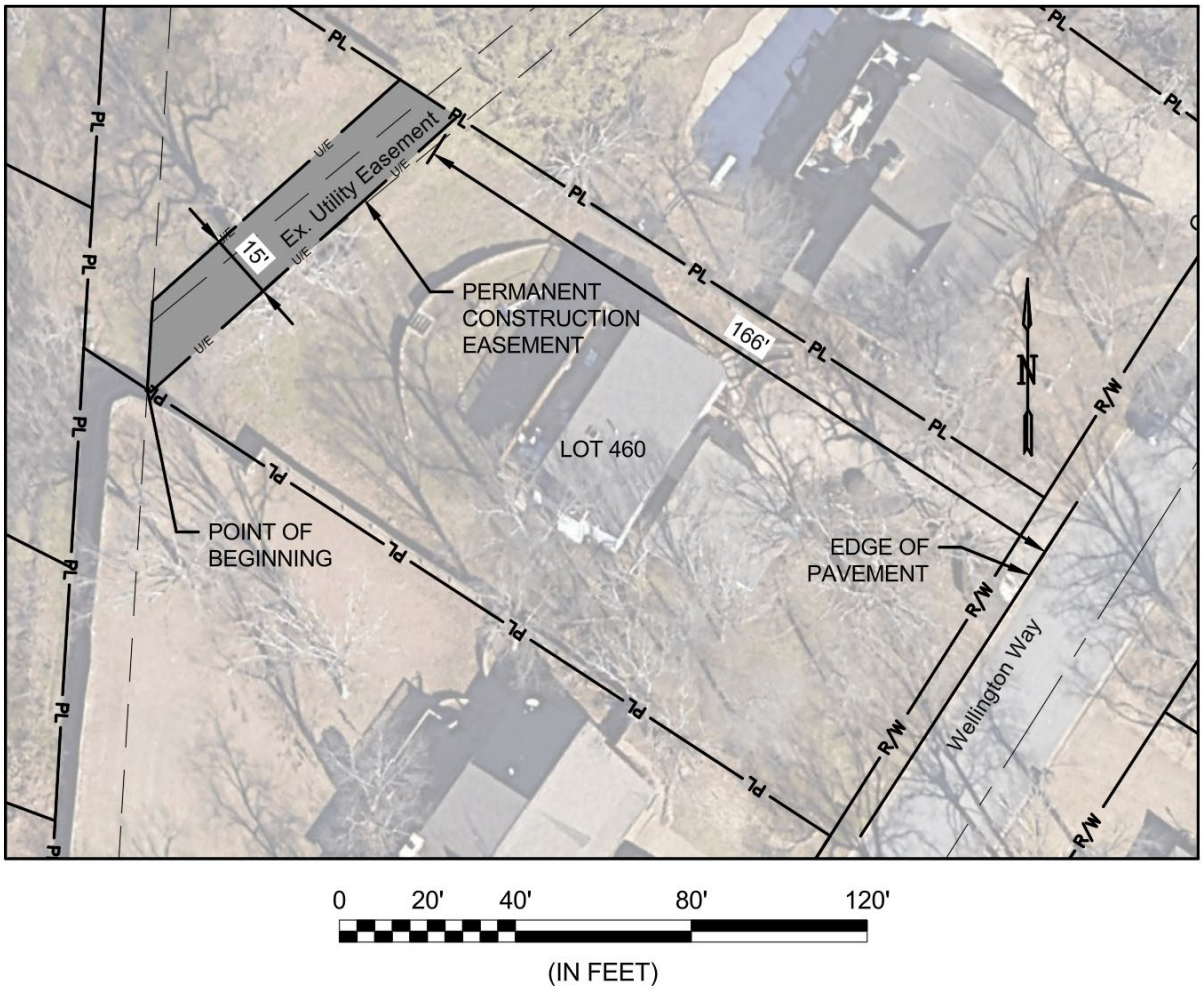


WARD 3 - All properties located within map.

