



August 29, 2022

Tralan Engineering, LLC
Attn: Michael Boggs, PE
2916 Wood St
Jonesboro, AR 72404

RE: Abandonment of the Electric Easement at 3001 Apache

Dear Mr. Easley,

The City of Jonesboro Engineering and Planning Departments concur with the abandonment of the Electric Easement, as shown on the attached drawing, located at 3001 Apache Dr.

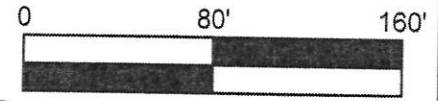
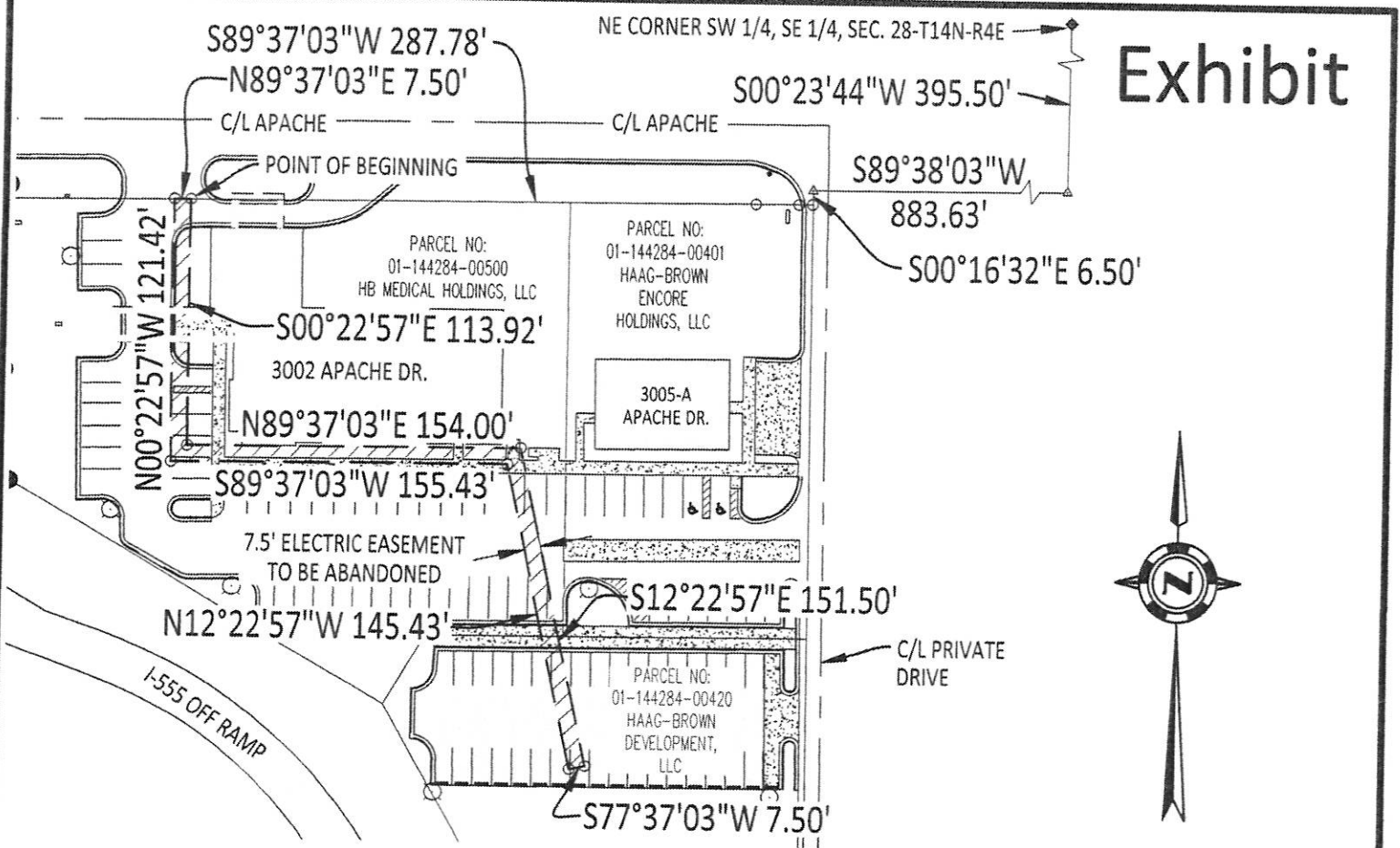
Please call if more information is needed.

