

**City Council Agenda Items
and
Contracts, Leases or Agreements**

7/3/2012

City Council Meeting Date
Agenda Items Only

David Jurgens
Submitted By

Utilities
Division

Utilities
Department

Action Required:

Approval of a Resolution authorizing the City Attorney to seek condemnation and orders of possession of certain lands necessary for the Water and Sewer Relocation Project required by the Arkansas Highway and Transportation Department's Highway 265 widening project between Joyce Boulevard and the northern City limits.

\$ 67,690
Cost of this request

5400.5600.5810.00
Account Number

08072.1102
Project Number

\$ 1,685,327
Category / Project Budget

\$ 1,060,873
Funds Used to Date

\$ 624,454
Remaining Balance

Hwy 265 Water/Sewer Relocation
Program Category / Project Name

Land Acquisition
Program / Project Category Name

Water and Sewer
Fund Name

Budgeted Item

Budget Adjustment Attached

[Signature]
Department Director

15 Jun 12
Date

Previous Ordinance or Resolution #

[Signature]
City Attorney

6-15-12
Date

Original Contract Date:

Original Contract Number:

[Signature]
Finance and Internal Services Director

6/15/12
Date

Received in City Clerk's Office 6-15-12 P01:37 RCVD

[Signature]
Chief of Staff

6-15-12
Date

Received in Mayor's Office

ENTERED
6/15/12
[Signature]

[Signature]
Mayor

6/18/12
Date

Comments:



www.accessfayetteville.org

To: Fayetteville City Council

Thru: Mayor Lioneld Jordan
Don Marr, Chief of Staff

From: David Jurgens, Utilities Director
Water/Sewer Committee

Date: June 15, 2012

Subject: Crossover Road - Northern Section - Water and Sewer Relocation Easement Condemnations

RECOMMENDATION

Staff recommends a resolution authorizing the City Attorney to seek possession by condemnation of portions of properties along Highway 265 (Crossover Road), north section, for the Arkansas Highway and Transportation Department (AHTD) widening project between Joyce Boulevard and the northern City limits. The properties are owned by the individuals and/or organizations listed on the attached pages.

BACKGROUND

The AHTD is widening Crossover Road (Highway 265) between Joyce Boulevard and the northern City limits. Due to AHTD's acquisition of additional right-of-way to widen the road, utility lines must be relocated outside of the expanded right-of-way. All proposed utility easements are adjacent to the new highway right-of-way and/or existing utility easements.

DISCUSSION

Staff has acquired easements from 11 of 23 owners. We also have agreement from three more, but have not received the signed documents. We do not yet have full agreement from the remaining owners. These owners are aware of the City's intent to turn any unresolved easement purchases over to the City Attorney to initiate the condemnation process. Negotiations are still underway and are expected to succeed with most of the owners, but the timing is such that we must proceed with the condemnation process in order to advertise the project.

Tract (Owner)	Initial Offer
Tract 4 (Brown)	\$10,785
Tract 5 (Kisor)	\$6,575
Tract 11 (McMichael)	\$345
Tract 16 (Benevolent Building)	\$18,970
Tract 17 (SM-WLJ FAC)	\$14,545
Tract 20 (PCC Properties)	\$2,825
Tract 22 (Presbytery)	\$13,645
Tract 25 (Dunnerstock Dev.)	No compensation
Total	\$ 67,690

BUDGET IMPACT

The payment for land acquisition is made from the Highway 265 Water/Sewer Relocations project budget. The \$67,690 is an estimate; the final cost is subject to negotiation with the property owners or by court order. If we go to court, the appraised value will be deposited into the Registry of the Circuit Court as just compensation.

Attachments: Case history and property exhibit for each tract

RESOLUTION NO. _____

A RESOLUTION AUTHORIZING THE CITY ATTORNEY TO SEEK CONDEMNATION AND POSSESSION OF CERTAIN LANDS OWNED BY RICHARD E. & DOROTHY BROWN, BILL R. & DORIS A. KISOR, WOLFREDRICK & SERENA MCMICHAEL, BENEVOLENT BUILDING CORPORATION, SM-WLJ FAC OWNER INC., PCC PROPERTIES LLC, PRESBYTERY OF ARKANSAS, AND DUNNERSTOCK DEVELOPMENT, INC. NEEDED FOR WATER AND SEWER RELOCATIONS ALONG ARKANSAS STATE HIGHWAY 265 BETWEEN JOYCE BOULEVARD AND THE NORTHERN CITY LIMITS

WHEREAS, the City of Fayetteville and certain property owners have been unable to agree on a fair price for the portions of property owned by each of them which is needed for easements to facilitate water and sewer relocations, and

WHEREAS, the City of Fayetteville needs to gain possession of these property promptly to begin work on water and sewer relocations along Arkansas State Highway 265 between Joyce Boulevard and the northern city limits.

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

Section 1. That the City Council of the City of Fayetteville, Arkansas hereby authorizes the City Attorney to file suit to seek court-ordered possession of property located on or near Arkansas State Highway 265 and owned by Richard E. & Dorothy Brown that is needed for a utility easement for water and sewer relocations along Arkansas State Highway 265, and to pay into the registry of the Circuit Court just compensation therefor.

Section 2. That the City Council of the City of Fayetteville, Arkansas hereby authorizes the City Attorney to file suit to seek court-ordered possession of property located on or near Arkansas State Highway 265 and owned by Bill R. & Doris A. Kisor that is needed for a utility easement for water and sewer relocations along Arkansas State Highway 265, and to pay into the registry of the Circuit Court just compensation therefor.

Section 3. That the City Council of the City of Fayetteville, Arkansas hereby authorizes the City Attorney to file suit to seek court-ordered possession of property located on or near Arkansas State Highway 265 and owned by Wolfredrick & Serena McMichael that is needed for a utility easement for water and sewer relocations along Arkansas State Highway 265, and to pay into the registry of the Circuit Court just compensation therefor.

Section 4. That the City Council of the City of Fayetteville, Arkansas hereby authorizes the City Attorney to file suit to seek court-ordered possession of property located on or near Arkansas State Highway 265 and owned by Benevolent Building Corporation that is needed for a

utility easement for water and sewer relocations along Arkansas State Highway 265, and to pay into the registry of the Circuit Court just compensation therefor.

Section 5. That the City Council of the City of Fayetteville, Arkansas hereby authorizes the City Attorney to file suit to seek court-ordered possession of property located on or near Arkansas State Highway 265 and owned by SM-WLJ FAC Owner, Inc. that is needed for a utility easement for water and sewer relocations along Arkansas State Highway 265, and to pay into the registry of the Circuit Court just compensation therefor.

Section 6. That the City Council of the City of Fayetteville, Arkansas hereby authorizes the City Attorney to file suit to seek court-ordered possession of property located on or near Arkansas State Highway 265 and owned by PCC Properties LLC that is needed for a utility easement for water and sewer relocations along Arkansas State Highway 265, and to pay into the registry of the Circuit Court just compensation therefor.

Section 7. That the City Council of the City of Fayetteville, Arkansas hereby authorizes the City Attorney to file suit to seek court-ordered possession of property located on or near Arkansas State Highway 265 and owned by Presbytery of Arkansas that is needed for a utility easement for water and sewer relocations along Arkansas State Highway 265, and to pay into the registry of the Circuit Court just compensation therefor.

Section 8. That the City Council of the City of Fayetteville, Arkansas hereby authorizes the City Attorney to file suit to seek court-ordered possession of property located on or near Arkansas State Highway 265 and owned by Dunnerstock Development, Inc. that is needed for a utility easement for water and sewer relocations along Arkansas State Highway 265, and to pay into the registry of the Circuit Court just compensation therefor.

PASSED and APPROVED this 3rd day of July, 2012.

