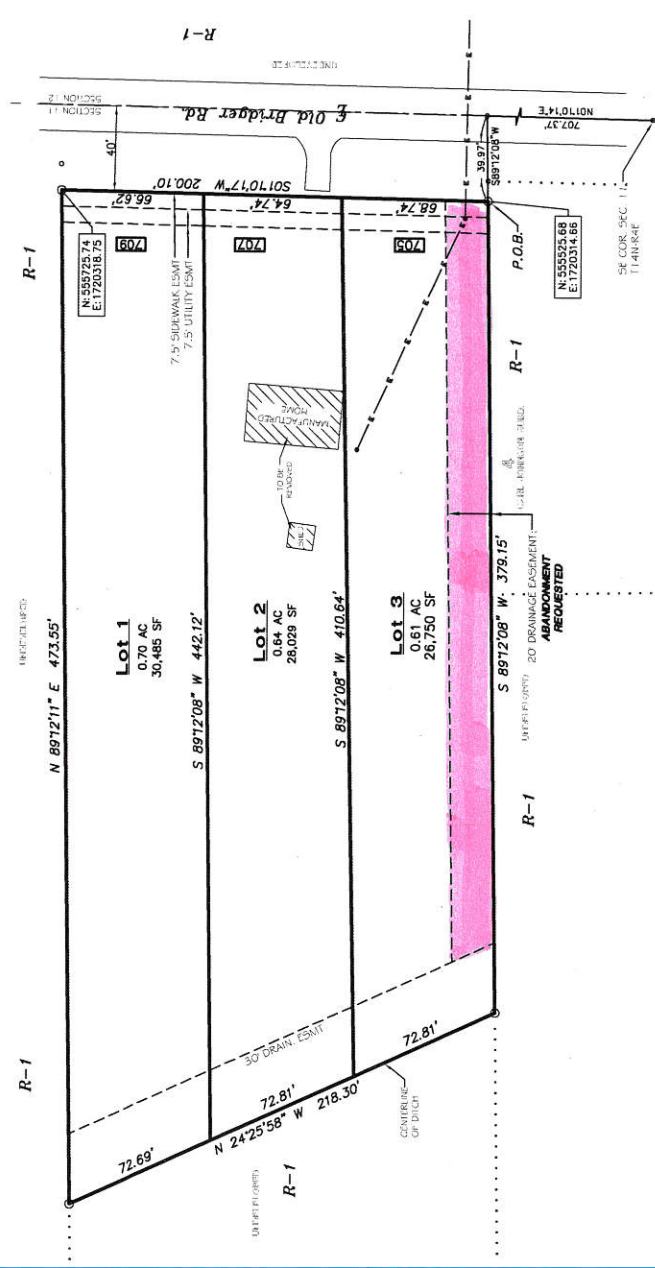
RECORDED
Deed BOOK 475 PAGE 2

Mark Fendley
Notary Public

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

CRAIGHEAD COUNTY
PAT FLEE BWOOD, CLERK

BY Shannon Vickers



JACKSON MINOR PLAT

PT. SE ¼, SE ¼, SEC. 11-T14N-R4E JONESBORO, 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.

CERTIFICATE OF OWNERSHIP:

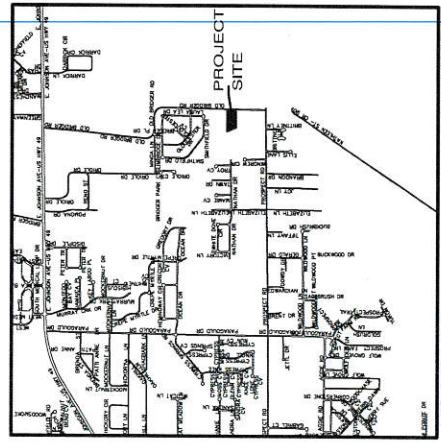
We hereby certify that we are the owners of the property shown and described hereon, that we adopt the plan of subdivision and dedicate perpetual use of all streets and easements as noted.

Clint Jackson
(Mr. Clint Jackson)

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: Beginning at the southeast corner of said Section 11, run N01°10'14"E along said 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 218.30 ft. to the POINT OF BEGINNING, containing 1.85 acres and being subject to any easements 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 legal description provided and our own research at the courthouse.
 - 4) All corner monuments set are ¾" 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 Unit No. 05031 (0065 C, dated 09-29-81). The tract does not lie within a Zone "X" Flood Plain, per the map referenced above.
 - 7) Current Zoning: R-1 (25' front & rear setback; 7.5' side setback)



VICINITY MAP SCALE: 1"=2000 FT.