RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS, TO PLACE A MUNICIPAL LIEN ON PROPERTY LOCATED AT Caraway Road, PARCEL 01-144283-08400, JONESBORO, ARKANSAS 72401, OWNED BY NE ARKANSAS HOSPITALITY LLC

LEGAL DESCRIPTION: TRACT 1: LOWE'S ADDITION TO THE CITY OF JONESBORO. ARKANSAS AS SHOWN BY PLAT IN PLAT CABINET "B" AT PAGE 21 IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER, JONESBORO, CRAIGHEAD COUNTY, ARKANSAS. TRACT 2: THE FOLLOWING DESCRIBED LANDS IN JONEBORO, CRAIGHEAD COUNTY. ARKANSAS, TO WIT: THAT PART OF THE NORTHWET QUARTER OF THE SOUTHWEST OUARTER OF SECTION 28, TOWNSHIP 14 NORTH, RANGE 4 EAST, DESCRIBED AS FOLLOWS: FROM THE SOUTHWEST CORNER OF SAID TRACT, RUN THENCE NORTH 89 DEGREES 24' 00" EAST A DISTANCE 60.00 FEET TO A POINT; THENCE NORTH 00 DEGREES 00' 00" EAST A DISTANCE OF 384.08 FEET TO A POINT; THENCE NORTH 89 DEGREES 24' 00" EAST A DISTANCE OF 935.18 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 09' 48" EAST A DISTANCE OF 298.56 FEET TO POINT ON THE WEST LINE OF FAIR PARK BOULEVARD; THENCE NORTH 00 DEGREES 05' 17" WEST ALONG SAID WEST LINE A DISTANCE OF 256.07 FEET TO A POINT; THENCE LEAVING SAID WEST LINE, RUN SOUTH 89 DEGREES 35' 24" WEST A DISTANCE OF 295.13 FEET TO A POINT; THENCE SOUTH 00 DEGREES 39' 59" WEST A DISTANCE OF 258.33 FEET TO THE POINT OF BEGINNING; CONTAINING 1.75 ACRES AND BEING SUBJECT TO EASEMENTS AND RIGHTS OF WAY OF RECORD, BEING THE SAME PROPERTY AS IS SHOWN IN MINOR PLAT SURVEY FOR: RUBEN GRIFFIN RECORDED IN PLAT CABINET "C" PAGE 111 AT JONESBORO, ARKANSAS.

WHEREAS, NE Arkansas Hospitality LLC, the owner of record, was properly notified of a code violation at Caraway Road, Parcel 01-144283-08400, Jonesboro, AR 72401, and refused to remove or correct the conditions identified by the code enforcement officer of the City of Jonesboro, Arkansas; and,

WHEREAS, the code enforcement officer corrected the code violation using city funds in the amount of \$510.00; and,

WHEREAS, the City of Jonesboro seeks to perfect a lien against the affected property to cover the cost of the work pursuant to A.C.A 14-15-903; and,

NOW THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS, THAT:

1. The city should proceed with placing a lien on the property located at Caraway Road, Parcel 01-144283-08400, Jonesboro, AR 72401.

IN THE CIRCUIT COURT OF CRAIGHEAD COUNTY, ARKANSAS

AFFIDAVIT OF STATUTORY LIEN

- I, Michael Tyner, being duly sworn, depose and say as follows:
- 1. My name is Michael Tyner. I am the Director of Code Enforcement for Jonesboro, Arkansas ("the City"), and as such I am authorized to make this Affidavit of Statutory Lien.
- 2. On May 21, 2019 a Notice to Comply was mailed to NE Arkansas Hospitality LLC, at P.O. Box 1444, Fayetteville, AR 72702. Due to the Owner's failure to abide by the notice within the required time, the City took corrective action as was necessary, or the City caused as much of the work as was left undone by the Owner at the expiration of the time allowed. An itemized account of this indebtedness is as follows:

DATE OF SERVICE	TYPE OF WORK	ORDINANCE NUMBER	COST
6-5-2019	Mowing & Clean Up	13:053	\$295.00
7-30-2019	Mowing & Clean Up		\$215.00

3. The above statement of cost is true and correct and the amount of indebtedness is now due the City for cost and expenses incurred on the following described real property located in Jonesboro, Craighead County, Arkansas:

ADDRESS OF PROPERTY & LEGAL DESCRIPTION

Address: Caraway Rd, Parcel 01-144283-08400, Jonesboro, AR 72401.