APPROVED:

ATTEST:

By: _____
LIONELD JORDAN, Mayor

By: _____
SONDRA E. SMITH, City Clerk/Treasurer

CASE HISTORY

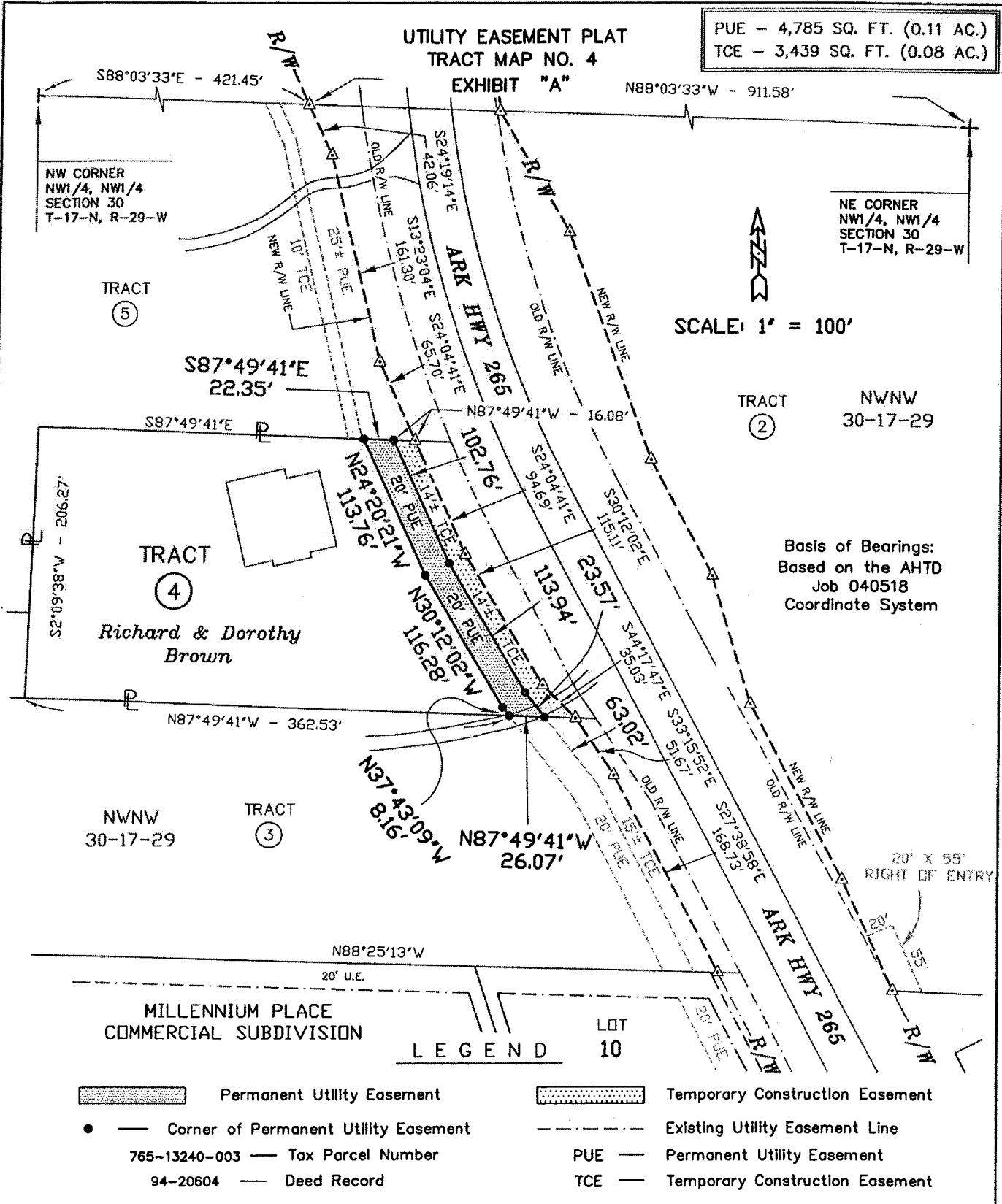
Hwy. 265 North

Tract 4: Richard E. & Dorothy Brown

- 4/11/12 Offer packet mailed including offer letter (\$10,785.00), proposed easement, and exhibit.
- 5/21/12 Reminder letter sent.
- 5/25/12 HJ met with the Browns on site.
- 6/12/12 The Browns are supposedly talking to "the engineers" (Robert White w/ McClelland?). Paperwork not yet signed, but is expected.

PUE - 4,785 SQ. FT. (0.11 AC.)
 TCE - 3,439 SQ. FT. (0.08 AC.)

UTILITY EASEMENT PLAT
 TRACT MAP NO. 4
 EXHIBIT "A"



Basis of Bearings:
 Based on the AHTD
 Job 040518
 Coordinate System

SCALE: 1" = 100'

LEGEND

- Permanent Utility Easement
- Temporary Construction Easement
- Corner of Permanent Utility Easement
- Existing Utility Easement Line
- 765-13240-003 Tax Parcel Number
- 94-20604 Deed Record
- Permanent Utility Easement
- Temporary Construction Easement

<p>CITY OF FAYETTEVILLE Water & Sewer Department</p>	Property Owner : Richard & Dorothy Brown		Project Name : Ar Hwy 265 W/S Line Relocation	
	Drawn by : McClelland Consulting Engineers		No. Revisions Date	
	Date: March 2012	Scale : 1" = 100'	<p>Tract No. 4</p>	
	Project No. 112118	AHTD Tract No. 4		

CASE HISTORY

Hwy. 265 North

Tract 5: Bill R. and Doris A. Kisor

- 4/11/12 Offer packet mailed including offer letter (\$6,575.00), proposed easement, and exhibit.
- 4/23/12 Bill Kisor called. He said that AHTD took nearly 540 trees and that our easement will take at least 150 more. He has already settled with the gas company. Gas said they would not take out trees but would bore. Mr. Kisor is convinced that the trees will still die. HJ to call.
- 5/16/12 HJ called Mr. Kisor and informed him that the City of Fayetteville will also bore under trees. HJ tried to assure him that they would be okay. He is still convinced that they will all die. HJ to meet with Mr. Kisor.
- 5/18/12 HJ tried to set up an appointment to meet, but Mr. Kisor is putting it off.
- 5/29/12 HJ and Shannon Jones met at Mr. Kisor's office (Fayetteville Mechanical). He is taking everything to his attorney (Larry McCready). HJ will get a copy of the plans from McClelland for Mr. Kisor. Mr. Kisor is not open to discussion with the City and is in condemnation with AHTD.
- 6/1/12 Notification letter sent.
- 6/6/12 Larry McCready, Mr. Kisor's attorney called. He would like to settle. He wanted to know all the details about the easement and will probably talk to Kisor about presenting a counter offer.
- 6/12/12 Put on list of potential condemnations as will probably need Order of Possession before issue is settled.

MAP 1 OF 2

UTILITY EASEMENT PLAT
 TRACT MAP NO. 5
 EXHIBIT "A"

