

TO: Honorable Harold Copenhaver, Mayor, and members of the City Council of the City of Jonesboro, Arkansas.

PETITION TO ABANDON A 5' PORTION OF AN EXISTING 25' DRAINAGE EASEMENT LOCATED WITHIN THE BRENDAR VILLAGE DEVELOPMENT IN JONESBORO, ARKANSAS.

We the undersigned, being the owners of all property adjoining to the following described 5' drainage easement located within the Brendar Village Development in Jonesboro, Arkansas, described as follows:

A 5 FOOT (5') EASEMENT WITHIN A PART OF THE LOTS 1 AND 2 OF BRENDAR VILLAGE, A REPLAT OF LOTS 16 AND 17 OF STADIUM PLACE TO THE CITY OF JONESBORO, ARKANSAS, AS RECORDED IN BOOK "2018R", PAGE 003029 IN THE PUBLIC RECORDS FOR THE WESTERN DISTRICT OF CRAIGHEAD COUNTY, JONESBORO, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 2 OF SAID BRENDAR VILLAGE; THENCE SOUTH 89°09'44" WEST, ALONG THE NORTH LINE OF SAID BRENDAR VILLAGE, A DISTANCE OF 20.50 FEET TO A POINT; THENCE SOUTH 11°55'41" WEST, A DISTANCE OF 20.50 FEET TO THE POINT OF BEGINNING; CONTINUE THENCE SOUTH 11°55'41" WEST, A DISTANCE OF 389.84 FEET TO A POINT; THENCE SOUTH 11°51'23" WEST, A DISTANCE OF 459.22 FEET TO A POINT; THENCE SOUTH 89°57'24" WEST, A DISTANCE OF 5.12 FEET TO A POINT; THENCE NORTH 11°51'23" EAST, A DISTANCE OF 460.32 FEET TO A POINT; THENCE NORTH 11°55'41" EAST, A DISTANCE OF 383.59 FEET TO A POINT; THENCE SOUTH 89°09'44" WEST, A DISTANCE OF 602.80 FEET TO A POINT; THENCE NORTH 50°50'16" EAST, A DISTANCE OF 5.00 FEET TO A POINT; THENCE NORTH 89°09'44" EAST, A DISTANCE OF 609.05 FEET TO THE POINT OF BEGINNING;

~~CONTAINING IN ALL 7,262 SQ. FT. OR 0.167 ACRES, MORE OR LESS;~~

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.

Herewith file and present this petition to the City council of the City of Jonesboro, Arkansas to have all of the drainage easement described above legally closed.

DATED this 10th day of March, 2021.

PROPERTY OWNER: CitiFirst Property Group, LLC
301 West Washington Avenue
Jonesboro, AR 72401



Gary Harpole, Member

Subscribed and sworn to before me this 10th day of March, 2021.

(seal)

Tarah Kantz
NOTARY

Expiration date: 9/11/2021.



RESOLUTION NO. _____

A Resolution to set a public hearing regarding the abandonment of a 5' portion of an existing 25' drainage easement located within the Brendar Village Development as requested by CitiFirst Property Group, LLC

WHEREAS, the property owners have filed a petition with the City Clerk of the City Jonesboro, Arkansas requesting that a 5' portion of an existing 25' drainage easement located within the Brendar Village Development in Jonesboro, Arkansas be abandoned as described as follows:

A 5 FOOT (5') EASEMENT WITHIN A PART OF THE LOTS 1 AND 2 OF BRENDAR VILLAGE, A REPLAT OF LOTS 16 AND 17 OF STADIUM PLACE TO THE CITY OF JONESBORO, ARKANSAS, AS RECORDED IN BOOK "2018R", PAGE 003029 IN THE PUBLIC RECORDS FOR THE WESTERN DISTRICT OF CRAIGHEAD COUNTY, JONESBORO, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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CONTAINING IN ALL 7,262 SQ. FT. OR 0.167 ACRES, MORE OR LESS;

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.