Sincerely,

Craig Light, PE, CFM
Chief City Engineer

Derrel Smith
Planning Director

Exhibit



Scale 1" = 80'

LEGAL DESCRIPTION: (EASEMENT ABANDONMENT)

A PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 14 NORTH, RANGE 4 EAST, CRAIGHEAD COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 28, SAID POINT LYING ON THE WEST RIGHT-OF-WAY OF MIDDLEFIELD DRIVE; THENCE S00°23'44" W ALONG SAID MIDDLEFIELD DRIVE RIGHT-OF-WAY LINE 395.50 FT. TO A POINT, SAID POINT LYING ON THE SOUTH RIGHT-OF-WAY LINE OF APACHE DRIVE; THENCE ALONG SAID SOUTH RIGHT OF WAY LINE AS FOLLOWS: S89°38'03"W A DISTANCE OF 883.63 FT. TO A POINT, S00°16'32"E A DISTANCE OF 6.50 FT. TO A POINT, S89°37'03"W A DISTANCE OF 287.78 FT. TO A POINT, SAID POINT BEING THE POINT OF BEGINNING; THENCE LEAVING SAID SOUTH RIGHT OF WAY LINE, RUN S00°22'57"E A DISTANCE OF 113.92 FT. TO A POINT; THENCE N89°37'03"E A DISTANCE OF 154.00 FT. TO A POINT; THENCE S12°22'57"E A DISTANCE OF 151.50 FT. TO A POINT; THENCE S77°37'03"W A DISTANCE OF 7.50 FT. TO A POINT; THENCE N12°22'57"W A DISTANCE OF 145.43 FT. TO A POINT; THENCE S89°37'03"W A DISTANCE OF 155.43 FT. TO A POINT; THENCE N00°22'57"W A DISTANCE OF 121.42 FT. TO A POINT ON AFORESAID SOUTH RIGHT OF WAY LINE OF APACHE DRIVE; THENCE RUN ALONG THE SOUTH RIGHT OF WAY LINE OF APACHE DRIVE N89°37'03"E A DISTANCE OF 7.50 FT. TO THE POINT OF BEGINNING, SAID EASEMENT ABANDONMENT RUNS OVER AND ACROSS PARCEL NO. 01-144284-00500 AND PARCEL NO. 01-144284-00420.



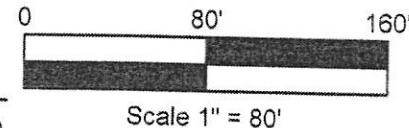
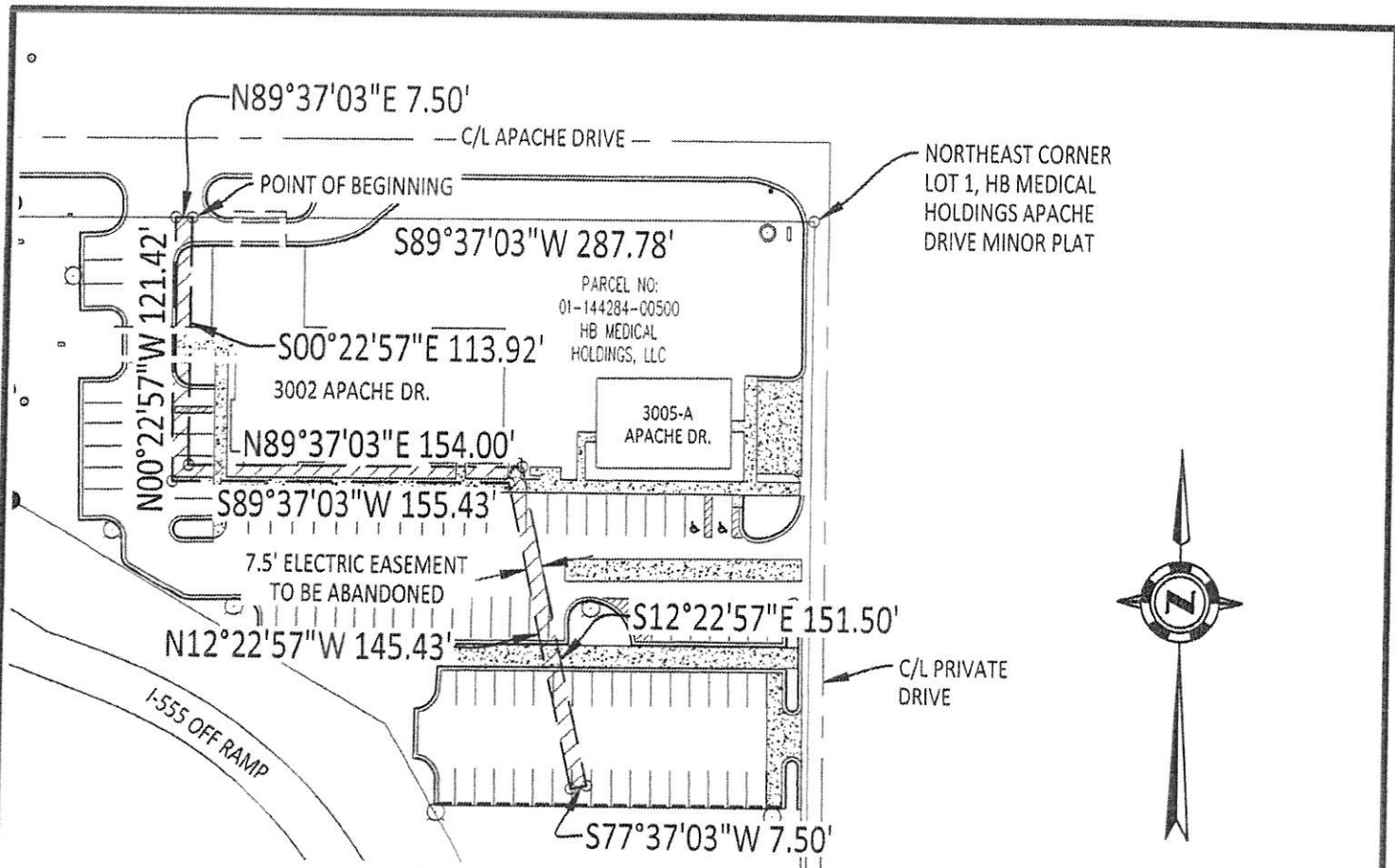
Horizon
LAND SURVEYING, LLC