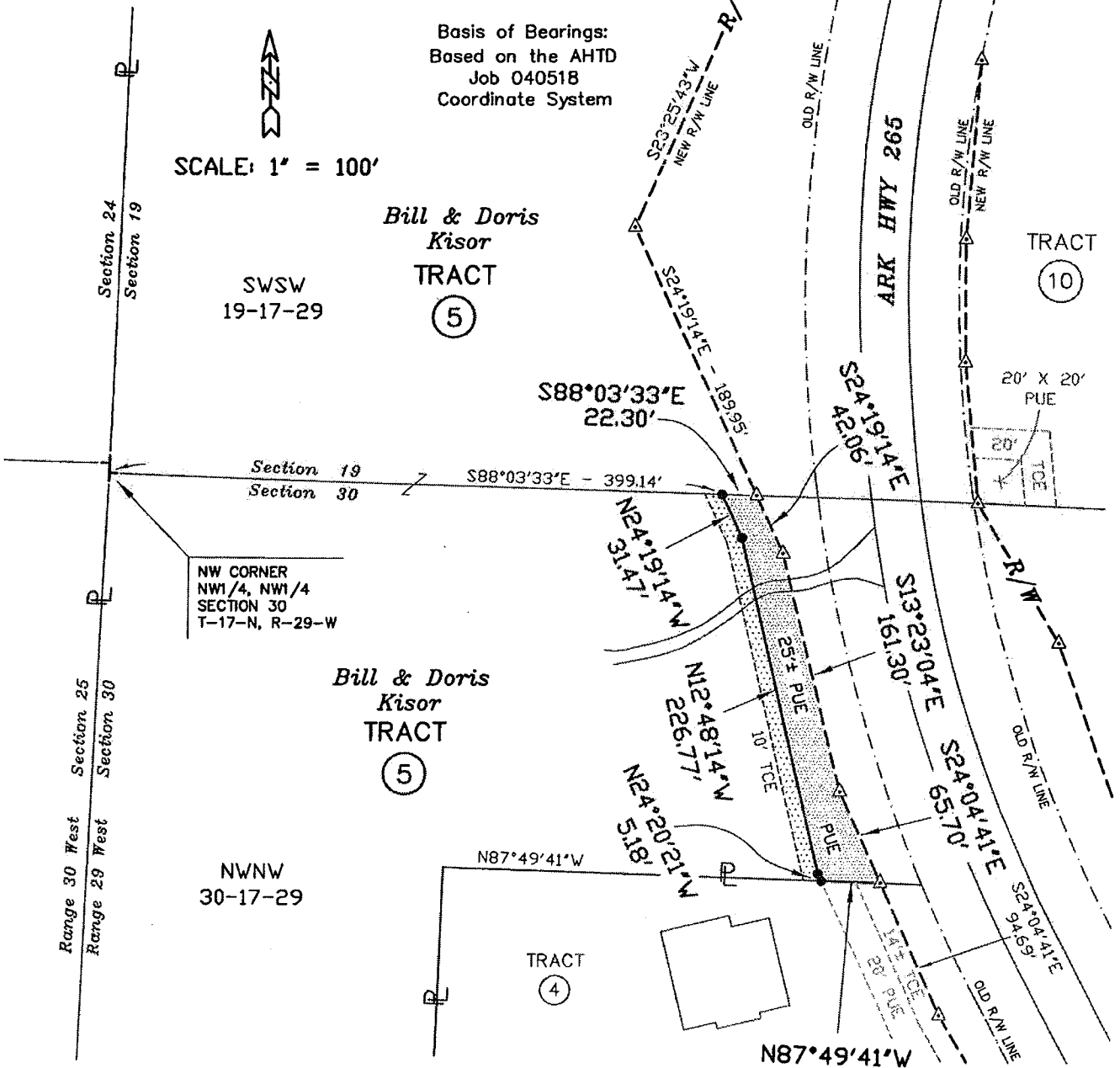
PUE - 6,725 SQ. FT. (0.15 AC.)
 TCE - 2,634 SQ. FT. (0.06 AC.)
 THIS TCE SQUARE FOOTAGE COVERS ONLY
 THE TCE SHOWN ON THIS EXHIBIT MAP

Basis of Bearings:
 Based on the AHTD
 Job 040518
 Coordinate System

SCALE: 1" = 100'



SEE MAP 2



NW CORNER
 NW1/4, NW1/4
 SECTION 30
 T-17-N, R-29-W

LEGEND

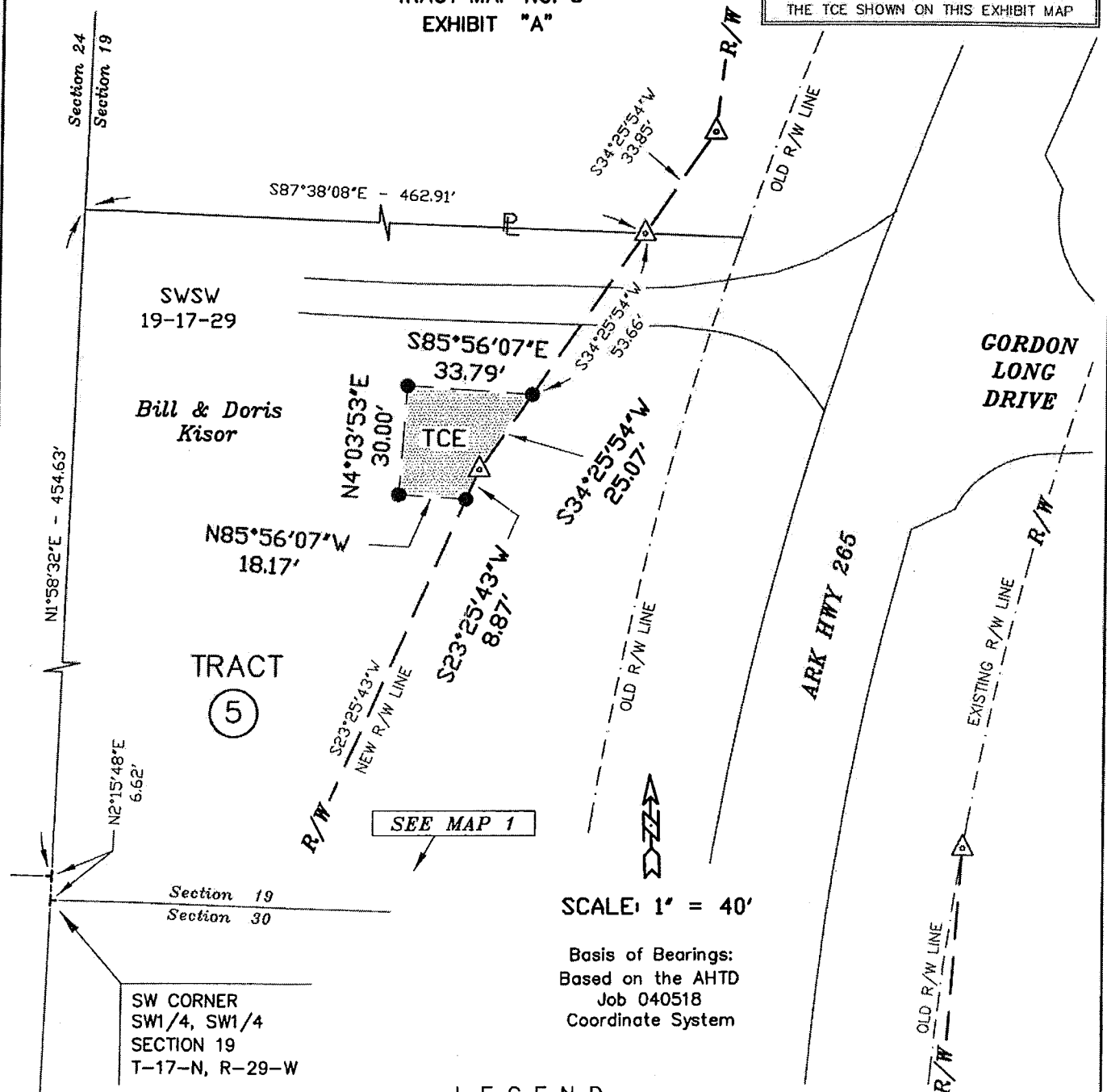
- Permanent Utility Easement
- Temporary Construction Easement
- Corner of Permanent Utility Easement
- Existing Utility Easement Line
- 765-13240-002 — Tax Parcel Number
- PUE — Permanent Utility Easement
- 200277953-56 — Deed Record
- TCE — Temporary Construction Easement

<p>CITY OF FAYETTEVILLE Water & Sewer Department</p>	Property Owner : Bill & Doris Kisor		Project Name : Ar Hwy 265 W/S Line Relocation	
	Drawn by : McClelland Consulting Engineers, LP		No.	Revisions
	Date: March 2012	Scale : 1" = 100'	Date	
	Project No. 112118	AHTD Tract No. 5	Tract No. 5	

MAP 2 OF 2

TEMPORARY CONSTRUCTION EASEMENT PLAT
 TRACT MAP NO. 5
 EXHIBIT "A"

TCE - 758 SQ. FT. (0.02 AC.)
 THIS TCE SQUARE FOOTAGE COVERS ONLY
 THE TCE SHOWN ON THIS EXHIBIT MAP



SCALE: 1" = 40'

Basis of Bearings:
 Based on the AHTD
 Job 040518
 Coordinate System

LEGEND

- Temporary Construction Easement
- Corner of Permanent Utility Easement
- Existing Utility Easement Line
- Permanent Utility Easement
- Temporary Construction Easement
- 765-13234-000 Tax Parcel Number
- 2002-36547 Deed Record

**CITY OF
 FAYETTEVILLE**
 Water & Sewer Department

Property Owner : Bill & Doris Kisor	
Drawn by : McClelland Consulting Engineers	
Date: March 2012	Scale : 1" = 40'
Project No. 112118	AHTD Tract No. 5