Be vacated and abandoned; and

WHEREAS, the Petition has been presented to the City Council of the City of Jonesboro, Arkansas; AND

WHEREAS, Arkansas Code Annotated 14-301-110 requires two weeks public notice before the above easement can be vacated and abandoned;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Jonesboro, Arkansas that the City Clerk is directed to publish a notice once a week for two consecutive weeks advising the public of the request by the property owners to abandon a 5' portion of an existing 25' drainage easement located within the Brendar Village Development in Jonesboro, Arkansas mentioned above and this matter will be heard before the City Council on _____ at _____ p.m. o'clock in the Council Chambers, 300 South Church, Jonesboro, Arkansas.

PASSED AND ADOPTED this _____ day of _____, 2021.

HAROLD COPENHAVER, MAYOR

ATTEST:

NOTICE OF PUBLIC HEARING

There will be a public hearing regarding the abandonment of a 5' portion of an existing 25' drainage easement located within the Brendar Village Development as described as follows:

A 5 FOOT (5') EASEMENT WITHIN A PART OF THE LOTS 1 AND 2 OF BRENDAR VILLAGE, A REPLAT OF LOTS 16 AND 17 OF STADIUM PLACE TO THE CITY OF JONESBORO, ARKANSAS, AS RECORDED IN BOOK "2018R", PAGE 003029 IN THE PUBLIC RECORDS FOR THE WESTERN DISTRICT OF CRAIGHEAD COUNTY, JONESBORO, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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CONTAINING IN ALL 7,262 SQ. FT. OR 0.167 ACRES, MORE OR LESS;

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.

This matter will be heard before the city Council at _____ o'clock p.m. on _____ in Council Chambers, located at 300 South Church, Jonesboro, Arkansas. All comments will be heard at this time.

April Leggett
CITY CLERK OF JONESBORO

ORDINANCE NO. _____

AN ORDINANCE TO VACATE AND ABANDON A 5' PORTION OF AN EXISTING 25' DRAINAGE EASEMENT LOCATED WITHIN THE BRENDAR VILLAGE DEVELOPMENT , MORE PARTICULARLY DESCRIBED AS FOLLOWS;

A 5 FOOT (5') EASEMENT WITHIN A PART OF THE LOTS 1 AND 2 OF BRENDAR VILLAGE, A REPLAT OF LOTS 16 AND 17 OF STADIUM PLACE TO THE CITY OF JONESBORO, ARKANSAS, AS RECORDED IN BOOK "2018R", PAGE 003029 IN THE PUBLIC RECORDS FOR THE WESTERN DISTRICT OF CRAIGHEAD COUNTY, JONESBORO, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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CONTAINING IN ALL 7,262 SQ. FT. OR 0.167 ACRES, MORE OR LESS;

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.

BE IT ORDAINED by the City Council of the City of Jonesboro, Arkansas, that:

SECTION ONE: The City of Jonesboro, Arkansas, hereby releases, vacates and abandons all of its rights, together with the rights of the public generally, in and to the Drainage Easement designated as follows:

A 5 FOOT (5') EASEMENT WITHIN A PART OF THE LOTS 1 AND 2 OF BRENDAR VILLAGE, A REPLAT OF LOTS 16 AND 17 OF STADIUM PLACE TO THE CITY OF JONESBORO, ARKANSAS, AS RECORDED IN BOOK "2018R", PAGE 003029 IN THE PUBLIC RECORDS FOR THE WESTERN DISTRICT OF CRAIGHEAD COUNTY, JONESBORO, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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CONTAINING IN ALL 7,262 SQ. FT. OR 0.167 ACRES, MORE OR LESS;

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY
OF RECORD.

SECTION TWO: A copy of the ordinance duly certified by the City Clerk shall be filed in the office of the recorder of Craighead County, Arkansas and shall be filed in the Deed Records of such office.

PASSED AND ADOPTED THE _____ DAY OF _____, 2021.

HAROLCOPENHAVER, MAYOR

ATTEST:

APRIL LEGGETT, CITY CLERK



CenterPoint Energy
1400 Centerview Dr. Suite 100
Little Rock, AR 72211
CenterPointEnergy.com

UTILITY RELEASE FORM

General Utility Easement, Public Access Easement, Alley, Street, R.O.W.

