

2001 Valley View Drive
Parcel #9
Temporary Construction Easement

Whereas, Ray W. Rankin and wife, Laura Rankin, 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, Ray W. Rankin and wife, Laura Rankin, and the City have agreed upon a temporary construction easement for construction of a street across the land of Ray W. Rankin and wife, Laura Rankin, in favor of the City and in favor of the land of the City.

Now, therefore, be it agreed between Ray W. Rankin and wife, Laura Rankin, and the City on the 31st day of November, 2005.

1. Ray W. Rankin and wife, Laura Rankin, 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 Ray W. Rankin and wife, Laura Rankin, in City of Jonesboro, Craighead County, Arkansas, or particularly described as follows:

Temporary Construction Easement Area

Being part of the Ray W. Rankin and wife, Laura Rankin, property as described in Book 521, Page 97 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 of non-tangent curvature 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 existing 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 47.89 feet to the true POINT OF BEGINNING; thence leaving said south R.O.W. line South 00° 02' 56" East, a distance of 45.76 feet to a point; thence South 89° 57' 04" West, a distance of 30.00 feet to a point; thence North 00° 02' 56" West, a distance of 45.18 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 30.01 feet to the POINT OF BEGINNING and containing 1,364 square feet (0.031 acres).

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2. Ray W. Rankin and wife, Laura Rankin, 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 Ray W. Rankin and wife, Laura Rankin.

STATE OF ARKANSAS
COUNTY OF CRAIGHEAD

ACKNOWLEDGEMENT

On this day before me, the undersigned officer, personally appeared Ray W. Rankin and wife, Laura Rankin, 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.



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)

PROP. CLAWSON ROAD EXT.

PROP. CL VALLEY RIDGE TERRACE

EXIST. R.O.W.

VALLEY VIEW ROAD

EXIST. R.O.W.

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

PROP. CL VALLEY VIEW ROAD

N00°02'56"W 45.18'

N88°51'00"E 30.01'

S88°51'00"W 47.89'

S00°02'56"E 45.76'

S89°57'04"W 30.00'

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

N89°33'59"W 486.98'

TEMP. CONST. ESMT. AREA = 1,364 SQ. FT.

JANE COOK AND LARRY COOK (BOOK 241 PAGE 29)

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

BETTY LAWSON (BOOK 678 PAGE 888)

TRACT 9
PROPERTY OF
RAY W. RANKIN AND WIFE, LAURA RANKIN
INSTRUMENT
BOOK 521, PAGE 97

SHEET 1 OF 1

R.O.W. PLAT
NO. 9 OF 10



TEMP. CONST. ESMT. = 1,364 SQ. FT.

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

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