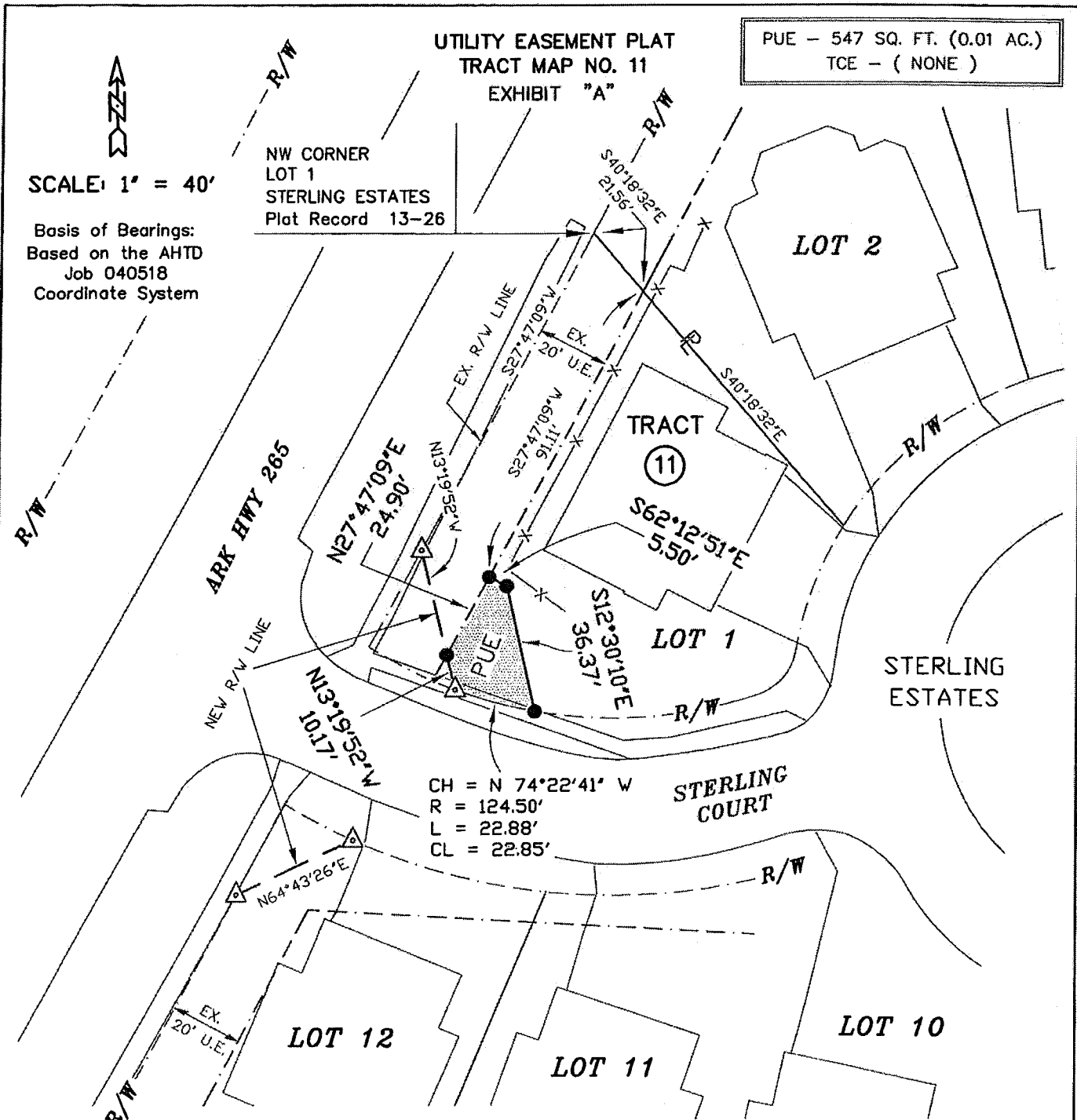
Project Name : Ar Hwy 265 W/S Line Relocation		
No.	Revisions	Date
Tract No. 5		

CASE HISTORY

Hwy. 265 North

Tract 11: Wolfredrick and Serena McMichael

- 4/11/12 Offer packet mailed including offer letter (\$345.00), proposed easement, and exhibit.
- 5/21/12 Reminder letter (with copy of original packet) sent to 1784 Balboa St., Eugene OR 97408 (last know address per Anywho) as the Springdale AR address was sold years ago.
- 6/1/12 Notification letter sent to Eugene OR.
- 6/12/12 Phone call from Serena McMichael. At her request, HJ sent copies of the plans and the aerial image. She may request more money. Planning on sending in signed paperwork by end of the month.



LEGEND

- Permanent Utility Easement
- Temporary Construction Easement
- Corner of Permanent Utility Easement
- Existing Utility Easement Line
- 765-18640-000 Tax Parcel Number
- 2004-39958 Deed Record
- PUE - Permanent Utility Easement
- TCE - Temporary Construction Easement

CITY OF FAYETTEVILLE <i>Water & Sewer Department</i>	Property Owner : Wolfredrick & Serena McMichael		Project Name : Ar Hwy 265 W/S Line Relocation	
	Drawn by : McClelland Consulting Engineers		No.	Revisions
	Date: March 2012	Scale : 1" = 40'	Date	
	Project No. 112118	AHTD Tract No. 11	Tract No. 11	

CASE HISTORY

Hwy. 265 North

Tract 16: Benevolent Building Corporation (Elks Lodge)

- 4/11/12 Offer packet mailed including offer letter (\$18,970.00), proposed easement, and exhibit.
- 5/21/12 Reminder letter sent.
- 5/25/12 Call from Tammie Shelly with Elks Lodge. Board members want to meet on 5/30/12.
- 5/30/12 HJ met on site. Members concerned about landscaping in easement. There is a light pole at the edge of the easement. They will present counter offer.
- 6/4/12 McClelland to stake easement and provide tree count.
- 6/12/12 Paperwork not yet signed. Counter offer not yet received.

MAP 1 OF 2

UTILITY EASEMENT PLAT
 TRACT MAP NO. 16
 EXHIBIT "A"

PUE - 16,403 SQ. FT. (0.38 AC.)
 TCE - 6,408 SQ. FT. (0.15 AC.)