Utility Company: CenterPoint Energy Date: 2/9/2021

Requested Abandonment: One Thousand Sixty-Five feet (1065') Utility Easement Abandonment

Legal Description:

Abandon the drainage easement located behind 4511 Antosh Cir. that extends 635' East to the North East corner of Brendar Village and then 430' South West from the North East corner parallel to the Union Pacific Railroad. The easement lies within Jonesboro, Craighead County, Arkansas. The location of the easement abandonment in Brendar Village off Antosh Cir. is shown in the attached plat.

UTILITY COMPANY COMMENTS:

- No objections to the abandonment(s) described above.
- No objections to the abandonment (s) described above, provided the following easements are retained (Exhibit A).
- Objects to the abandonment(s) described above, reason described below.

James Hope Associate Engineer
Signature of Utility Company Representative Title



November 18, 2020

John Easley
Associated Engineering
P.O. Box 1462
Jonesboro, AR 72403

Re: Drainage Easement Abandonment – Brendar Village

Dear Mr. Easley:

The City of Jonesboro Engineering and Planning Departments concur with the abandonment of 5' of an existing 25' drainage easement as shown in the attached easement sketch.

Please call if more information is needed.

Sincerely,

Craig Light, PE, CFM
City Engineer

Derrel Smith
City Planner



Associated Engineering, LLC

103 S. Church Street – P.O. Box 1462 – Jonesboro, AR 72403 – Phone: (870) 932-3594 – Fax: (870) 935-1263

November 13, 2020

Mr. Craig Light, PE
City Engineer
City of Jonesboro
300 South Church Street
Jonesboro, AR 72401

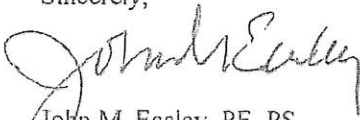
Dear Mr. Light,

On behalf of CitiFirst Property Group, LLC, we are requesting approval for abandonment of 5' of an existing 25' drainage easement located within the Brendar Village development as shown on the attached drawing. It is our intention that once the abandonment is approved, we will then dedicate a 5' gas easement to CenterPoint Energy for installation of natural gas lines. We feel that the drainage easement is wider than needed and that the remaining 20' will be sufficient.

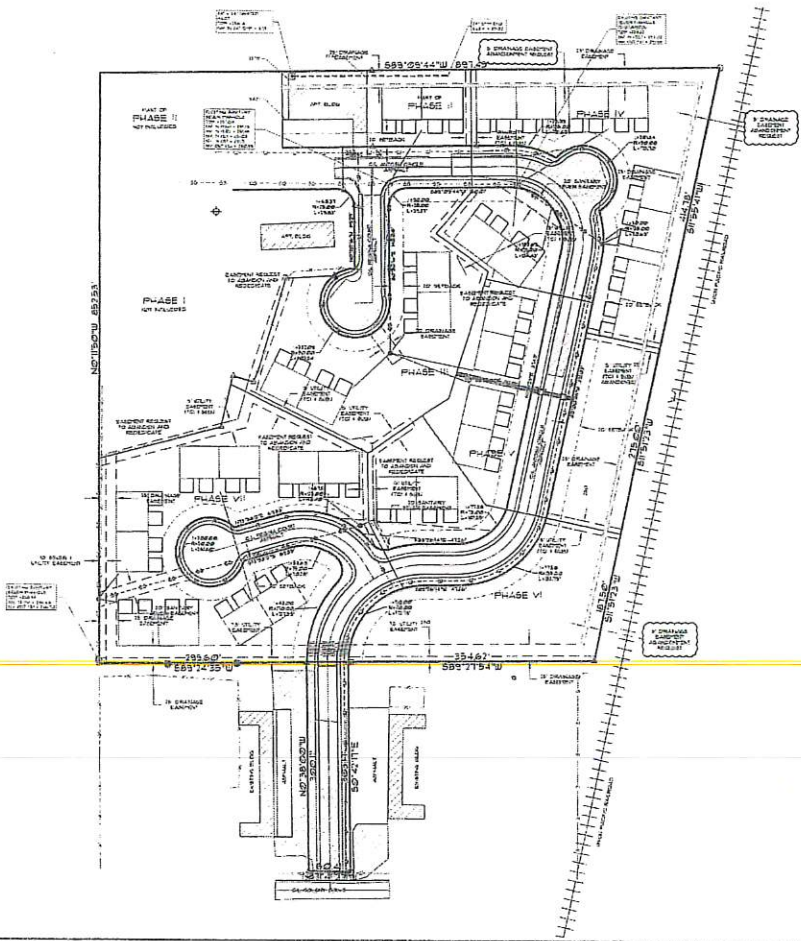
Please contact me if you have any questions or comments regarding this request. My number is 870-932-3594.

