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JOHNSON CO. AR FEE \$55.00
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MONICA KING
CIRCUIT CLERK
BY: MISTY HURST
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BK: 1 202018
PG: 743 - 751

EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

THAT WE, JERRY ATKINS, A SINGLE PERSON, THOMAS S. WARREN AND MARY WARREN, HUSBAND AND WIFE, DAVID MICHAEL WILLIS AND BARBARA ANN WILLIS, HUSBAND AND WIFE, RAYMOND LEE HARGIS, A SINGLE PERSON, TERISSA R. LYLE FKA TERISSA HARGIS, A SINGLE PERSON, BARBARA ANN HARGIS BASNETT AND BILL BASNETT, WIFE AND HUSBAND, AND RANDA JOAN HARGIS CRAIN AND DAVID CRAIN, HER HUSBAND; hereinafter referred to as GRANTORS, for and in consideration of TEN Dollars (\$10.00) and other good and valuable considerations, in hand paid by RONALD W. SCROGGINS, A SINGLE PERSON, his heirs and assigns, hereinafter referred to as GRANTEE the receipt of which is hereby acknowledged, hereby grant, bargain and sell and convey unto GRANTEE, his heirs and assigns a 20 foot easement for ingress and egress described as follows:

A 20.0 FEET WIDE NON-EXCLUSIVE EASEMENT CROSSING A PART OF THE NW/4 NW/4, A PART OF THE NE/4 NW/4, AND A PART OF THE SE/4 NW/4, ALL IN SECTION 19, TOWNSHIP 12 NORTH, RANGE 24 WEST, IN JOHNSON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS AND AS SHOWN ON SURVEY PLAT (SURVEYED BY CORNERSTONE LAND SURVEYING ON 9-15-2020, FOR RON SCROGGINS, JOB # 20-829):

COMMENCING AT THE NE CORNER OF SAID NW/4 NW/4, THENCE ALONG THE NORTH LINE THEREOF NORTH 86 DEGREES 55 MINUTES 43 SECONDS WEST 238.88 FEET TO A SET IRON PIN, THENCE SOUTH 02 DEGREES 45 MINUTES 21 SECONDS WEST 130.27 FEET TO THE TRUE POINT OF BEGINNING OF THE CENTERLINE OF SAID EASEMENT, WHICH FALLS ON THE CENTERLINE OF A GRAVEL DRIVE, THENCE 10.0 FEET ALONG EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE, WHICH FOLLOWS THE CENTERLINE OF SAID GRAVEL DRIVE THROUGH THE FOLLOWING COURSES: SOUTH 62 DEGREES 01 MINUTES 04 SECONDS WEST 33.66 FEET, SOUTH 45 DEGREES 56 MINUTES 57 SECONDS WEST 34.00 FEET, SOUTH 29 DEGREES 44 MINUTES 41 SECONDS WEST 52.44 FEET, SOUTH 38 DEGREES 23 MINUTES 13 SECONDS WEST 124.20 FEET, SOUTH 48 DEGREES 05 MINUTES 54 SECONDS WEST 49.31 FEET, SOUTH 37 DEGREES 52 MINUTES 24 SECONDS WEST 20.24 FEET, SOUTH 00 DEGREES 09 MINUTES 20 SECONDS WEST 23.27 FEET, SOUTH 31 DEGREES 26 MINUTES 25 SECONDS EAST 24.75 FEET, SOUTH 35 DEGREES 27 MINUTES 27 SECONDS EAST 54.36 FEET, SOUTH 25 DEGREES 05 MINUTES 19 SECONDS EAST 37.01 FEET, SOUTH 12 DEGREES 32 MINUTES 28 SECONDS EAST 151.33 FEET, SOUTH 11 DEGREES 39 MINUTES 29 SECONDS EAST 168.58 FEET, SOUTH 06 DEGREES 08 MINUTES 46 SECONDS EAST 46.22 FEET, SOUTH 08 DEGREES 25 MINUTES 19 SECONDS EAST 131.45 FEET, SOUTH 14 DEGREES 49 MINUTES 44 SECONDS EAST 33.29 FEET, SOUTH 34 DEGREES 52 MINUTES 11 SECONDS EAST 26.78 FEET, SOUTH 39 DEGREES 53 MINUTES 54 SECONDS EAST 98.98 FEET, SOUTH 39 DEGREES 26 MINUTES 13 SECONDS EAST 232.66 FEET, SOUTH 40 DEGREES 24 MINUTES 25 SECONDS EAST 77.16 FEET, SOUTH 36 DEGREES 33 MINUTES 14 SECONDS EAST 89.10 FEET, SOUTH 58 DEGREES 03 MINUTES 24 SECONDS EAST 136.78 FEET, SOUTH 63 DEGREES 46 MINUTES 51 SECONDS EAST 106.63 FEET, SOUTH 46 DEGREES 27 MINUTES 31 SECONDS EAST 62.44 FEET, SOUTH 36 DEGREES 23 MINUTES