Legal Description: TRACT 1: LOWE'S ADDITION TO THE CITY OF JONESBORO, ARKANSAS AS SHOWN BY PLAT IN PLAT CABINET "B" AT PAGE 21 IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER, JONESBORO, CRAIGHEAD COUNTY, ARKANSAS.

TRACT 2: THE FOLLOWING DESCRIBED LANDS IN JONEBORO, CRAIGHEAD COUNTY, ARKANSAS, TO WIT: THAT PART OF THE NORTHWET QUARTER OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 14 NORTH, RANGE 4 EAST, DESCRIBED AS FOLLOWS: FROM THE SOUTHWEST CORNER OF SAID TRACT, RUN THENCE NORTH 89

DEGREES 24' 00" EAST A DISTANCE 60.00 FEET TO A POINT; THENCE NORTH 00 DEGREES 00' 00" EAST A DISTANCE OF 384.08 FEET TO A POINT; THENCE NORTH 89 DEGREES 24' 00"

EAST A DISTANCE OF 935.18 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89
DEGREES 09' 48" EAST A DISTANCE OF 298.56 FEET TO POINT ON THE WEST LINE OF FAIR
PARK BOULEVARD; THENCE NORTH 00 DEGREES 05' 17" WEST ALONG SAID WEST LINE A
DISTANCE OF 256.07 FEET TO A POINT; THENCE LEAVING SAID WEST LINE, RUN SOUTH
89 DEGREES 35' 24" WEST A DISTANCE OF 295.13 FEET TO A POINT; THENCE SOUTH 00
DEGREES 39' 59" WEST A DISTANCE OF 258.33 FEET TO THE POINT OF BEGINNING;
CONTAINING 1.75 ACRES AND BEING SUBJECT TO EASEMENTS AND RIGHTS OF WAY OF
RECORD, BEING THE SAME PROPERTY AS IS SHOWN IN MINOR PLAT SURVEY FOR:
RUBEN GRIFFIN RECORDED IN PLAT CABINET "C" PAGE 111 AT JONESBORO, ARKANSAS.
Parcel Number: 01-143242-16700

- 4. The City has made demand for payment and given the debtor notice of the City's intent to file this lien and the debtor has failed to make payment. No part of the debt has been paid and the City of Jonesboro claims a lien on this real property, pursuant to Ark. Code Ann. § 14-54-903(b) in the amount of \$510.00 to secure this indebtedness.
- 5. Payment must be made to the City Collector's Office, 300 South Church Street, 1st Floor, Jonesboro, Arkansas 72401, within (30) days of this notification. If payment is not made within (30) days, the lien may be certified to Craighead County for collection on real estate taxes or City may pursue a judicial foreclosure in accordance with Ark. Code Ann. § 14-54-904.

FURTHER AFFIANT SAYETH NOT.