Thank you for your attention in this matter.

Sincerely,


John M. Easley, PE, PS
Associated Engineering, LLC

JME/ss
Enclosures Stated



CITIFIRST PROPERTY GROUP, LLC
 BRENDAVILLAGE
 ANTOSH CIRCLE
 JONESBORO, ARKANSAS

ASSOCIATED
 ENGINEERING, LLC
 6000 UNIVERSITY BLVD., SUITE 200
 LITTLE ROCK, AR 72209
 (501) 225-1100
 www.aec-engineering.com



NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMITS	08/20/24
2	REVISED PER CITY COMMENTS	09/10/24
3	REVISED PER CITY COMMENTS	09/20/24
4	REVISED PER CITY COMMENTS	10/05/24
5	REVISED PER CITY COMMENTS	10/15/24

EASEMENT SKETCH	
DATE	SCALE
08/20/24	AS SHOWN
09/10/24	AS SHOWN
09/20/24	AS SHOWN
10/05/24	AS SHOWN
10/15/24	AS SHOWN



12/14/2020

John M. Easley
Associated Engineering, LLC
103 S. Church Street
Jonesboro, AR 72403

RE: Easement Abandonment – Brendar Village - Jonesboro, AR 72403

Legal Description: "COMMENCING AT THE NORTHEAST CORNER OF LOT 2 OF SAID BRENDAR VILLAGE; THENCE SOUTH 89°09'44" WEST, ALONG THE NORTH LINE OF SAID BRENDAR VILLAGE, A DISTANCE OF 20.50 FEET TO A POINT; THENCE SOUTH 11°55'41" WEST, A DISTANCE OF 20.50 FEET TO THE POINT OF BEGINNING; CONTINUE THENCE SOUTH 11°55'41" WEST, A DISTANCE OF 389.84 FEET TO A POINT; THENCE SOUTH 11°51'23" WEST, A DISTANCE OF 459.22 FEET TO A POINT; THENCE SOUTH 89°57'24" WEST, A DISTANCE OF 5.12 FEET TO A POINT; THENCE NORTH 11°51'23" EAST, A DISTANCE OF 460.32 FEET TO A POINT; THENCE NORTH 11°55'41" EAST, A DISTANCE OF 383.59 FEET TO A POINT; THENCE SOUTH 89°09'44" WEST, A DISTANCE OF 602.80 FEET TO A POINT; THENCE NORTH 50°50'16" EAST, A DISTANCE OF 5.00 FEET TO A POINT; THENCE NORTH 89°09'44" EAST, A DISTANCE OF 609.05 FEET TO THE POINT OF BEGINNING;"

Dear John M. Easley:

After reviewing your request of the Easement Abandonment in Jonesboro, AR, Altice USA d/b/a Suddenlink Communications has verified there is not active CATV facilities in this easement.

Given the verification stated above, Altice USA has no objection with the requested Easement Abandonment.

Yours truly,

A handwritten signature in black ink, appearing to read 'Glenn Cisek', with a horizontal line extending to the right.

Glenn Cisek
Director, Contracts



Owned by the Citizens of Jonesboro

December 16, 2020

City of Jonesboro
P.O. Box 1845
Jonesboro, AR 72403
Attn: Donna Jackson

Re: Drainage Easement Abandonment
Phases II-VI, Brendar Village
City of Jonesboro
Craighead County, Arkansas

Dear Donna:

City Water and Light has no objection with the abandonment of the south five (5') feet of the twenty five (25') foot drainage easement, parallel to the north property line and the west five (5') feet of the twenty five (25') foot drainage easement, parallel to the east property line. All being part of Brendar Village Phases II-VI, as shown on the plat as recorded in the Circuit Clerk's office of Craighead County, located in Jonesboro, Arkansas.