2918 WOOD STREET
JONESBORO, AR 72404
PH: 1-870-243-0092
WWW.HORIZONLANDSURVEYING.COM

7.5' ELECTRIC EASEMENT ABANDONMENT

DRAWING INFO		REVISIONS		
DATE:	02/24/2022	DATE	BY	DESCRIPTION
DRAWN BY:	BRE			
JOB NO:	H21-205			
SCALE:	1"=80'			





LEGAL DESCRIPTION: (EASEMENT ABANDONMENT)

A PART OF LOT 1 OF HB MEDICAL HOLDINGS APACHE DRIVE MINOR PLAT TO JONESBORO, CRAIGHEAD COUNTY, ARKANSAS (DOCUMENT NO. 2022R-004924) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 1; THENCE S89°37'03"W ALONG THE SOUTH RIGHT OF WAY LINE OF APACHE DRIVE AND THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 287.78 FT. TO A POINT, SAID POINT BEING THE POINT OF BEGINNING; THENCE LEAVING SAID SOUTH RIGHT OF WAY LINE AND THE NORTH LINE OF SAID LOT 1, RUN S00°22'57"E A DISTANCE OF 113.92 FT. TO A POINT; THENCE N89°37'03"E A DISTANCE OF 154.00 FT. TO A POINT; THENCE S12°22'57"E A DISTANCE OF 151.50 FT. TO A POINT; THENCE S77°37'03"W A DISTANCE OF 7.50 FT. TO A POINT; THENCE N12°22'57"W A DISTANCE OF 145.43 FT. TO A POINT; THENCE S89°37'03"W A DISTANCE OF 155.43 FT. TO A POINT; THENCE N00°22'57"W A DISTANCE OF 121.42 FT. TO A POINT ON AFORESAID SOUTH RIGHT OF WAY LINE OF APACHE DRIVE AND THE NORTH LINE OF SAID LOT 1; THENCE RUN ALONG SAID SOUTH RIGHT OF WAY LINE OF APACHE DRIVE AND THE NORTH LINE OF SAID LOT 1, N89°37'03"E A DISTANCE OF 7.50 FT. TO THE POINT OF BEGINNING, SAID EASEMENT ABANDONMENT RUNS OVER AND ACROSS PARCEL NO. 01-144284-00500.