Michael Tyner

Director of Code Enfor

Director of Code Enforcement

City of Jonesboro 300 S. Church Street

Jonesboro, AR 72401

Phone: 870-933-4658

STATE OF ARKANSAS COUNTY OF CRAIGHEAD

OFFICIAL SEAL - #12396494
CHRYSTAL GLISSON
NOTARY PUBLIC-ARKANSAS
CRAIGHEAD COUNTY
MY COMMISSION EXPIRES: 11-20-23



AFFIDAVIT

The arkansas Hospitality exc
P.O. Box 1444
Fayetheville, ar 72702
RE: Caraway lot, parcel # 01-144233-08400
I, Michael Tyner, a Code Enforcement Officer, being duly sworn upon oath, that I served the attached notice(s) upon each of the persons or firms therein addressed, by depositing copies thereof in the United States Mail, enclosed within envelopes plainly addressed, as shown with postage fully prepaid, at the Jonesboro, Arkansas Post Office located at 310 East Street, Suite a before 3:00 P.M., on the
Michael Tyner Jonesboro Code Enforcement
Subscribed and sworn to before me the 21^{36} day of May , 2019 .
Notary Public OFFICIAL SEAL - #12396494 CHRYSTAL GLISSON NOTARY PUBLIC-ARKANSAS



CITY OF JONESBORO CODE ENFORCEMENT

DATE: 05/20/2019

TO: NE Arkansas Hospitality LLC P.O Box 1444 Fayetteville, AR 72702

In regards to property located at

Caraway Jonesboro, AR 72401 .

Parcel# 01-144283-08400

Our records show that you own the property listed above. We have observed that the <u>property is overgrown</u>. We are sending this letter and are allowing you the chance to correct the violation that is mentioned below by <u>05/30/19</u>. If the issue is not corrected by the date listed, the City will <u>mow and weed eat the property using a contractor</u>, and place a lien on your property. Please call the Code Enforcement Office at (870) 933-4658 if you have any questions. If you would like to view the ordinance in violation online, they are available on City Clerk section of <u>www.jonesboro.org</u>

Section __Sec. 30-5 - Overgrown Grass, Weeds, Vines, or Low hanging Limbs

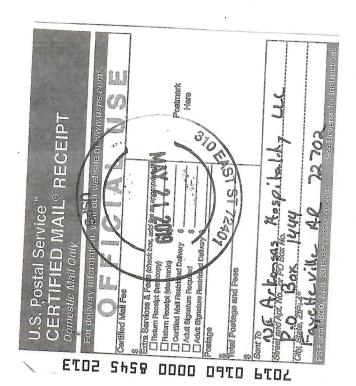
Robinson, Aaron

870-351-2572

Code Enforcement Officer



NE Arkansas Hospitality LLC P.O Box 1444 Fayetteville, AR 72702





CITY OF JONESBORO

Code Enforcement

Request For Invoice

Date: 6-5-2019

To: Becky Sharp

Property Address:

Caraway Road Parcel# 01-144283-08400 and 01-144283-08500

Jonesboro, AR 72401

Need to send the following charges to this person.

Property Owner:

NE Arkansas Hospitality LLC

P O Box 1444

Fayeteville, Ar 72702

<u>ITEMS</u>	AMOUNTS		
Mowing & Trim Yard	\$ 180.00		
Admin Fee	\$ 100.00		
Filing Fee	\$ 15.00		
Total	\$ 295.00		

Thank you,

Michael McQuay Jonesboro Police Department Code Enforcement Division PO Box 1845 Jonesboro, AR 72403



<u>AFFIDAVIT</u>

TE arkansas Hospitality LLC
P.O. Box 1680
Bentonville, ar 72712
RE: Casaway lots, pacels # - 0!-144383-08400, 0!-144383-08500 I, Michael Tyner, a Code Enforcement Officer, being duly sworn upon oath, that I served the attached notice(s) upon each of the persons or firms therein addressed, by depositing copies thereof in the United States Mail, enclosed within envelopes plainly addressed, as shown with postage fully prepaid, at the Jonesboro, Arkansas Post Office located at 310 East Street, Suite A., before 3:00 P.M., on the _/4_ day of
Michael Typer Jonesboro Code Enforcement
Subscribed and sworn to before me the 14th day of Sure, 2019.
Nu pta Lyligoon OFFICIAL SEAL - #12396494 Notary Public OFFICIAL SEAL - #12396494 CHRYSTAL GLISSON CHRYSTAL GLISSON OFFICIAL SEAL - #12396494 CHRYSTAL GLISSON NOTARY PUBLIC-ARKANSAS NOTARY PUBLIC-ARKANSAS NOTARY PUBLIC - ARKANSAS NOTARY PUBL