Please call if more information is needed.

Sincerely,

A handwritten signature in black ink, appearing to read 'Jake Rice, III', with a stylized flourish at the end.

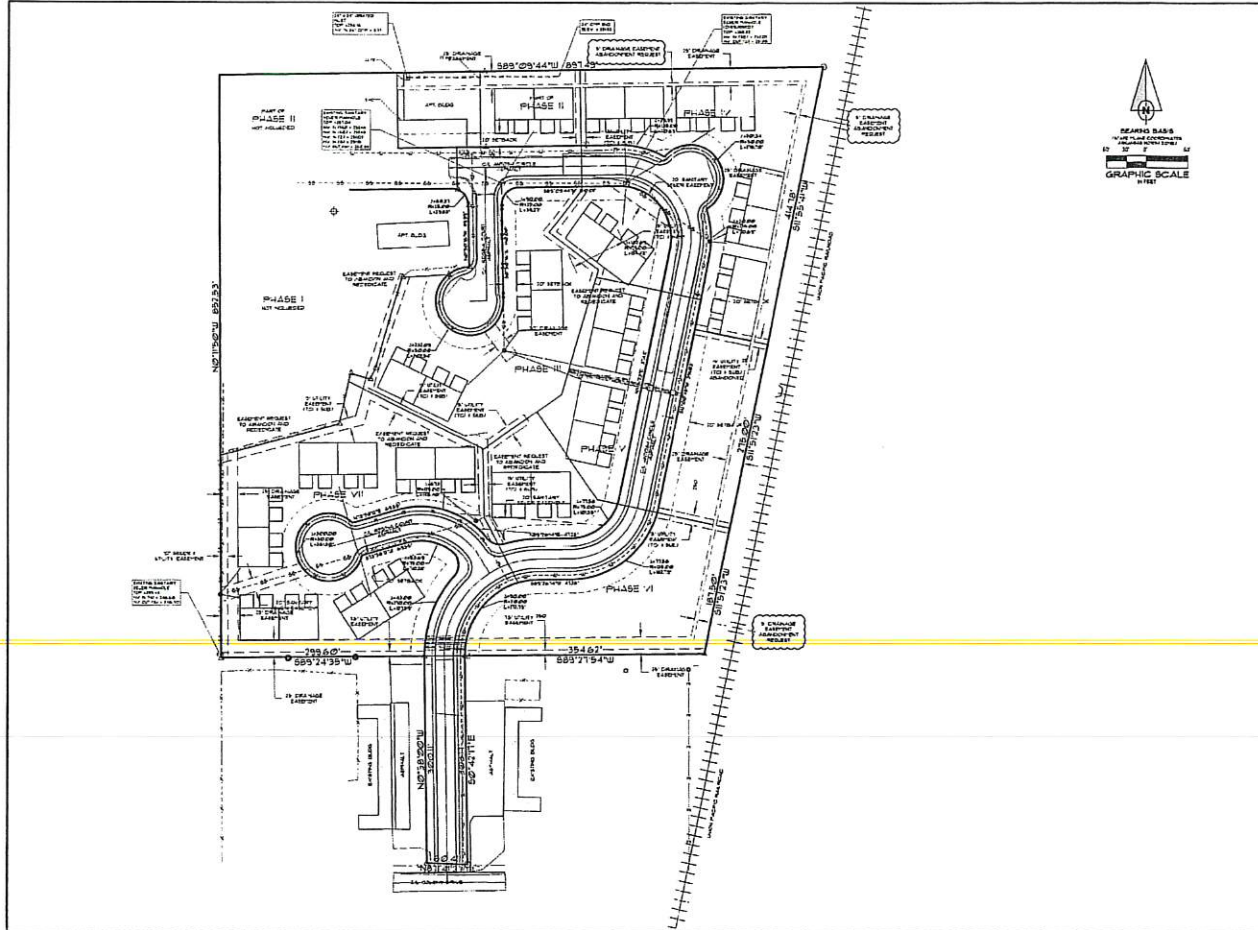
Jake Rice, III, P.E.
Manager, City Water & Light