Horizon
LAND SURVEYING, LLC

2918 WOOD STREET
JONESBORO, AR 72404
PH: 1-870-243-0092
WWW.HORIZONLANDSURVEYING.COM

**7.5' ELECTRIC EASEMENT
ABANDONMENT**

DRAWING INFO		REVISIONS		
DATE:	05/31/2022	DATE	BY	DESCRIPTION
DRAWN BY:	BRE			
JOB NO:	H21-205			
SCALE:	1"=80'			



PETITION

To: Honorable Harold Copenhaver, Mayor, and Members of the City Council of the City of Jonesboro, Arkansas

AN ORDINANCE VACATING A ELECTRIC EASEMENT LOCATED IN:

A PART OF LOT 1 OF HB MEDICAL HOLDINGS APACHE DRIVE MINOR PLAT TO JONESBORO, CRAIGHEAD COUNTY, ARKANSAS (DOCUMENT NO. 2022R-004924) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 1; THENCE S89°37'03"W ALONG THE SOUTH RIGHT OF WAY LINE OF APACHE DRIVE AND THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 287.78 FT. TO A POINT, SAID POINT BEING THE POINT OF BEGINNING; THENCE LEAVING SAID SOUTH RIGHT OF WAY LINE AND THE NORTH LINE OF SAID LOT 1, RUN S00°22'57"E A DISTANCE OF 113.92 FT. TO A POINT; THENCE N89°37'03"E A DISTANCE OF 154.00 FT. TO A POINT; THENCE S12°22'57"E A DISTANCE OF 151.50 FT. TO A POINT; THENCE S77°37'03"W A DISTANCE OF 7.50 FT. TO A POINT; THENCE N12°22'57"W A DISTANCE OF 145.43 FT. TO A POINT; THENCE S89°37'03"W A DISTANCE OF 155.43 FT. TO A POINT; THENCE N00°22'57"W A DISTANCE OF 121.42 FT. TO A POINT ON AFORESAID SOUTH RIGHT OF WAY LINE OF APACHE DRIVE AND THE NORTH LINE OF SAID LOT 1; THENCE RUN ALONG SAID SOUTH RIGHT OF WAY LINE OF APACHE DRIVE AND THE NORTH LINE OF SAID LOT 1, N89°37'03"E A DISTANCE OF 7.50 FT. TO THE POINT OF BEGINNING, SAID EASEMENT ABANDONMENT RUNS OVER AND ACROSS PARCEL NO. 01-144284-00500.

We, the undersigned, being the owner(s) of property adjoining the following described property:

A PART OF LOT 1 OF HB MEDICAL HOLDINGS APACHE DRIVE MINOR PLAT TO JONESBORO, CRAIGHEAD COUNTY, ARKANSAS (DOCUMENT NO. 2022R-004924) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 1; THENCE S89°37'03"W ALONG THE SOUTH RIGHT OF WAY LINE OF APACHE DRIVE AND THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 287.78 FT. TO A POINT, SAID POINT BEING THE POINT OF BEGINNING; THENCE LEAVING SAID SOUTH RIGHT OF WAY LINE AND THE NORTH LINE OF SAID LOT 1, RUN S00°22'57"E A DISTANCE OF 113.92 FT. TO A POINT; THENCE N89°37'03"E A DISTANCE OF 154.00 FT. TO A POINT; THENCE S12°22'57"E A DISTANCE OF 151.50 FT. TO A POINT; THENCE S77°37'03"W A DISTANCE OF 7.50 FT. TO A POINT; THENCE N12°22'57"W A DISTANCE OF 145.43 FT. TO A POINT; THENCE S89°37'03"W A DISTANCE OF 155.43 FT. TO A POINT; THENCE N00°22'57"W A DISTANCE OF 121.42 FT. TO A POINT ON AFORESAID SOUTH RIGHT OF WAY LINE OF APACHE DRIVE AND THE NORTH LINE OF SAID LOT 1; THENCE RUN ALONG SAID SOUTH RIGHT OF WAY LINE OF APACHE DRIVE AND THE NORTH LINE OF SAID LOT 1, N89°37'03"E A DISTANCE OF 7.50 FT. TO THE POINT OF BEGINNING, SAID EASEMENT ABANDONMENT RUNS OVER AND ACROSS PARCEL NO. 01-144284-00500.

Herewith file and present this petition to the City Council of the City of Jonesboro, Arkansas to have the easement described above closed and abandoned.

Dated this _____ day of _____, 20__.

PROPERTY OWNER, NAME AND ADDRESS

HB Medical Holdings, LLC.
2221 Hill Park Cv
Jonesboro, AR 72401

Signature

Date

Subscribed and sworn to before me this _____ day of _____, 20__.