SEE MAP 2

NW CORNER
 ELKS ADDITION
 Plat Record
 12-100

ARK HWY 265

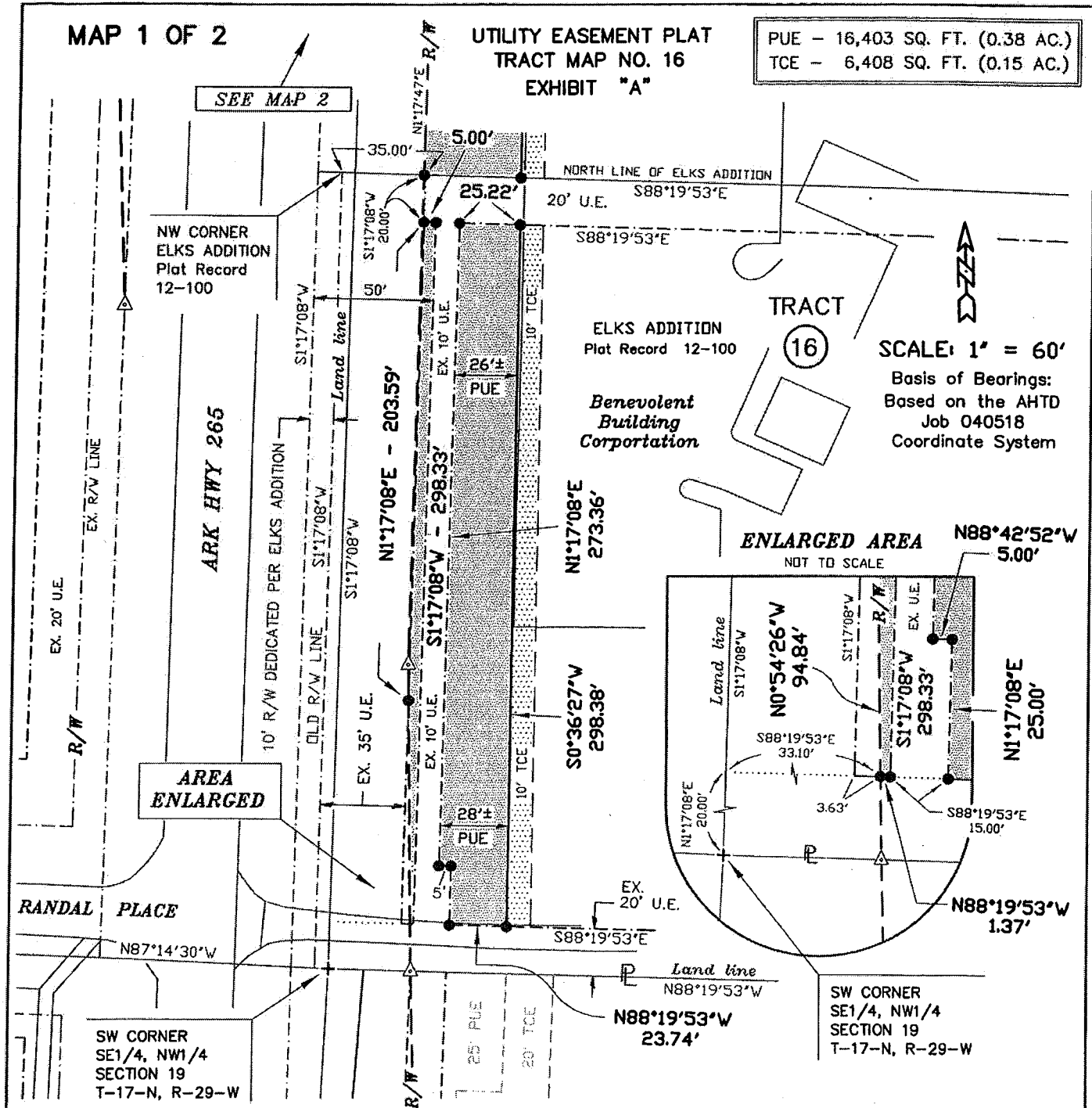
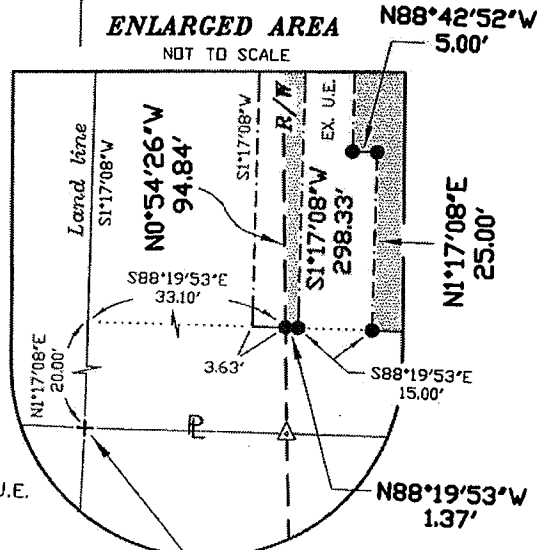
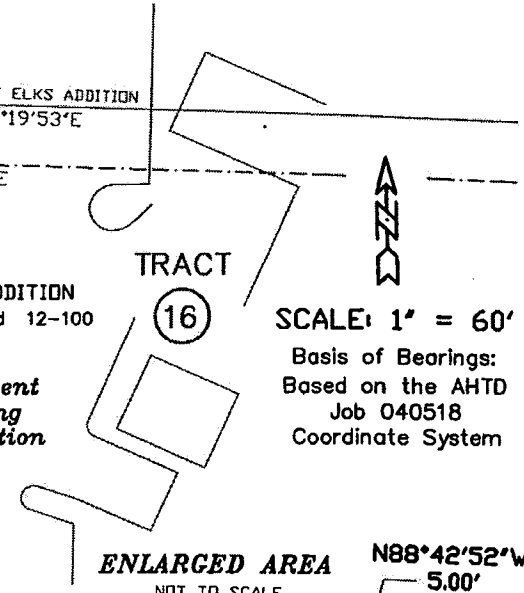
AREA
 ENLARGED

RANDAL PLACE

SW CORNER
 SE1/4, NW1/4
 SECTION 19
 T-17-N, R-29-W

LEGEND

- Permanent Utility Easement
- Temporary Construction Easement
- Corner of Permanent Utility Easement
- Existing Utility Easement Line
- 765-18592-000 Tax Parcel Number
- PUE Permanent Utility Easement
- 93-05011 Deed Record
- TCE Temporary Construction Easement



<p>CITY OF FAYETTEVILLE Water & Sewer Department</p>	Property Owner : Benevolent Building Corporation		Project Name : Ar Hwy 265 W/S Line Relocation	
	Drawn by : McClelland Consulting Engineers		No. Revisions Date	
	Date: March 2012	Scale : 1" = 60'	<p>Tract No. 16</p>	
	Project No. 112118	AHTD Tract No. 21		

MAP 2 OF 2

UTILITY EASEMENT PLAT
 TRACT MAP NO. 16
 EXHIBIT "A"

PUE - 16,403 SQ. FT. (0.38 AC.)
 TCE - 6,408 SQ. FT. (0.15 AC.)



SCALE: 1" = 60'

Basis of Bearings:
 Based on the AHTD
 Job 040518
 Coordinate System

ARK HWY 265

ZION ROAD

TRACT 16

ELKS ADDITION
 Plat Record 12-100

Benevolent Building Corporation

NW CORNER
 ELKS ADDITION
 Plat Record
 12-100

SEE MAP 1

SW CORNER
 SE1/4, NW1/4
 SECTION 19
 T-17-N, R-29-W

NO.	DIRECTION	DISTANCE
L1	N 88°19'53" W	40.52'
L2	N 55°02'48" E	20.88'

LEGEND

- Permanent Utility Easement
- Temporary Construction Easement
- Corner of Permanent Utility Easement
- Existing Utility Easement Line
- 765-18592-000 — Tax Parcel Number
- 93-05011 — Deed Record
- PUE — Permanent Utility Easement
- TCE — Temporary Construction Easement

**CITY OF
 FAYETTEVILLE**
 Water & Sewer Department

Property Owner : Benevolent Building Corporation
 Drawn by : McClelland Consulting Engineers
 Date: March 2012 Scale : 1" = 60'
 Project No. 112118 AHTD Tract No. 21

Project Name :
 Ar Hwy 265 W/S Line Relocation

No.	Revisions	Date
Tract No. 16		

CASE HISTORY

**Hwy. 265 North
Tract 17: SM-WLJ FAC Owner Inc.**

- 4/11/12** Offer packet mailed including offer letter (\$14,545.00), proposed easement, and exhibit.
- 5/21/12** Reminder letter sent.
- 6/1/12** Notification letter sent.
- 6/12/12** No mailings have been returned. No contact with the new owners of FAC. Shannon Jones was to have talked to someone local who worked at FAC, but have received no additional information.