Enclosure

Cc: Associated Engineering

Jake Rice III, MANAGER

CITY WATER & LIGHT • 400 East Monroe • P.O. Box 1289 • Jonesboro, Arkansas 72403-1289 • 870/935-5581



CITIFIRST PROPERTY GROUP, LLC
 BRENDA VILLAGE
 ANTOSH CIRCLE
 JONESBORO, ARKANSAS

ASSOCIATED
 ENGINEERING, LLC
 CIVIL ENGINEERING - LAND SURVEYING
 LAND PLANNING
 101 EASTWAY DRIVE, SUITE 100
 JONESBORO, ARKANSAS 72403
 PHONE: 501.931.7142 FAX: 501.931.7038



NO.	DESCRIPTION	DATE
1	REVISED PER COM	08/20/10
2	REVISED PER COM	08/20/10
3	ADD RECORDS	10/20/10
4	REVISED PER COM	08/20/10
5	REVISED PER COM	08/20/10

EASEMENT
 SKETCH

DATE:	10/20/10	DRAWN BY:	WJL
DESIGNED BY:	WJL	CHECKED BY:	WJL
SCALE:	AS SHOWN	DATE:	10/20/10
BY:	WJL	PROJECT:	BREND V

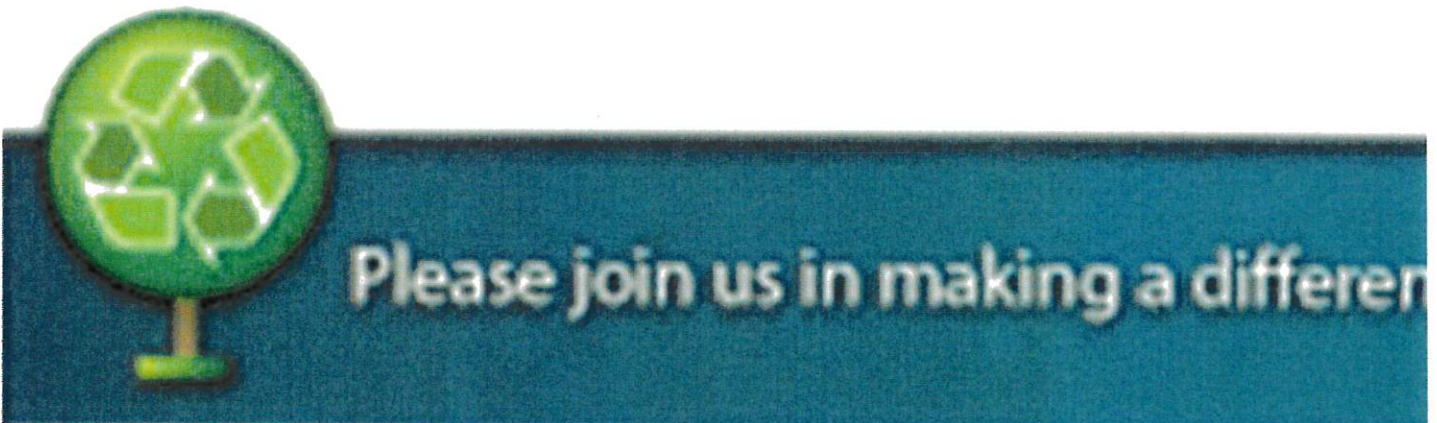
John M. Easley

From: Alice Martin <Alice.Martin@RitterCommunications.com>
Sent: Monday, November 16, 2020 11:43 AM
To: John M. Easley
Subject: RE: Brendar Village
Attachments: Abandonment Easement 11-16-2020 BRENDAR VILLAGE DRAINAGE EASEMENT.pdf

John,
Per your request please see the above attachment.

Alice Martin
Engineering Supervisor
Ritter Communications Inc
2109 Fowler Ave
Jonesboro, AR 72401
O: 870-336-3476
M: 870-243-5681
alice.martin@rittercommunications.com

Ritter



This electronic mail transmission may contain confidential or privileged information. If you believe that you have received this message in error, please notify the sender by reply transmission and delete the message without copying or disclosing it.