DATE	INVOICE NO	
6/5/2019	0060254	

BILL TO

NE Arkansas Hospitality LLC PO Box 1680 Bentonville, AR 72712

\						DUE DATE
						6/30/2019
DESCRIPTION	QUANTITY	EFFECTIVE RATE	AMOUNT	DISCOUNT	CREDIT	BALANCE
PREVIOUS OUTSTANDING BALANCE						19.33
June 2019 Mowing Charges: Filing Fee Admin. Fee Mowing & Trim Yard	1.00 1.00 1.00	15.00 100.00 180.00	15.00 100.00 180.00	0.00 0.00 0.00	0.00 0.00 0.00	15.00 100.00 180.00
		INVOICE TOTAL:	295.00	0.00	0.00	295.00

If payment is not made within (30) days. the lien may be certified to Craighead County for collection on real estate taxes or City may pursue a judicial foreclosure in accordance with Ark. Code Ann. § 14-54-904.

Jonesboro Code Enforcement

PLEASE DETACH BOTTOM PORTION & REMIT WITH YOUR PAYMENT

For questions please contact us at (870) 932-3042

Customer Name:

NE Arkansas Hospitality LLC

Customer No:

017919

Account No:

0034578 - Mowing Acet #01-144283-08400

DUE DATE	INVOICE NO
6/30/2019	0060254

Please remit payment by the due date to:

City of Jonesboro

300 South Church Street

PO Box 1845

Jonesboro, AR 72403

Invoice Total:

Ending Balance:

295.00

Discounts:

0.00

Credit Applied:

0.00 314.33

\$295.00

INVOICE BALANCE: AMOUNT PAID:



NE Arkansas Hospitality LLC P.O. Box 1680 Bentonville, AR 72712





טבחודוו וובט וווהווב

DOLLARS

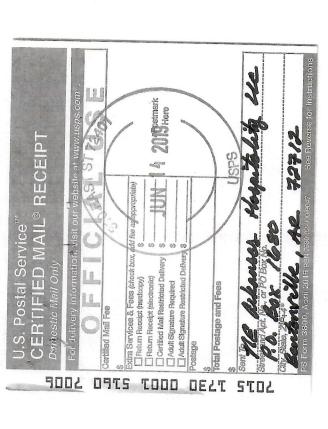
NE Arkansas Hospitality LLC P.O. Box 1680 Bentonville, AR 72 NI XIE

RETURN TO SENDER UNCLAIMED UNABLE TO FORWARD

0007/08/19

72493184345 * 9547-12339-14-1239-14-1239-14-1239-14-12039-14-12039-14-12039-14-12039-14-12039-14-12039-14-12039-14-12039-14-12039-14-12039-14-12039-14-12039-14-12039-14-12039-14-12039-14-12039-14-12039-14-1200-12000-18-12000-18-12000-18-12000-18-12000-18-12000-18-12000-18-

DOGS LA SECT





AFFIDAVIT

ME arkansas Hospitality LLC
P.O. Box 1444
Fegetteville, al 72702
RE: Caraciny, parcel 01-144383-08400
Jones Coro, al 72401
I, Michael Tyner, a Code Enforcement Officer, being duly sworn upon oath, that I seemed the
the description of the persons or firms therein addressed by describing a series
matter in the United States Mail, enclosed within envelopes plainly addressed as charge
Postago larry prepaid, at the Jonesboro, Arkansas Post Office located at 310 Feet Street C.
before 3:00 P.M., on the day of,
Michael Tyner Jonesboro Code Enforcement
Subscribed and sworn to before me the 16th day of July
Notary Public OFFICIAL SEAL - #12396494 CHRYSTAL GLISSON NOTARY PUBLIC-ARKANSAS CRAIGHEAD COUNTY MY COMMISSION EXPIRES: 11-20-23



CITY OF JONESBORO CODE ENFORCEMENT

DATE: 07/15/2019

TO: NE Arkansas Hospitality LLC P.O Box 1444 Fayetteville, AR 72702

In regards to property located at

Caraway Jonesboro, AR 72401 .