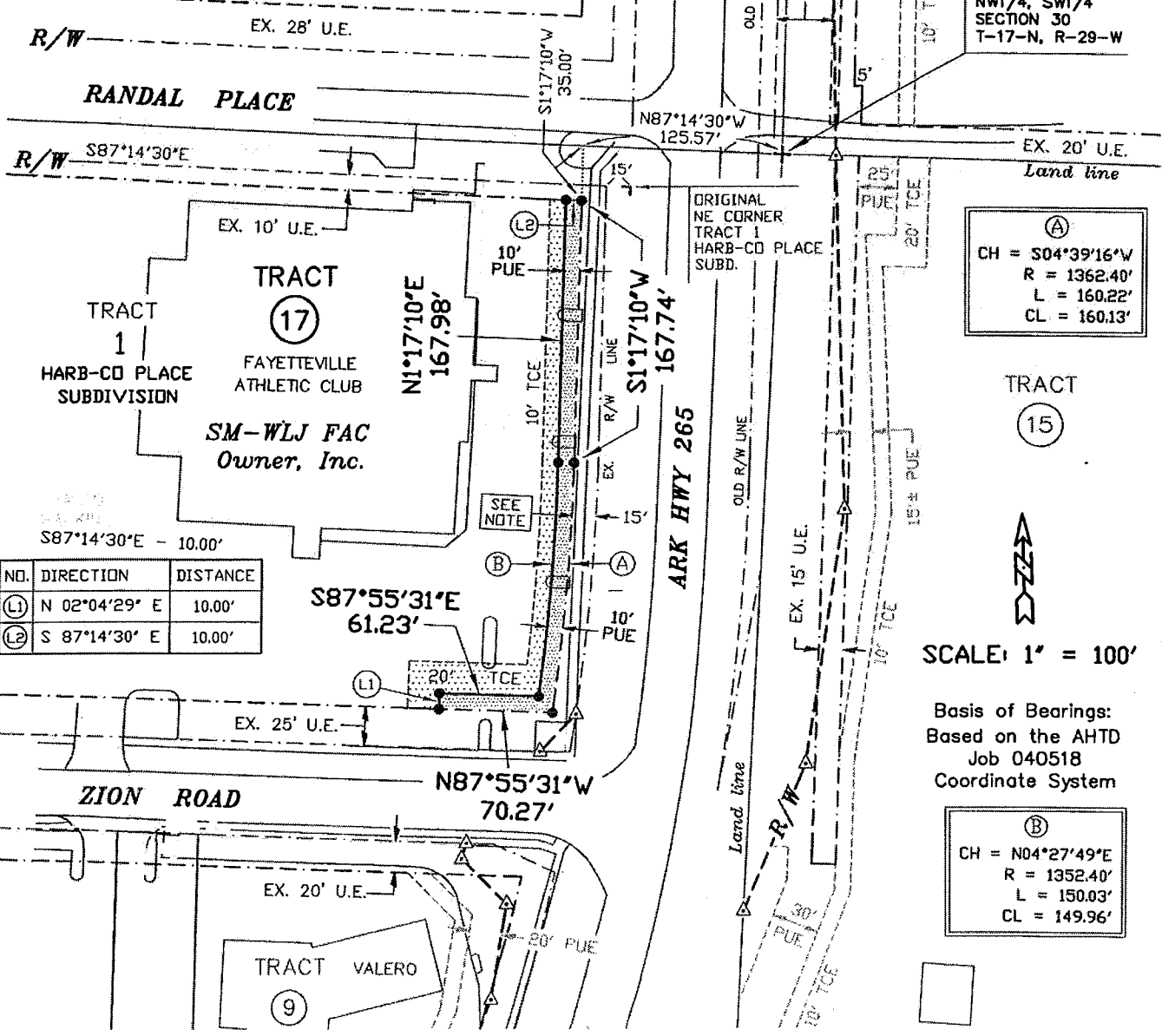
PUE - 3,887 SQ. FT. (0.09 AC.)
 TCE - 4,823 SQ. FT. (0.11 AC.)

UTILITY EASEMENT PLAT
 TRACT MAP NO. 17
 EXHIBIT "A"

NOTE: DUE TO 15' OF ADDITIONAL R/W
 DEDICATION (95-20251 & 2004-30405)
 THIS PLATTED 30' U.E. HAS BEEN REDUCED
 TO ITS CURRENT WIDTH OF 15'

TRACT
 (16)

NE CORNER
 NW1/4, SW1/4
 SECTION 30
 T-17-N, R-29-W



(A)
 CH = S04°39'16"W
 R = 1362.40'
 L = 160.22'
 CL = 160.13'



SCALE: 1" = 100'

Basis of Bearings:
 Based on the AHTD
 Job 040518
 Coordinate System

(B)
 CH = N04°27'49"E
 R = 1352.40'
 L = 150.03'
 CL = 149.96'

NO.	DIRECTION	DISTANCE
(L1)	N 02°04'29" E	10.00'
(L2)	S 87°14'30" E	10.00'

LEGEND

- Permanent Utility Easement
- Temporary Construction Easement
- Corner of Permanent Utility Easement
- Existing Utility Easement Line
- 765-06167-001 — Tax Parcel Number
- 2011-09759 — Deed Record
- PUE — Permanent Utility Easement
- TCE — Temporary Construction Easement

CITY OF FAYETTEVILLE Water & Sewer Department	Property Owner : SM-WLJ FAC Owners, inc.	Project Name : Ar Hwy 265 W/S Line Relocation	
	Drawn by : McClelland Consulting Engineers LP	No.	Revisions
	Date: March 2012	Scale : 1" = 100'	Date
Project No. 112118	AHTD Tract No. 16	Tract No. 17	

CASE HISTORY

Hwy. 265 North

Tract 20: PCC Properties LLC (Nelson Berna Funeral Home)

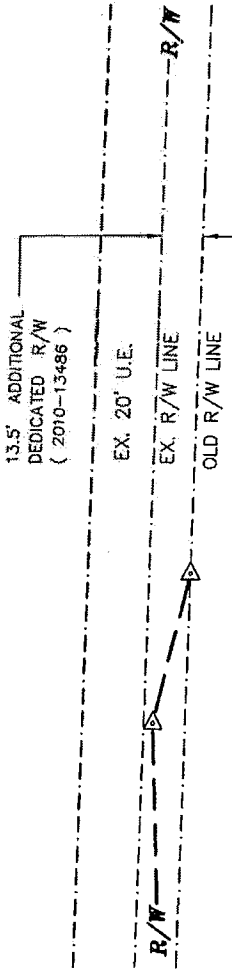
- 4/11/12 Offer packet mailed including offer letter (\$2,825.00), proposed easement, and exhibit. (Mailed to Ray Smith, attorney for Scott Berna)
- 4/20/12 Ray Smith called and requested a copy of the plans. HJ hand-delivered.
- 5/8/12 Doug Hemingway, surveyor, came in to review the plans.
- 5/9/12 Doug Hemingway came in again with a couple more questions.
- 6/1/12 Notification letter sent.
- 6/12/12 Paperwork not yet signed. No further contact.

PUE - 2,163 SQ. FT. (0.05 AC.)
 TCE - 400 SQ. FT. (0.01 AC.)

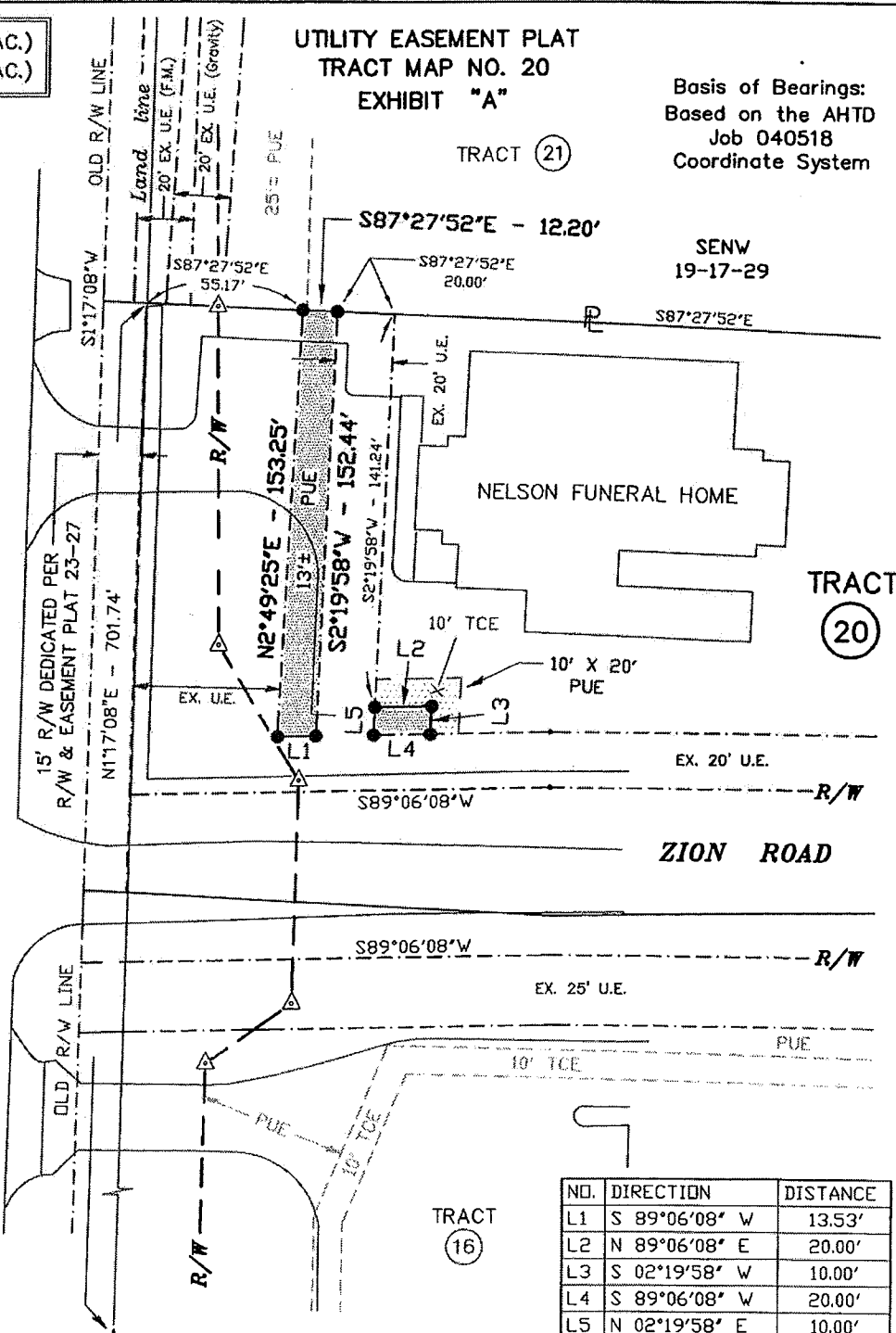
UTILITY EASEMENT PLAT
 TRACT MAP NO. 20
 EXHIBIT "A"