From: John M. Easley [mailto:john.easley@assocengllc.onmicrosoft.com]
Sent: Monday, November 16, 2020 10:13 AM
To: Alice Martin
Subject: Brendar Village

*** THIS IS AN EXTERNAL E-MAIL. Please be cautious when opening attachments or clicking links. ***

Alice,

Attached is a request for a partial drainage easement abandonment at Brendar Village.

Thanks,

John

John M. Easley, PE, PS



Associated Engineering, LLC

P.O. Box 1462

Jonesboro, AR 72403

Ph: 870-932-3594

Fax: 870-935-1263

e-mail: John.Easley@associatedengineering.com



Associated Engineering, LLC

103 S. Church Street – P.O. Box 1462 – Jonesboro, AR 72403 – Phone: (870) 932-3594 – Fax: (870) 935-1263

I, ALICE MARTIN (print name), concur in the abandonment of 5' of an existing drainage easement as shown in the drawing provided.

Alice Martin

Alice Martin (signature)
OSP Engineering Supervisor, Ritter Communications, Inc.

John M. Easley

From: MARTINEZ, ANTHONY W <am1962@att.com>
Sent: Tuesday, November 17, 2020 3:27 PM
To: John M. Easley
Subject: RE: Brendar Village
Attachments: Scanned from a Xerox Multifunction Printer.pdf

John,

Attached is the signed request from AT&T to abandon the easements on the attached sketch. Let me know if you need anything else.

Thank you,

Anthony W. Martinez
Manager-Engineering Design
Jonesboro, AR
(870) 972-7596

AT&T

"This e-mail and any files transmitted with it are AT&T property, are confidential, and are intended solely for the use of the individual or entity to whom this e-mail is addressed. If you are not one of the named recipient(s) or otherwise have reason to believe that you have received this message in error, please notify the sender and delete this message immediately from your computer. Any other use, retention, dissemination, forwarding, printing, or copying of this e-mail is strictly prohibited."

From: John M. Easley <john.easley@assocengllc.onmicrosoft.com>
Sent: Thursday, November 12, 2020 9:28 AM
To: MARTINEZ, ANTHONY W <am1962@att.com>
Subject: Brendar Village

Anthony,

Attached is information on an easement request at Brendar Village. Citifirst Property Group is asking that the easements shown on the sketch be abandoned the same way as the earlier easement by release.

We would then rededicate the easement as a general utility easement. This request is so that natural gas can be installed to the future units.

Please call if you have questions.

Thanks,

John

John M. Easley, PE, PS



Associated Engineering, LLC

P.O. Box 1462

Jonesboro, AR 72403

Ph: 870-932-3594 Fax: 870-935-1263

e-mail: John.Easley@associatedengineering.com



Associated Engineering, LLC

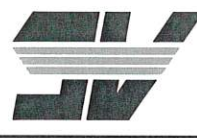
103 S. Church Street – P.O. Box 1462 – Jonesboro, AR 72403 – Phone: (870) 932-3594 – Fax: (870) 935-1263

I, Anthony MARTINEZ (print name), concur in the abandonment of 5' of an existing 25' drainage easement as shown in the drawing provided.

Anthony Martinez (signature)
AT&T Arkansas

CITIFIRST PROPERTY GROUP, LLC
 BRENDAVILL VILLAGE
 ANTOUGH CIRCLE
 JONESBORO, ARKANSAS

ASSOCIATED
 ENGINEERING, LLC
 CIVIL ENGINEERING • LAND SURVEYING
 LAND PLANNING



NO.	DESCRIPTION	DATE
1	PRELIMINARY PLAN	10/15/14
2	REVISE PER PLAN CORRECTIONS	11/10/14
3	REVISE PER PLAN CORRECTIONS	11/10/14
4	REVISE PER PLAN CORRECTIONS	11/10/14
5	REVISE PER PLAN CORRECTIONS	11/10/14

EASEMENT
 SKETCH

DATE:	10/15/14	DRAWN BY:	JK
CAD FILE:	11/10/14	CHECKED BY:	JK
OWNER:	CITIFIRST	PROJECT:	BREDAVILL
SCALE:	1" = 40'	SHEET:	001

