

Type of Instrument: Easement and Right-of-Way
Grantor(s): City Water and Light Plant of the City of Jonesboro, Arkansas
Grantee(s): City of Jonesboro, Arkansas

This Instrument Prepared By:
City of Jonesboro
307 Vine Street
Jonesboro, AR 72403

After Recording, Return To:
City of Jonesboro
PO Box 1845
Jonesboro, AR 72403

EASEMENT AND RIGHT-OF-WAY

KNOW ALL MEN BY THESE PRESENTS:

That **City Water and Light Plant of the City of Jonesboro, Arkansas**, ("Grantors"), for good and valuable consideration, the receipt of which is acknowledged by Grantor, does hereby grant, sell and convey, unto **City of Jonesboro, Arkansas**, ("Grantee") and their successors and assigns, an easement, right-of-way, and right of entry over and across the following described lands:

Part of the South Half (S½) of Section 28 and Part of the West Half (W½) of Section 33, Township 14 North (T-14-N), Range 5 East (R-5-E) Jonesboro, Craighead County, Arkansas, more particularly described as:

Commencing at the Northeast Corner of said Section 33; thence S 88°17'12" W along the North Line of said Section 33 82.32 feet; thence N 01°42'48" W 159.36 feet to the Point of Beginning; thence N 01°14'29" W 257.55 feet; thence N 06°26'47" W 148.61 feet to the point of curvature; thence in a Northwesterly direction along a 754.69 foot radius curve to the left 1,121.17 feet to the point of tangency, said curve having a Chord Bearing & Distance of N 49°00'21" W 1,020.88 feet; thence S 88°26'04" W 500.56 feet to the point of curvature; thence in a Westerly direction along a curve to the right 105.04 feet to the point of tangency, said curve having a radius of 1,156.28 feet and a Chord Bearing & Distance of N 88°57'47" W 105.01 feet; thence N 86°21'38" W 112.79 feet; thence S 88°26'04" W 161.59 feet; thence S 83°13'46" W 147.51 feet to the point of curvature; thence in a Southwesterly direction along a 754.49 foot radius curve to the left 1,104.48 feet to the point of tangency, said curve having a Chord Bearing & Distance of S 41°17'34" W 1,008.47 feet; thence S 00°38'39" E 524.31 feet to the North Line of Section 33, T-14-N, R-5-E; thence continue S 00°38'39" E 750.46 feet; thence S 89°21'21" W 55.24 feet to point on the West line of said section 33, said point being N 01°08'45" W 1,885.36' feet from

an Alum. Disc found at the Center of said Section 33; thence N 01°08'45" W along said West line of said Section 33, 620.02 feet; thence N 89°21'21" E 40.67 feet; thence N 00°38'39" W 654.77 feet to the point of curvature; thence in a Northeasterly direction along a 774.49 foot radius curve to the right 1109.48 feet, said curve having a Chord Bearing & Distance of N 40°23'41" E 1,017.02 feet; thence in a Northwesterly direction along a 774.49 foot radius curve to the right 175.10 feet to the point of tangency, said curve having a Chord Bearing & Distance of N 79°17'47" W 174.73 feet; thence N 72°49'11" W 315.91 feet to the point of curvature; thence in a Northwesterly direction along a 754.49 foot radius curve to the left 181.11 feet to the point of tangency, said curve having a Chord Bearing & Distance of N 79°41'47" W 180.67 feet; thence N 86°34'23" W 98.26 feet; thence S 88°13'19" W 40.80 feet; thence N 01°46'41" W 20.00 feet; thence N 88°13'19" E 41.70 feet; thence S 86°34'23" E 99.17 feet to the point of curvature; thence in a Southeasterly direction along a 774.49 foot radius curve to the right 185.91 feet to the point of tangency, said curve having a Chord Bearing & Distance of S 79°41'47" E 185.46 feet; thence S 72°49'11" E 315.91 feet to the point of curvature; thence in a Easterly direction along a 754.49 foot radius curve to the left 246.85 feet to the point of tangency, said curve having a Chord Bearing & Distance of S 82°11'33" E 245.75 feet; thence N 88°26'04" E 984.72 feet to the point of curvature; thence in a Southeasterly direction along a 774.59 foot radius curve to the right 1,220.95 feet to the point of tangency, said curve having a Chord Bearing & Distance of S 46°24'12" E 1,098.39 feet; thence S 01°14'29" E 352.35 feet; thence S 88°45'31" W 20.00 feet to the Point of Beginning, containing 3.91 Acres, more or less, subject to any existing rights-of-way or easements of record.

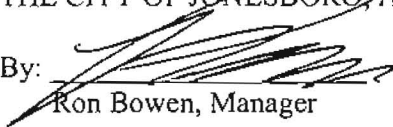
This easement granted hereby is for the placement, location, construction, operation, maintenance, alteration and replacement of a railroad and appurtenances thereto; together with the right to trim, cut, fell and remove all trees, underbrush, obstructions, and other vegetation, structures, or obstacles within the limits of the right-of-way.

Grantor further states that they are lawfully seized of indefeasible fee title in the lands on which the easement is granted, and that they have good and lawful title and right to convey the easement to the Grantee as provided herein.

This easement and covenant shall run with the ownership of the land described and shall bind, not only the parties hereto, but their heirs, successors and assigns.

IN WITNESS WHEREOF, the Grantor has set hand this 12TH day of July, 2011.

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

By: 
Ron Bowen, Manager

ACKNOWLEDGMENT

STATE OF ARKANSAS
COUNTY OF CRAIGHEAD

BE IT REMEMBERED, that on this day personally appeared before me the undersigned, a Notary Public, within and for the County and State aforesaid, duly qualified, commissioned and acting, **Ron Bowen**, to me well known, and who subscribed to the foregoing instrument and stated and acknowledged that he had signed, executed, and delivered the foregoing instrument for the consideration, uses, and purposes therein mentioned and set forth and relinquished their respective rights of dower, courtesy, and homestead, if any, in the subject property set forth in the foregoing instrument.

WITNESS my hand and seal on this 12TH day of July, 2011.

My Commission Expires: 4-7-2015


Notary Public