Basis of Bearings:
 Based on the AHTD
 Job 040518
 Coordinate System

SCALE: 1" = 60'



ARK HWY 265



NO.	DIRECTION	DISTANCE
L1	S 89°06'08" W	13.53'
L2	N 89°06'08" E	20.00'
L3	S 02°19'58" W	10.00'
L4	S 89°06'08" W	20.00'
L5	N 02°19'58" E	10.00'

LEGEND

- Permanent Utility Easement
- Temporary Construction Easement
- Corner of Permanent Utility Easement
- Existing Utility Easement Line
- 765-13211-000 Tax Parcel Number
- 2002-121625 Deed Record
- PUE Permanent Utility Easement
- TCE Temporary Construction Easement

**CITY OF
 FAYETTEVILLE**

Water & Sewer Department

Property Owner : PCC Properties, LLC
 Drawn by : McClelland Consulting Engineers
 Date: March 2012 Scale : 1" = 60'
 Project No. 112118 AHTD Tract No. 21

Project Name :
 Ar Hwy 265 W/S Line Relocation
 No. Revisions Date
Tract No. 20

CASE HISTORY

Hwy. 265 North

Tract 22: Presbytery of Arkansas

- 4/11/12 Offer packet mailed including offer letter (\$13,645.00), proposed easement, and exhibit.
- 5/4/12 Packet returned. Re-sent to 9221 N. Rodney Parham Rd., Little Rock, AR.
- 5/21/12 Reminder letter sent.
- 5/30/12 Bill Galbraith, General Presbyter, called to set up appointment.
- 6/5/12 HJ met with Bill Galbraith and Bill Bradley on site. Explained options for building concerns about north side of property, showed them floodplain and unbuildable area. They want to converse with the Board next week in Little Rock.
- 6/12/12 Paperwork not yet signed. No further contact.

UTILITY EASEMENT PLAT
 TRACT MAP NO. 22

EXHIBIT "A"

PUE - 13,644 SQ. FT. (0.31 AC.)
 TCE - 2,084 SQ. FT. (0.05 AC.)

MAP 1 OF 2

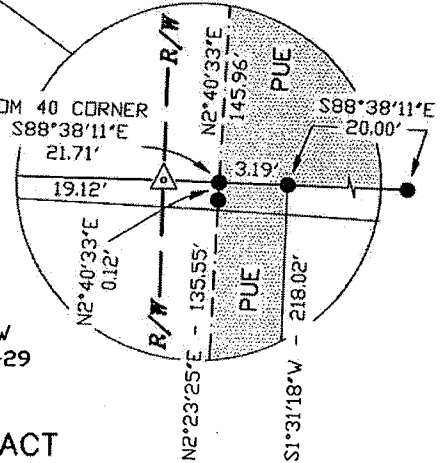
TRACT

(22)

NENW
 19-17-29

SCALE: 1" = 50'

AREA ENLARGED
 NOT TO SCALE



SENEW
 19-17-29

TRACT

(22)

Presbytery of
 Arkansas

Basis of Bearings:
 Based on the AHTD
 Job 040518
 Coordinate System

AREA ENLARGED
 NOT TO SCALE

LEGEND

- Permanent Utility Easement
- Temporary Construction Easement
- Corner of Permanent Utility Easement
- Existing Utility Easement Line
- 765-13209-003 & 765-13209-005 — Tax Parcel Number
- 9543431-32 — Deed Record
- PUE — Permanent Utility Easement
- TCE — Temporary Construction Easement

**CITY OF
 FAYETTEVILLE**
 Water & Sewer Department

Property Owner : Presbytery of Arkansas
 Drawn by : McClelland Consulting Engineers
 Date: March 2012 Scale : 1" = 50'
 Project No. 112118 AHTD Tract No. 26

Project Name :
 Ar Hwy 265 W/S Line Relocation
 No. Revisions
 Tract No. 22

UTILITY EASEMENT PLAT
 TRACT MAP NO. 22
 EXHIBIT "A"

PUE - 13,644 SQ. FT. (0.31 AC.)
 TCE - 2,084 SQ. FT. (0.05 AC.)

MAP 2 OF 2

TRACT 23
 LOT 119
 STONEWOOD
 SUBDIVISION





SCALE: 1" = 50'