Parcel# 01-144283-08400

Our records show that you own the property listed above. We have observed that the <u>property is overgrown</u>. We are sending this letter and are allowing you the chance to correct the violation that is mentioned below by <u>07-23-19</u>. If the issue is not corrected by the date listed, the City will <u>mow and weed eat the property using an outside contractor</u>, and place a lien on your property. Please call the Code Enforcement Office at (870) 933-4658 if you have any questions. If you would like to view the ordinance in violation online, they are available on City Clerk section of <u>www.jonesboro.org</u>

Section __Sec. 30-5 - Overgrown Grass, Weeds, Vines, or Low hanging Limbs

Robinson, Aaron

870-351-2572

Code Enforcement Officer



CITY OF JONESBORO CODE ENFORCEMENT

DATE: 07/15/2019

TO: NE Arkansas Hospitality LLC P.O Box 1444 Fayetteville, AR 72702

In regards to property located at

Caraway Jonesboro, AR 72401 .

Parcel# 01-144283-08500

Our records show that you own the property listed above. We have observed that the <u>property is overgrown</u>. We are sending this letter and are allowing you the chance to correct the violation that is mentioned below by <u>07-23-19</u>. If the issue is not corrected by the date listed, the City will <u>mow and weed eat the property using an outside contractor</u>, and place a lien on your property. Please call the Code Enforcement Office at (870) 933-4658 if you have any questions. If you would like to view the ordinance in violation online, they are available on City Clerk section of <u>www.jonesboro.org</u>

Section __Sec. 30-5 - Overgrown Grass, Weeds, Vines, or Low hanging Limbs

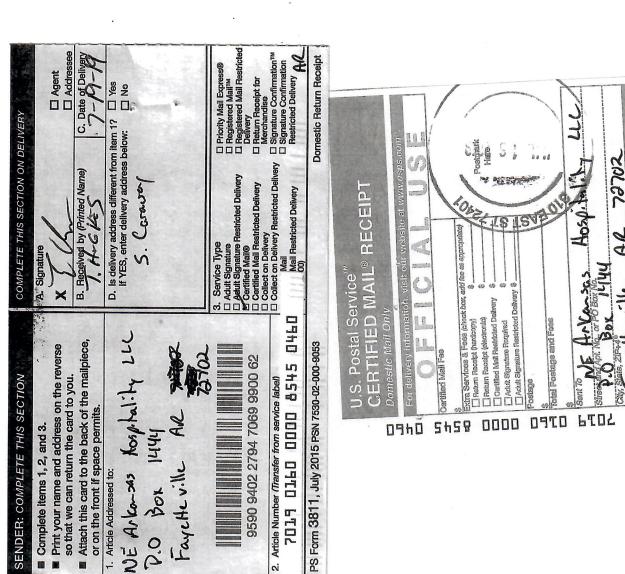
Robinson, Aaron

870-351-2572

Code Enforcement Officer



NE Arkonses Hospitality LLC 2.0 Box 1444 Fayetheville AR 72702





CITY OF JONESBORO

Code Enforcement

Request For Invoice

Date: 7-30-2019

To: Tosha Moss

Property Address:

Caraway Road Parcel# 01-144283-08400

Jonesboro, AR 72401

Need to send the following charges to this person.