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24.20 FEET, SOUTH 15 DEGREES, 48 MINUTES 27 SECONDS EAST 36.90 FEET, SOUTH 05 DEGREES 48 MINUTES 20 SECONDS WEST 50.64 FEET, SOUTH 29 DEGREES 41 MINUTES 55 SECONDS WEST 32.25 FEET, SOUTH 42 DEGREES 40 MINUTES 38 SECONDS WEST 38.55 FEET, SOUTH 31 DEGREES 03 MINUTES 11 SECONDS WEST 96.38 FEET, SOUTH 21 DEGREES 59 MINUTES 44 SECONDS WEST 195.64 FEET, SOUTH 24 DEGREES 47 MINUTES 39 SECONDS WEST 59.76 FEET, SOUTH 10 DEGREES 58 MINUTES 41 SECONDS WEST 12.87 FEET, SOUTH 09 DEGREES 01 MINUTES 38 SECONDS WEST 113.01 FEET, SOUTH 04 DEGREES 46 MINUTES 30 SECONDS EAST 77.76 FEET, SOUTH 22 DEGREES 18 MINUTES 49 SECONDS EAST 54.33 FEET AND SOUTH 28 DEGREES 03 MINUTES 36 SECONDS EAST 109.44 FEET TO THE TERMINUS POINT OF THE CENTERLINE OF SAID EASEMENT, WHICH FALLS ON THE CENTERLINE OF HIGHWAY #215. SIDELINES OF SAID EASEMENT TERMINATE TO THE NORTH ON THE WEST LINE OF A 2.50 ACRE TRACT AS SHOWN ON SURVEY PLAT (SURVEYED BY CORNERSTONE LAND SURVEYING ON 9-15-2020, FOR RON SCROGGINS, JOB # 20-829) AND TO THE SOUTH ON THE CENTERLINE OF HIGHWAY #215. EASEMENT COVERS APPROXIMATELY 1.33 ACRES.

This easement is for the use and benefit of, and appurtenant to that land or any portion thereof, described as follows:

APPROXIMATELY 1.71 ACRES OF THE NW/4 NW/4 AND APPROXIMATELY 0.79 ACRE OF THE NE/4 NW/4, ALL IN SECTION 19, TOWNSHIP 12 NORTH, RANGE 24 WEST, IN JOHNSON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS AND AS SHOWN ON SURVEY PLAT (SURVEYED BY CORNERSTONE LAND SURVEYING ON 7-27-2020, FOR RON SCROGGINS, JOB # 20-662):

BEGINNING AT THE NW CORNER OF SAID NE/4 NW/4, THENCE ALONG THE NORTH LINE THEREOF SOUTH 86 DEGREES 55 MINUTES 43 SECONDS EAST 111.12 FEET TO A POINT (A FOUND IRON PIN BEARS NORTH 02 DEGREES 45 MINUTES 21 SECONDS EAST 0.60 FEET FROM THIS POINT), THENCE SOUTH 02 DEGREES 45 MINUTES 21 SECONDS WEST 311.00 FEET TO A SET IRON PIN, THENCE NORTH 86 DEGREES 55 MINUTES 43 SECONDS WEST 350.00 FEET TO A SET IRON PIN, THENCE NORTH 02 DEGREES 45 MINUTES 21 SECONDS EAST 311.00 FEET TO A SET IRON PIN ON THE NORTH LINE OF SAID NW/4 NW/4, THENCE SOUTH 86 DEGREES 55 MINUTES 43 SECONDS EAST 238.88 FEET TO THE POINT OF BEGINNING, CONTAINING 2.50 ACRES, MORE OR LESS.