Expiration Date: _____

Notary

Type of Instrument:
Grantor(s): City Water & Light Plant
of the City of Jonesboro, Arkansas
Grantee(s): Record Owners of Title

This Instrument Prepared By:
Waddell, Cole & Jones, P.A.
Attorneys at Law
P.O. Box 1700
Jonesboro, AR 72403

After Recording, Return To:
City Water & Light Plant
of the City of Jonesboro, Arkansas
400 East Monroe
PO Box 1289
Jonesboro, AR 72403-1289

QUITCLAIM DEED FOR RELINQUISHMENT OF EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

That, CITY WATER & LIGHT PLANT OF THE CITY OF JONESBORO, ARKANSAS, a consolidated municipal improvement district, Grantor, by its Manager, duly authorized by its Board of Directors, for good and valuable consideration, the sufficiency of which is hereby acknowledged, does hereby grant, convey, sell and quitclaim unto the record owners of title to the Property (as defined below) ("Grantee"), and unto their heirs, successors and assigns forever, all its right, title, interest and claim in and to the lands lying in Craighead County, Arkansas, and more particularly described in the **Exhibit "A"** attached hereto and incorporated herein by reference (the "Property"), with the intent that any easement of Grantor in the Property shall be forever extinguished, and the Grantee, its successors, heirs and assigns, shall have and enjoy the Property, free and absolutely discharged from any easement of Grantor in the Property.

To have and to hold the same unto the said Grantee, and unto their heirs, successors and assigns forever, with all appurtenances thereunto belonging.

IN TESTIMONY WHEREOF, this instrument is hereby executed by the aforescribed officer of Grantor this 24th day of August, 2022.

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

By: [Signature]
Name: Jake Rice III
Title: Manager

ACKNOWLEDGMENT

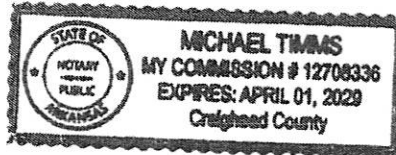
STATE OF ARKANSAS
COUNTY OF CRAIGHEAD

On this day before me, the undersigned, a Notary Public, within and for the County and State aforesaid, duly qualified, commissioned and acting, personally appeared Jake Rice, to me well known, and who subscribed to the foregoing instrument and stated and acknowledged that he was the Manager of City Water & Light Plant of the City of Jonesboro, Arkansas, a corporation, and that he as such corporate officer, being authorized so to do, had signed, executed, and delivered the foregoing instrument for the consideration, uses, and purposes therein contained, by signing himself as such officer and executing on behalf of the corporation as such officer.

WITNESS my hand and seal on this 24th day of August, 2022.

[Signature: Michael Timms]
Notary Public

My Commission Expires:
April 01, 2029



AMOUNT OF TAX \$ 0
I certify under penalty of false swearing that the legally correct amount of documentary stamps have been placed on this instrument. Exempt or no consideration paid if none shown.

[Signature]
Grantee or Agent

Grantee's Address: 2221 Ann Park Cove
JONESBORO, AR 72401



phone 870.336.3434

1.888.336.4249

fax 870.336.3401

office 2400 Ritter

March 30, 2022

Horizon Land Surveying

2918 Wood Street

Jonesboro, AR, 72404

To whom it may concern,

Ritter Communications agrees with the abandonment of the utility easement as described in the two attached document named H21-205 Urgent Care Apache Easement Abandonments.

Thanks

A handwritten signature in black ink, appearing to read "Rich Busby", is written over a large, light-colored scribble or watermark.

Rich Busby

Ritter Communications

OSP Engineering Director

Office 870-336-3471

rich.busby@rittercommunications.com



Todd R. Gregory
AT&T Arkansas
Right-of-Way &
Joint Pole Use Mgr.

P.O. Box 6505
Hot Springs, AR 71901
Phone: (501) 321-3207
Cell: (501) 276-3791
tg5473@att.com

UTILITY APPROVAL FORM FOR RIGHT-OF-WAY, ALLEY
AND UTILITY EASEMENT VACATIONS:

DATE: 04/06/2022

UTILITY COMPANY: **Southwestern Bell Telephone Company d.b.a. AT&T Arkansas**

REQUESTED VACATION:

Water/Sewer Easement

I have been notified of the petition for Easement Abandonment for a 20' Water/Sewer Easement at 3005-A, Apache Dr. in Jonesboro, AR.