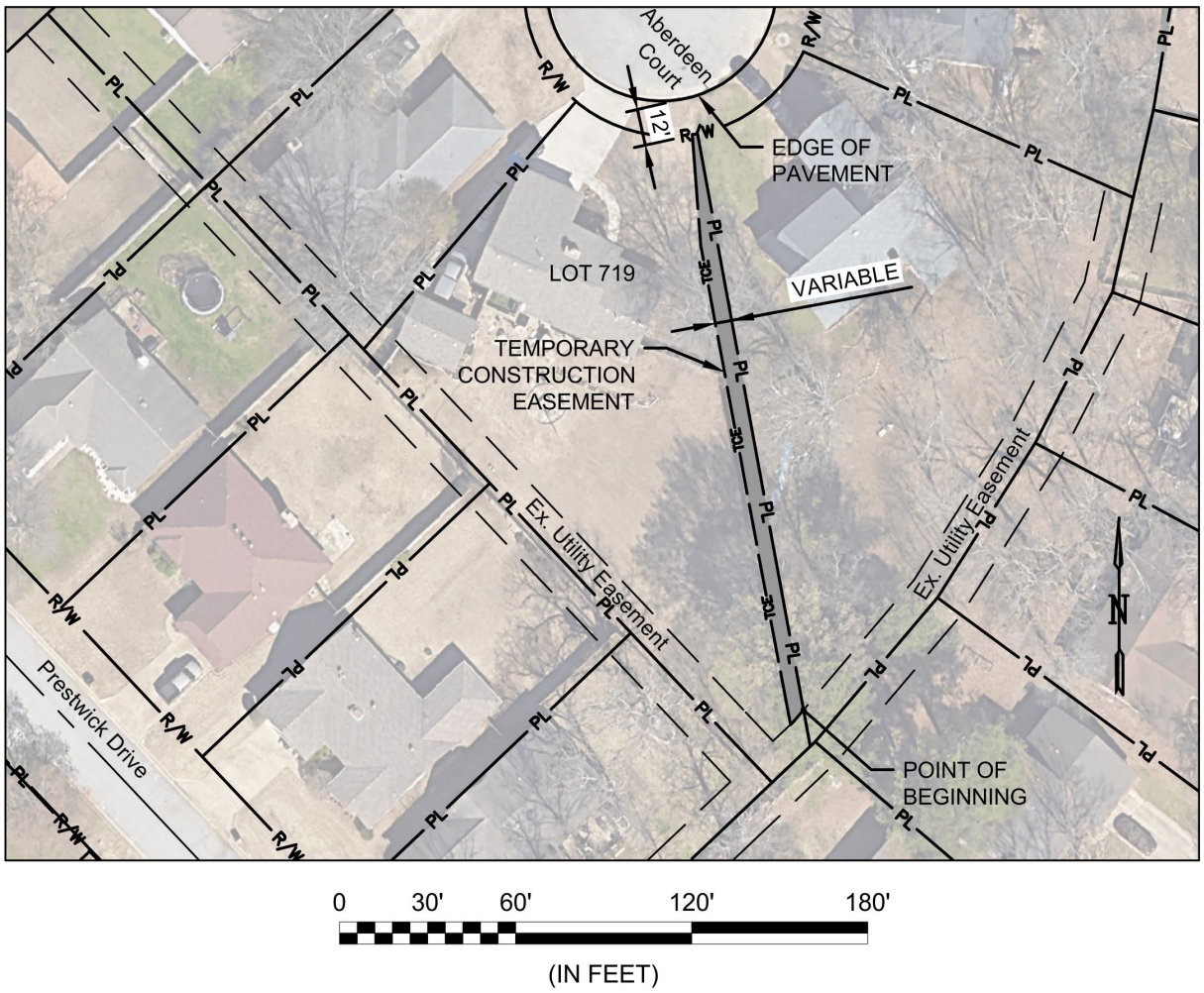


Richard D. Staggs and Lawana D. Staggs, H/W
9900 Wellington Way
12610-0460-00000-00

Permanent Easement

A tract of land for a permanent, non-exclusive, transferable easement over, under, through, and across the property described, for the purpose of installing, constructing, operating, maintaining, repairing, replacing, relocating, and using sanitary sewer lines, appurtenances, and related facilities in Lot 460, Fianna Hills V, an Addition to the City of Fort Smith, Sebastian County, Arkansas, according to a plat filed July 10, 1973, more particularly described as follows:

Commencing at the Southwest corner of said Lot 460; thence South 56°52’26” East along the South line of said Lot 460 a distance of 17.26 feet to the POINT OF BEGINNING; thence North 03°29’17” East a distance of 20.04 feet; thence North 48°07’58” East a distance of