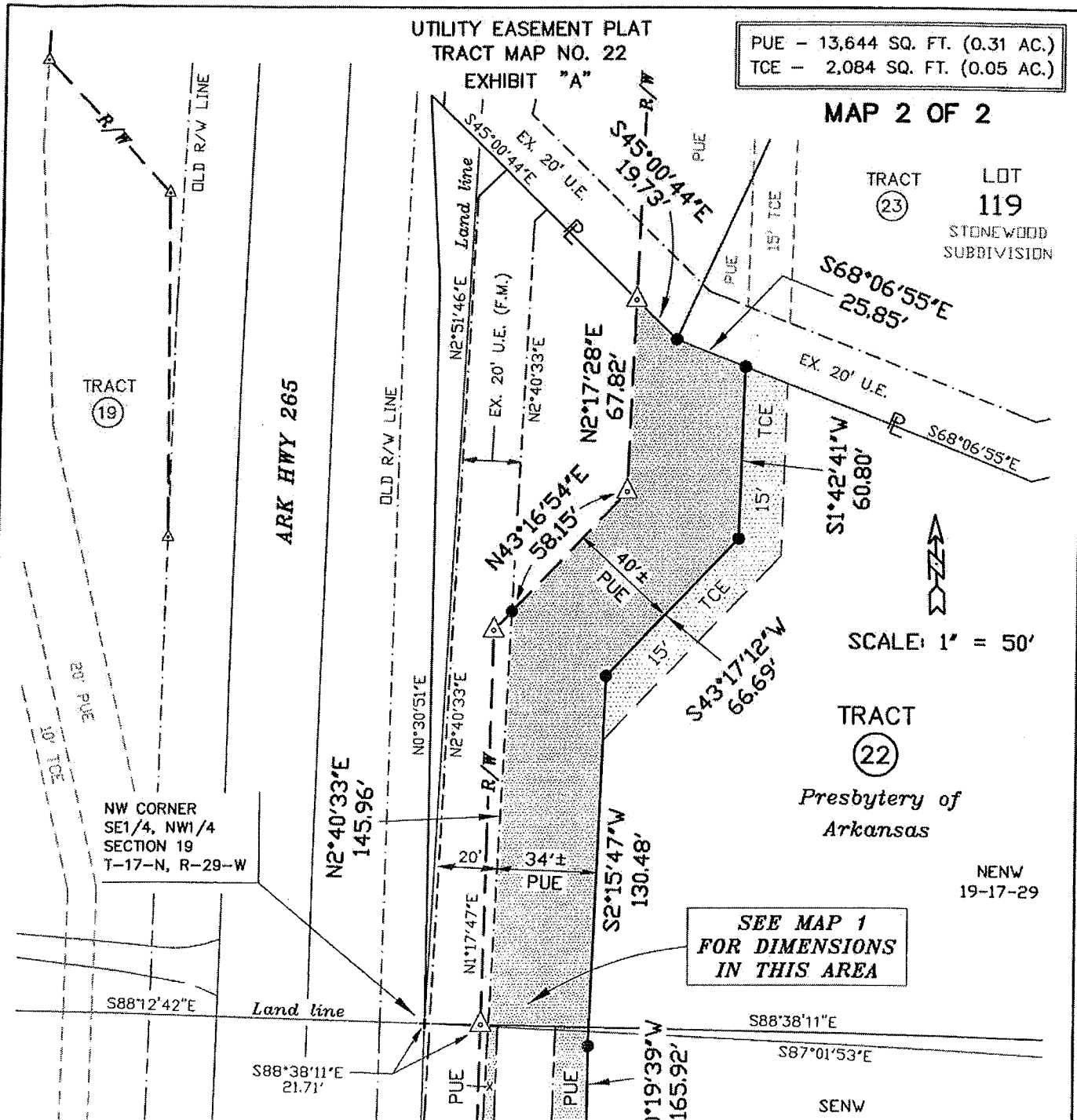
TRACT 22
 Presbytery of
 Arkansas

NENW
 19-17-29

SEE MAP 1
 FOR DIMENSIONS
 IN THIS AREA

LEGEND

-  Permanent Utility Easement
-  Temporary Construction Easement
-  Corner of Permanent Utility Easement
-  Existing Utility Easement Line
- 765-13209-003 & 765-13209-005 Tax Parcel Number
- PUE Permanent Utility Easement
- 9543431-32 Deed Record
- TCE Temporary Construction Easement



**CITY OF
 FAYETTEVILLE**
 Water & Sewer Department

Property Owner : Presbytery of Arkansas	
Drawn by : McClelland Consulting Engineers	
Date: March 2012	Scale : 1" = 50'
Project No. 112118	AHTD Tract No. 26

Project Name : Ar Hwy 265 W/S Line Relocation	
No.	Revisions
Tract No. 22	

CASE HISTORY

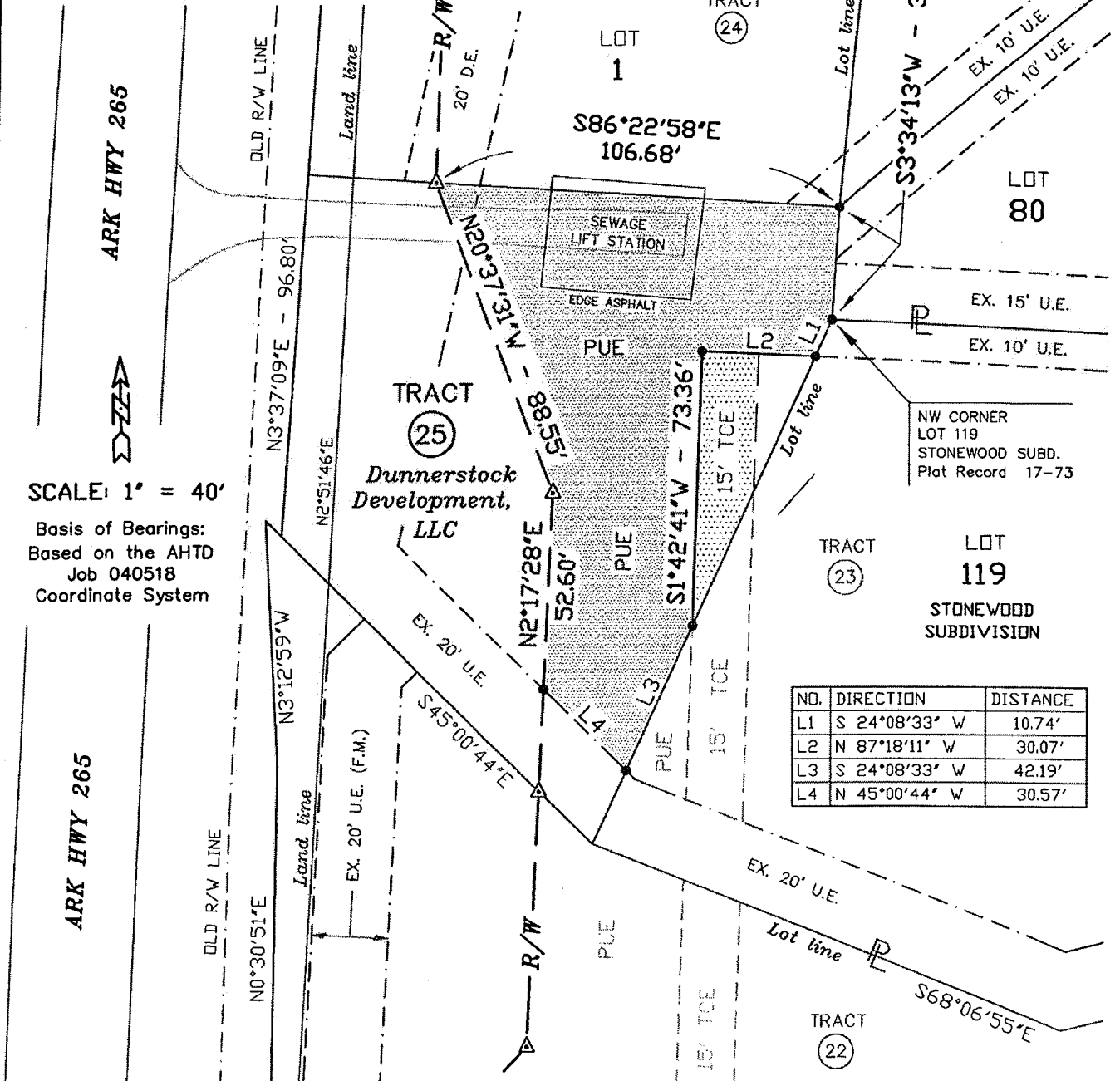
Hwy. 265 North

Tract 25: Dunnerstock Development

- 5/4/12 Letter and deed sent to Buddy Peoples. No compensation as the lift station property should have been transferred to the City at the time of development and wasn't. NOTE: AHTD and Gas Co. paid them for ROW and easement across this property
- 5/29/12 Mark Foster brought in signed easement for Tract 26 (Dunnerstock Development). He is to mail vendor form and signed deed for Tract 25.
- 6/12/12 Have not received deed, nor has Foster been paid for easement on Tract 26. No further contact.

PUE - 8,026 SQ. FT. (0.18 AC.)
 TCE - 826 SQ. FT. (0.02 AC.)

UTILITY EASEMENT PLAT
 TRACT MAP NO. 25
 EXHIBIT "A"



SCALE: 1" = 40'
 Basis of Bearings:
 Based on the AHTD
 Job 040518
 Coordinate System

NO.	DIRECTION	DISTANCE
L1	S 24°08'33" W	10.74'
L2	N 87°18'11" W	30.07'
L3	S 24°08'33" W	42.19'
L4	N 45°00'44" W	30.57'

LEGEND

- Permanent Utility Easement
- Temporary Construction Easement
- Corner of Permanent Utility Easement
- Existing Utility Easement Line
- 765-22359-000 Tax Parcel Number
- PUE Permanent Utility Easement
- 9964616-17 Deed Record
- TCE Temporary Construction Easement

CITY OF FAYETTEVILLE
 Water & Sewer Department

Property Owner : Dunnerstock Development, LLC
 Drawn by : McClelland Consulting Engineers
 Date: March 2012 Scale : 1" = 40'
 Project No. 112118 AHTD Tract No. 28

Project Name :
 Ar Hwy 265 W/S Line Relocation
 No. Revisions Date
Tract No. 25