Property Owner:

NE Arkansas Hospitality LLC

P O Box 1444

Fayeteville, Ar 72702

<u>ITEMS</u>	AMOUNTS		
Mowing & Trim Yard	\$ 100.00		
Admin Fee Filing Fee	\$ 100.00 \$ 15.00		
Total	\$ 215.00		

Thank you,

Michael McQuay Jonesboro Police Department Code Enforcement Division PO Box 1845 Jonesboro, AR 72403



AFFIDAVIT

The arkansas Hospitality Lec.
P.O. Box 1444
Fayetteville, al 72702
RE: <u>Caraway</u> Ad pareel 01-144283-08400 01-144283-085
Jonesboro, ar 72401
I, Michael Tyner, a Code Enforcement Officer, being duly sworn upon oath, that I served the
attached notice(s) upon each of the persons or firms therein addressed, by depositing copies
thereof in the United States Mail, enclosed within envelopes plainly addressed, as shown with
postage fully prepaid, at the Jonesboro, Arkansas Post Office located at 310 East Street, Suite A
before 3:00 P.M., on the 13 day of August, 3019.
ma-1-1
Michael Tyner
Jonesboro Code Enforcement
Subscribed and sworn to before me the 13th day of Cugust , 2019.
Thruptal Glissin
Notary Public OFFICIAL SEAL - #12306494 CHRYSTAL GLISSON CHRYSTAL GLISSON
NOTABY PUBLIC-ARKANSAS NOTABY PUBLIC-ARKANSAS CRAIGHEAD COUNTY CRAIGHEAD COUNTY CRAIGHEAD COUNTY COMMISSION EXPIRES: 11-20-23
deve accompliant to be with the Assessment to the San



DATE	INVOICE NO		
7/30/2019	0060446		

BILL TO

NE Arkansas Hospitality LLC PO Box 1444 Fayetteville, AR 72702

						DUE DATE
						7/31/2019
DESCRIPTION	QUANTITY	EFFECTIVE RATE	AMOUNT	DISCOUNT	CREDIT	BALANCE
PREVIOUS OUTSTANDING BALANCE						314.33
July 2019 Mowing Charges - #01-144283-08	3400:					
Filing Fee-	1.00	15.00	15.00	0.00	0.00	15.00
Admin. Fee-	1.00	100.00	100.00	0.00	0.00	100.00
Mowing-	1.00	100.00	100.00	0.00	0.00	100.00
		INVOICE TOTAL:	215.00	0.00	0.00	215.00

If payment is not made within (30) days. the lien may be certified to Craighead County for collection on real estate taxes or City may pursue a judicial foreclosure in accordance with Ark. Code Ann. § 14-54-904.

Jonesboro Code Enforcement

PLEASE DETACH BOTTOM PORTION & REMIT WITH YOUR PAYMENT

For questions please contact us at (870) 932-3042

Customer Name:

NE Arkansas Hospitality LLC

Customer No:

017919

Account No:

0034578 - Mowing Acct #01-144283-08400

DUE DATE	INVOICE NO				
7/31/2019	0060446				

Please remit payment by the due date to:

City of Jonesboro

300 South Church Street

PO Box 1845

Jonesboro, AR 72403

PAY ONLINE @

www.jonesboro.org/292/collections

Invoice Total: Discounts:

215.00 0.00

Credit Applied: Ending Balance:

0.00 529.33

INVOICE BALANCE: AMOUNT PAID: \$215.00



NE Arkansas Hospitality LLC P.O. Box 1444 Fayetteville, AR 72702



A. Signature X	B. Referved by (Printed Name) C. Date of Delivery	s different from item 1? Very address below: No	4	j.	Restricted Delivery	□ Certified Mail Restricted Delivery □ Return Receipt for □ Certified Delivery □ Merchandise □ □ Collect on Delivery Merchandise	□ Collect on Delivery Restricted Delivery □ Signature Confirmation™ □ Signature Confirmation □ Hastricted Delivery □ Restricted Delivery	
 Complete items 1, 2, and 3. Print your name and address on the reverse so that we can return the card to you. 	Attach this card to the back of the mailpiece, or on the front if space permits.	1. A Arkanese Hoemitelity I I C	P.O. Box 1444	Fayetteville, AR 72702	0500 0402 4024 604	9230 340Z 4031 303Z 7441 04	2. Article Number (Transfer from service label)	70 F 9047 Tool T. 1. 1. 9047 Tool

COMPLETE THIS SECTION ON DELIVERY

SENDER: COMPLETE THIS SECTION

