

2021 Valley View Drive  
Parcel #10  
Temporary Construction Easement

Whereas, Jane Cook and Larry Cook are the owners of land in Craighead County, Arkansas, as described below, and the City of Jonesboro ("the City"), a municipal corporation of the State of Arkansas, is the owner of adjoining land;

Whereas, Jane Cook and Larry Cook and the City have agreed upon a temporary construction easement for construction of a street across the land of Jane Cook and Larry Cook in favor of the City and in favor of the land of the City.

Now, therefore, be it agreed between Jane Cook and Larry Cook and the City on the 21<sup>st</sup> day of November 2005.

1. Jane Cook and ~~Larry Cook~~ in consideration of the agreement hereinafter made by city, grant to the City a temporary construction easement for construction of a street over the land of Jane Cook and Larry Cook in City of Jonesboro, Craighead County, Arkansas, or particularly described as follows:

Temporary Construction Easement Area

Being part of the Jane Cook and Larry Cook property as described in Book 241, Page 29 at the Craighead County Circuit Clerk's office of the State of Arkansas.

Commencing at the northeast corner of Section 11, Township 13 North, Range 3 East; thence along the north line of said section North 89° 33' 59" West, a distance of 486.98 feet to a point on the existing south right-of-way (R.O.W.) line of Valley View Road (80 feet wide); thence leaving said north line along said south R.O.W. line along a curve to the right having a radius of 1240.00 feet and an arc length of 298.81 feet (chord = South 81° 56' 48" West, 298.09 feet) to a point of tangency; thence continuing along said south R.O.W. line South 88° 51' 00" West, a distance of 196.78 feet to the true POINT OF BEGINNING; thence leaving said south R.O.W. line South 01° 23' 36" East, a distance of 54.94 feet to a point; thence South 88° 36' 24" West, a distance of 30.00 feet to a point; thence North 01° 23' 36" West, a distance of 55.06 feet to a point on the existing south R.O.W. line of Valley View Road; thence along said south R.O.W. line North 88° 51' 00" East, a distance of 30.00 feet to the POINT OF BEGINNING and containing 1,650 square feet (0.038 acres).

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Commencing at the northeast corner of Section 11, Township 13 North, Range 3 East; thence along the north line of said section North 89° 33' 59" West, a distance of 486.98 feet to a point on the existing south right-of-way (R.O.W.) line of Valley View Road (80 feet wide); thence leaving said north line along said south R.O.W. line along a curve to the right having a radius of 1240.00 feet and an arc length of 298.81 feet (chord = South 81° 56' 48" West, 298.09 feet) to a point of tangency; thence continuing along said south R.O.W. line South 88° 51' 00" West, a distance of 196.78 feet to the true POINT OF BEGINNING; thence leaving said south R.O.W. line South 01° 23' 36" East, a distance of 54.94 feet to a point; thence South 88° 36' 24" West, a distance of 30.00 feet to a point; thence North 01° 23' 36" West, a distance of 55.06 feet to a point on the existing south R.O.W. line of Valley View Road; thence along said south R.O.W. line North 88° 51' 00" East, a distance of 30.00 feet to the POINT OF BEGINNING and containing 1,650 square feet (0.038 acres).



2. Jane Cook and Larry Cook warrant the temporary construction easement against anyone claiming it or in any manner preventing free and unobstructed use of it by the City.

3. The City, in consideration of the grant of temporary construction easement aforesaid, agrees to construct and improve the property through the use as is set forth herein.

4. This agreement shall insure to and bind the heirs, executors, administrators, successors and assigns of the parties and shall constitute a covenant running with the land of Jane Cook and Larry Cook.

STATE OF ARKANSAS  
COUNTY OF CRAIGHEAD

ACKNOWLEDGEMENT

On this day before me, the undersigned officer, personally appeared Jane Cook and Larry Cook to me well-known to be the people whose names are subscribed to the foregoing instrument, and acknowledged that they had executed the same for the purposes therein stated and set forth.

WITNESS my hand and seal this 21st day of November, 2005.

