

THIS INSTRUMENT PREPARED BY:
Cynthia S. Dawson
Deputy City Attorney
500 West Markham Street, Suite 310
Little Rock, Arkansas 72201

SIDEWALK EASEMENT
CITY OF LITTLE ROCK

KNOW ALL PERSONS BY THESE PRESENTS:

That _____, Grantor, for and in consideration of the benefit accruing or to accrue to it and to the public generally and other valuable consideration, does hereby grant and convey unto the **City of Little Rock, Arkansas**, Grantee, and unto its successors and assigns forever, a perpetual right, privilege and easement, with the rights of ingress and egress across adjacent lands of the Grantor, for the purpose of constructing, improving, maintaining, repairing, replacing, testing and inspecting of sidewalks now and at different times in the future. No building may be constructed by the Grantor upon the land subject to this easement. The Grantor may at Grantor's own risk perform any other act upon said land not inconsistent with the rights herein granted, said easement being upon a strip of land located in Pulaski County, Arkansas, particularly described as follows:

See Attachment "A"

To have and to hold said easement, rights and privileges unto the said Grantee, and unto its successors and assigns forever, for the purpose aforesaid.

And said Grantor covenants with said Grantee, its successors and assigns, that subject to prior recorded easements, if any, Grantor will forever warrant and defend the title to said easement and rights and that Grantee shall have at all times the quiet use and enjoyment of said easement and rights.

IN WITNESS WHEREOF, Grantor, the said _____, LLC, a limited liability company, has caused these presents to be signed by its Managing Member and attested by its Member.

_____, LLC

By: _____

Attested by:

, Member

ACKNOWLEDGMENT

STATE OF ARKANSAS)

)ss.

COUNTY OF PULASKI)

On this ____ day of _____, 20__, before me, the undersigned duly commissioned Notary Public, qualified and acting within and for said County and State, appeared in person the within named _____ and _____ being the _____ and _____ respectively of _____, LLC, a limited liability company, and who stated they were duly authorized in their respective capacities to execute the foregoing instrument for and in the name and behalf of said limited liability company, and further stated and acknowledged that they had so signed, executed and delivered said foregoing instrument for the consideration, uses and purposes set forth therein.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal on this ____ day of _____, 20__.

Notary Public

My Commission Expires:

[SEAL]

ACCEPTANCE:

The City of Little Rock, Arkansas, hereby accepts the above Sidewalk Easement for municipal purposes.

Dated this ____ day of _____, 20__.

City of Little Rock, Arkansas

By: _____

Title: _____