Described as follows:

**LEGAL DESCRIPTION:
(EASEMENT ABANDONMENT)**

A PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 14 NORTH, RANGE 4 EAST, CRAIGHEAD COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 28, SAID POINT LYING ON THE WEST RIGHT-OF-WAY OF MIDDLEFIELD DRIVE; THENCE S00°23'44" W ALONG SAID MIDDLEFIELD DRIVE RIGHT-OF-WAY LINE 395.50 FT. TO A POINT, SAID POINT LYING ON THE SOUTH RIGHT-OF-WAY LINE OF APACHE DRIVE; THENCE ALONG SAID SOUTH RIGHT OF WAY LINE AS FOLLOWS: S89°38'03"W A DISTANCE OF 883.63 FT. TO A POINT, S00°16'32"E A DISTANCE OF 6.50 FT. TO A POINT, S89°37'03"W A DISTANCE OF 6.36 FT. TO A POINT, SAID POINT BEING THE POINT OF BEGINNING; THENCE LEAVING SAID SOUTH RIGHT OF WAY LINE, RUN S00°18'47"W A DISTANCE OF 492.29 FT. TO A POINT; THENCE N89°41'13"W A DISTANCE OF 13.26 FT. TO A POINT ON THE NORTH RIGHT OF WAY LINE OF I-555; THENCE N36°59'29"W ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 11.12 FT. TO A POINT; THENCE LEAVING SAID NORTH RIGHT OF WAY LINE, RUN N00°18'47"E A DISTANCE OF 483.20 FT. TO A POINT ON AFORESAID SOUTH RIGHT OF WAY LINE OF APACHE DRIVE; THENCE RUN ALONG THE SOUTH RIGHT OF WAY LINE OF APACHE DRIVE N89°37'03"E A DISTANCE OF 20.00 FT. TO THE POINT OF BEGINNING, SAID EASEMENT ABANDONMENT RUNS OVER AND ACROSS PARCEL NO. 01-144284-00401 AND PARCEL NO. 01-144284-00420.

UTILITY COMPANY COMMENTS:

No objections to the vacation described above.

Signature of AT&T Company Representative:

Todd R. Gregory



03/22/2022

Herizon Land Surveying, LLC
2918 Wood St
Jonesboro, AR 72404

Herizon Land Surveying, LLC:

After reviewing your request of the Easement Abandonment in Jonesboro, AR, Cebridge Acquisition, L.P. d/b/a Suddenlink Communications has verified there is not active CATV facilities in this easement called out in Exhibit A.

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 "Mike Alexander", with a stylized flourish at the end.

Mike Alexander
Senior Vice President



Summit Utilities Arkansas, Inc.

1400 Centerview Dr.
Little Rock, AR 72211
summitutilities.com

UTILITY RELEASE FORM

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

Utility Company: Summit Utilities Arkansas, Inc. Date: 3/23/2022

Requested Abandonment: Easement Abandonment

Legal Description:

Abandon a part of the southwest quarter of the southeast quarter of section 28, township 14 north, range 4 east, Craighead County, Arkansas, and being more particularly described as follows: commencing at the northeast corner of the southwest quarter of the southeast quarter of said section 28, said point lying on the west right-of-way of Middlefield Drive; thence S00°23'44" W along said Middlefield Drive right-of-way line 395.50 FT. to the point, said point lying on the south right-of-way line of Apache Drive; thence along said south right-of-way line as follows: S89°38'03"W a distance of 883.63 FT. to a point, S00°16'32"E a distance of 6.50 FT. to a point, S89°37'03"W a distance of 287.78 FT. to a point, said point being the point of beginning; thence leaving said south right-of-way line, run S00°22'57"E a distance of 113.92 FT. to a point; thence N89°37'03"E a distance of 154.00 FT. to a point; thence S12°22'57"E a distance of 151.50 FT. to a point; thence S77°37'03"W a distance of 7.50 FT. to a point; thence N12°22'57"W a distance of 145.43 FT. to a point; thence S89°37'03"W a distance of 155.43 FT. to a point, thence N00°22'57"W a distance of 121.42 FT. to a point on aforesaid south right-of-way line of Apache Drive; thence run along the south right-of-way line of Apache Drive N89°37'03"E a distance of 7.50 FT. to the point of beginning, said easement abandonment runs over and across parcel NO. 01-144284-00500 and parcel NO. 01-144284-00420. Please see the Exhibit on the next page for more details.

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.

Described reasons for objection or easements to be retained.

Grace Grubb
Signature of Utility Company Representative

Engineer
Title