W:\5576\Transportation\5576\plats\5576 Tract 9.dwg 4/19/2005 9:42:05 AM CST



TRUSTEES OF CHRISTIAN VALLEY CHURCH (BOOK 312 PAGE 167)

KEN ALAN YARBROUGH AND WIFE, LYNN YARBROUGH (BOOK 422 PAGE 68)

KEN ALAN YARBROUGH (BOOK 300 PAGE 677)

NE CORNER OF SECTION 11, TOWNSHIP 13 NORTH, RANGE 3 EAST

BETTY LAWSON (BOOK 678 PAGE 888)

TRACT 10  
PROPERTY OF  
JANE COOK AND LARRY COOK  
INSTRUMENT  
BOOK 241, PAGE 29

SHEET 1 OF 1

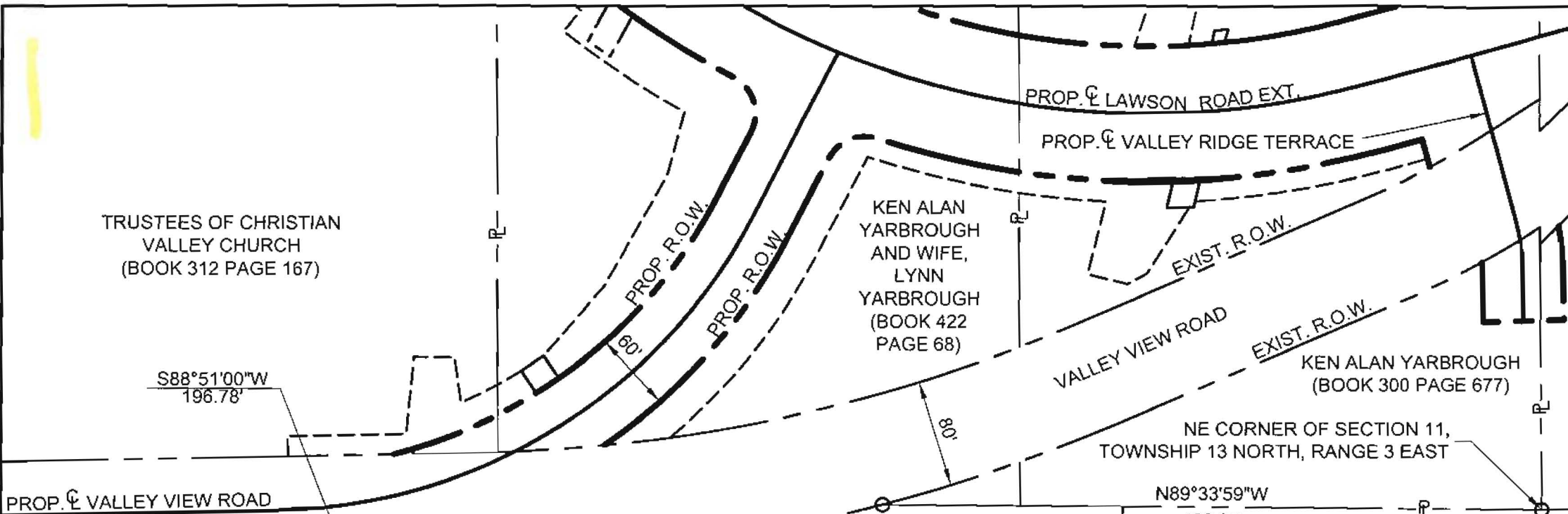
R.O.W. PLAT  
NO. 10 OF 10

DEPARTMENT OF ENGINEERING  
LAWSON ROAD EXTENDED  
US HIGHWAY 49 TO VALLEY VIEW ROAD  
JONESBORO, ARKANSAS

SURVEY BY F&A DATE 1/05 BOOK \_\_\_\_\_  
DRAFTSMAN F&A DATE 9/05 SCALE 1"=100'  
APPROVED \_\_\_\_\_

APPROVED \_\_\_\_\_ DIRECTOR OF PUBLIC WORKS

CIVIL ENGINEER



PROP. VALLEY VIEW ROAD

PROP. LAWSON ROAD EXT.

PROP. VALLEY RIDGE TERRACE

PROP. R.O.W.

PROP. R.O.W.

EXIST. R.O.W.

VALLEY VIEW ROAD

EXIST. R.O.W.

S88°51'00"W  
196.78'

N88°51'00"E  
30.00'

N01°23'36"W  
55.06'

S88°36'24"W  
30.00'

S01°23'36"E  
54.94'

L=298.81' R=1240.00'  
LC=298.09' S81°56'48"W

N89°33'59"W  
486.98'

TEMP. CONST. ESMT.  
AREA 2 = 1,650 SQ. FT.

RAY W. RANKIN AND WIFE, LAURA RANKIN (BOOK 521 PAGE 97)

JANE COOK AND LARRY COOK (BOOK 241 PAGE 29)

TEMP. CONST. ESMT. = 1,650 SQ. FT.

