

Return recorded document to:
CITY OF JONESBORO
300 South Church Street
Jonesboro, AR 72401

The above space is reserved for Craighead County recording information

PERMANENT RIGHT-OF-WAY

KNOW ALL MEN BY THESE PRESENTS:

That James Keller, Trustee of the James Keller Living Trust, hereinafter referred to as Grantor (whether one or more), does hereby dedicate, grant and convey unto the Public, and that the City of Jonesboro, a Municipal Corporation of the State of Arkansas, hereinafter referred to as Grantee, does hereby accept on behalf of the public, for use as a permanent right-of-way across the following described real property in Craighead County, State of Arkansas, to-wit:

LEGAL DESCRIPTION:

A part of the Northeast Quarter of the Southeast Quarter of Section 35, Township 14 North, Range 3 East, Craighead County Arkansas and being more particularly described as follows: Beginning at a Found 5/8" Rebar marking Arkansas Department of Transportation Right of Way, Job Number 100454 (US Highway 49) Station 222+55, 220' Left; Thence South 07 Degrees 10 minutes 32 seconds West, along said Right of Way, a distance of 28.26 feet; Thence South 88 Degrees 39 minutes 49 seconds West, leaving said Right of Way, a distance of 377.65 feet; Thence North 00 Degrees 19 minutes 23 seconds East, a distance of 29.87 feet; Thence North 88 Degrees 56 minutes 59 seconds East, a distance of 380.97 feet to the POINT OF BEGINNING, containing 0.25 Acres more or less and being subject to all rights of way and easements of record.

This easement and right-of-way is for the purpose of constructing and maintaining roadway improvements. Any other use of this area, other than by record owners, shall only be granted by record owners, but they are not precluded from using or granting other use, so long as same does not interfere unreasonably with the express purpose intended.

This grant of easement and right-of-way shall be binding upon the heirs, successors, administrators and assigns of the grantors.

IN WITNESS WHEREOF, the grantors have executed this instrument on
the 6 day of June, 2025.

Owner Info

BY:

Signature: James F Keller

Name: JAMES KELLER, Trustee of the James Keller
LIVING TRUST

Title: TRUSTEE

ACKNOWLEDGMENT

STATE OF Arkansas

COUNTY OF Craighead

On this day before me, the undersigned officer, personally appeared James Keller, to me well known to be the person whose name is subscribed to the foregoing instrument, and acknowledged that he had executed the same for the purpose therein stated and set forth.

WITNESS my hand and seal this 6 day of June, 2025.

Notary Public (Signature): Paige Preslar

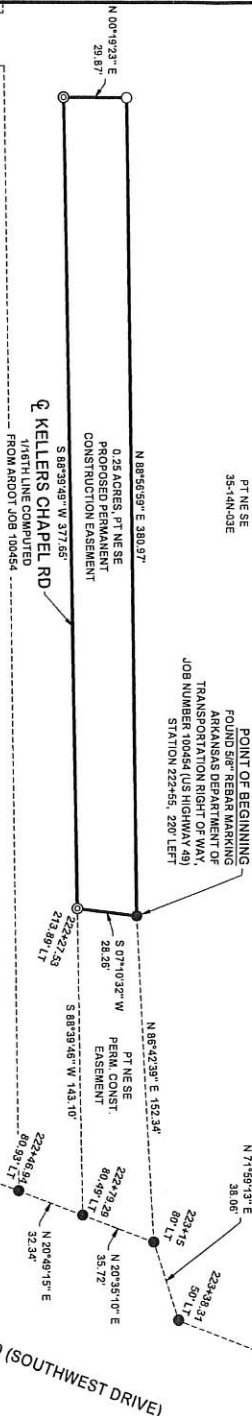
My Commission Expires: 05-11-2030



PROPOSED PERMANENT CONSTRUCTION EASEMENT PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 14 NORTH, RANGE 03 EAST JONESBORO, CRAIGHEAD COUNTY, ARKANSAS PREPARED FOR: SOUTHERN HILLS REALTY, LLC

PROPOSED PERMANENT CONSTRUCTION EASEMENT:
A part of the Northeast Quarter of the Southeast Quarter of Section 35, Township 14 North, Range 3 East, Craighead County Arkansas and being more particularly described as follows:
Beginning at a Found 5/8" Rebar marking Arkansas Department of Transportation Right of Way, Job Number 354, (US Highway 49) Station 222+95, 220' Left, Thence South 07 Degrees 10 Minutes 32 Seconds 39 minutes 49 seconds West leaving said Right of Way, a distance of 377.65 feet; Thence North 00 Degrees 19 minutes 23 seconds East, a distance of 29.87 feet; Thence North 88 Degrees 56 minutes 59 seconds East, a distance of 380.97 feet to the POINT OF BEGINNING, containing 0.25 Acres, more or less and being subject to all rights of way and easements of record.

LEGEND:
● FOUND 5/8" REBAR
○ SET 5/8" X 20" REBAR
⊙ SET MAG NAIL



BASIS OF BEARINGS:
ARKANSAS STATE PLANE COORDINATE
SYSTEM NORTH ZONE (981)
LAT 35° 47' 46.8234" LONG -90° 43' 52.3701"
CONSTANT SPEED OF LIGHT (299,792,458 M/S)
(GRID TO GROUND DISTANCES ARE REPORTED IN GROUND)
CONVERGENCE ANGLE: N 100° 44' 18" W

SURVEYOR'S NOTES:

- Except as specifically stated or shown on this plat, this survey does not purport to reflect any of the following which may be applicable to the subject real estate: easements, other than possible easements which were visible at the time of making this survey, building setback lines, restrictive covenants, subdivision maps, or other records on file in the public records office of this county.
- Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts which an accurate and current title search may disclose.
- Survey is valid only if print has original seal and signature of surveyor present.
- Declaration is made to original purchaser of the survey. It is not transferable to subsequent owners.
- This survey was made in accordance with the Arkansas Standards for Property Surveys and Plats. Field work for this survey was completed on 07/24/2022.
- Every document of record reviewed and considered as a part of this survey is noted hereon. No abstract of title, nor title commitment, nor results of title search were furnished to the surveyor. There may exist other documents of record which would affect this parcel.
- All buildings, surface and subsurface improvements on and adjacent to the site are not necessarily shown.
- The location and/or existence of utility service lines to the property surveyed are unknown and not shown.
- No attempt has been made as a part of this boundary survey to obtain or show data concerning existence, size, depth, condition, capacity or location of any utility or municipal/public service facility. For information regarding these utilities or facilities, please contact the appropriate agencies or other surveys.

PT SE SE
35-14N-03E

ARKANSAS HIGHWAY 49 (SOUTHWEST DRIVE)



DANIELS LAND SURVEYING, PLLC
ARKANSAS COA 3067

PROPOSED PERMANENT CONSTRUCTION EASEMENT
PART OF THE NE 1/4 OF THE SE 1/4 OF
SECTION 35, TOWNSHIP 14 NORTH, RANGE 03 EAST
JONESBORO, CRAIGHEAD COUNTY, ARKANSAS
PREPARED FOR: SOUTHERN HILLS REALTY, LLC

DANIELS
LAND SURVEYING PLLC
2713 PAULA DRIVE, SUITE A, JONESBORO, AR 72404
PHONE: 870.335.6225 | WEB: WWW.DANIELS-LS.COM

STATE SURVEYOR CODE
3067 HAS 03E-0-35-14N-03E