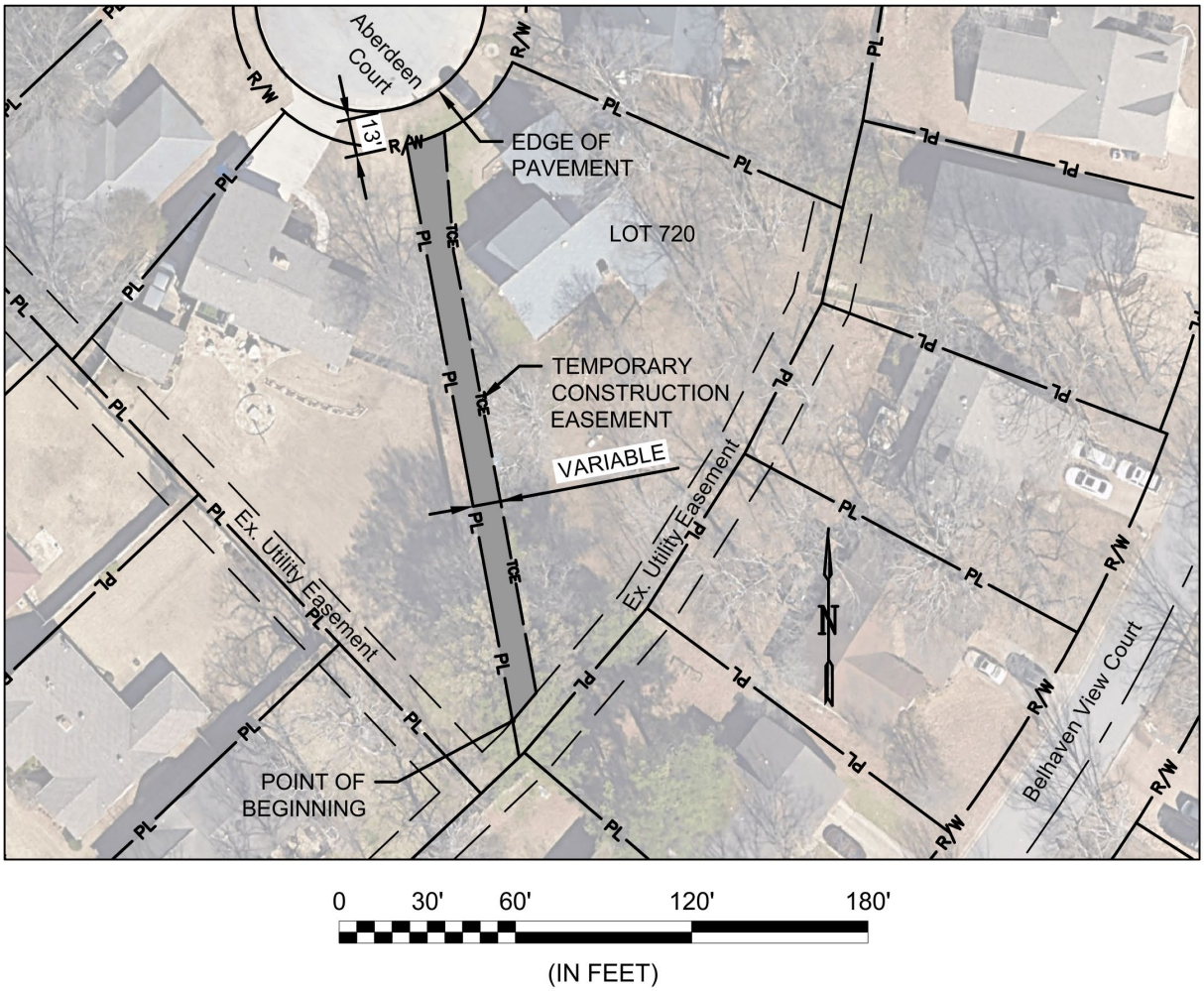


Stephen M. Hornsey
18 Aberdeen Court
12644-0719-00000-00

Temporary Construction Easement

A tract of land for a Temporary Construction Easement in Lot 719, Fianna Hills VIII, an Addition to the City of Fort Smith, Sebastian County, Arkansas, according to a plat filed August 30, 1978, more particularly described as follows:

Commencing at the Southeast corner of said Lot 719; thence North 10°27'25" West along the East line of said Lot 719 a distance of 12.58 feet to the POINT OF BEGINNING; thence South 40°25'57" West along the Southeasterly line of an existing utility easement as shown on said Fianna Hills VIII plat a distance of 5.15 feet; thence South 46°30'14" West along the Southeasterly line a distance of 1.56 feet; thence North 10°37'08" West a distance of 165.68 feet; thence North 04°26'16" West a distance of 37.96 feet to the Westerly existing



Sandra L. Berry and Sam Berry, H/W
14 Aberdeen Court
12644-0720-00000-00

Temporary Construction Easement

A tract of land for a Temporary Construction Easement in Lot 720, Fianna Hills VIII, an Addition to the City of Fort Smith, Sebastian County, Arkansas, according to plat filed August 30, 1978, more particularly described as follows:

Commencing at the Southwest corner of said Lot 720; thence North 10°27'25" West along the West line of said Lot 720 a distance of 12.58 feet to the POINT OF BEGINNING; thence North 10°27'25" West along the West line of said Lot 720 a distance of 199.30 feet to the Northwest corner of said Lot 720 also being on the Westerly existing right of way line of Aberdeen Court; thence in a Northeasterly direction along said right of way line on a curve to the left, having a radius of 50.00 feet a distance of 13.65 feet, having a chord bearing of

Property Valuation Report

Parcel Number: 12610-0460-00000-00

Property Address: 9900 Wellington Way
Fort Smith, AR

Type of Acquisition: Sewer Utility Easement
*Method of Property Valuation: Calculated at $2.50 a sqft @ 50% value for subsurface easement.

Calculation of Value of Easement:

A. Permanent Easement: 1,276.06 sqft 2.50 per sqft
50% value equals $ 1,595.08

**Calculation for Damages, if any, to Landscaping Crops, Improvements or other Miscellaneous approved items: To be replaced by contractor.

Current Owner: Richard D & Lawana D Staggs

Total Calculation of Value to be paid to Property Owner: **$ 1,595.08**

Todd Mittge
Director of Engineering

Chad Bethel
Property Manager