

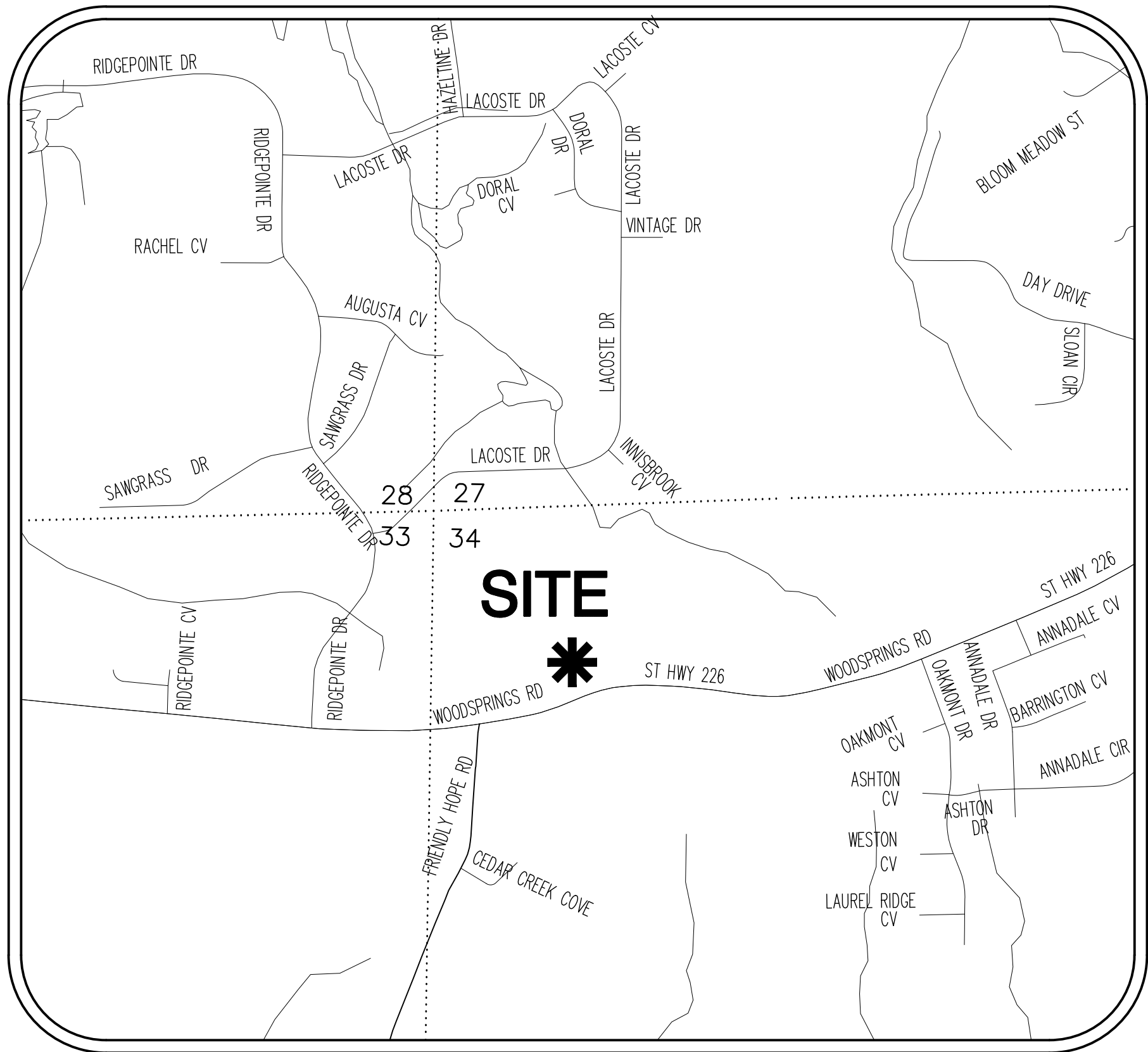
SUBDIVISION PLAN

SWIFT DITCH FARMS ADDITION

SECTION 34, TOWNSHIP 14 NORTH, RANGE 3 EAST

JONESBORO, CRAIGHEAD COUNTY, ARKANSAS

CONTACT INFORMATION		
CONTACT	ADDRESS	PHONE NUMBER
CITY OF JONESBORO ENGINEERING DEPARTMENT	300 S CHURCH-3RD FLOOR JONESBORO, AR 72401	870-932-2438
CITY OF JONESBORO PLANNING AND ZONING	300 S CHURCH-3RD FLOOR JONESBORO, AR 72401	870-932-0406
CITY, WATER & LIGHT	400 EAST MONROE JONESBORO, AR 72401	870-935-5581
AT&T	723 SOUTH CHURCH STREET JONESBORO, AR 72401	1-800-464-7928
RITTER COMMUNICATIONS	2109 FOWLER AVENUE JONESBORO, AR 72401	870-336-3400
SUDDENLINK COMMUNICATIONS	1520 SOUTH CARAWAY ROAD JONESBORO, AR 72401	870-935-3615
CENTER POINT ENERGY GAS	3013 OLD FEED HOUSE ROAD JONESBORO, AR 72401	870-972-6682



VICINITY MAP
(NOT TO SCALE)



Know what's below.
Call before you dig.

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HKB

Haywood, Kenward, Bare
A FISHER ARNOLD COMPANY
Civil Engineering, Surveying & Planning Services
1801 Labourette Drive, Jonesboro, AR, 72404
P: 870.932.2019 F: 870.932.1076

COVER SHEET

THE NORTH QUARTER OF THE NORTH QUARTER OF SECTION 34, TOWNSHIP 14 NORTH, RANGE 3 EAST, LYING NORTH OF HIGHWAY 226 (WOODSPRINGS ROAD), JONESBORO, ARKANSAS

PRELIMINARY

JEREMY A. BEVILL - CIVIL ENGINEER
ARKANSAS - PE # 13420

PRELIMINARY

Haywood, Kenward, Bare,
A Fisher Arnold Company
ARKANSAS - 248

CLIENT:
SWIFT DITCH FARMS

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REVISIONS		
DATE	BY	DESCRIPTION

PROJECT NO. JB9876	
DRAWN BY DK	CHECKED BY JAB
SHEET C1	SCALE NTS
DATE 09/09/2016	DRAWING NO. 27-76

COVER SHEET

THE NORTH QUARTER OF THE NORTH QUARTER OF SECTION 34, TOWNSHIP 14 NORTH,
RANGE 3 EAST, LYING NORTH OF HIGHWAY 226 (WOODSPRINGS ROAD), JONESBORO,
ARKANSAS

PRELIMINARY

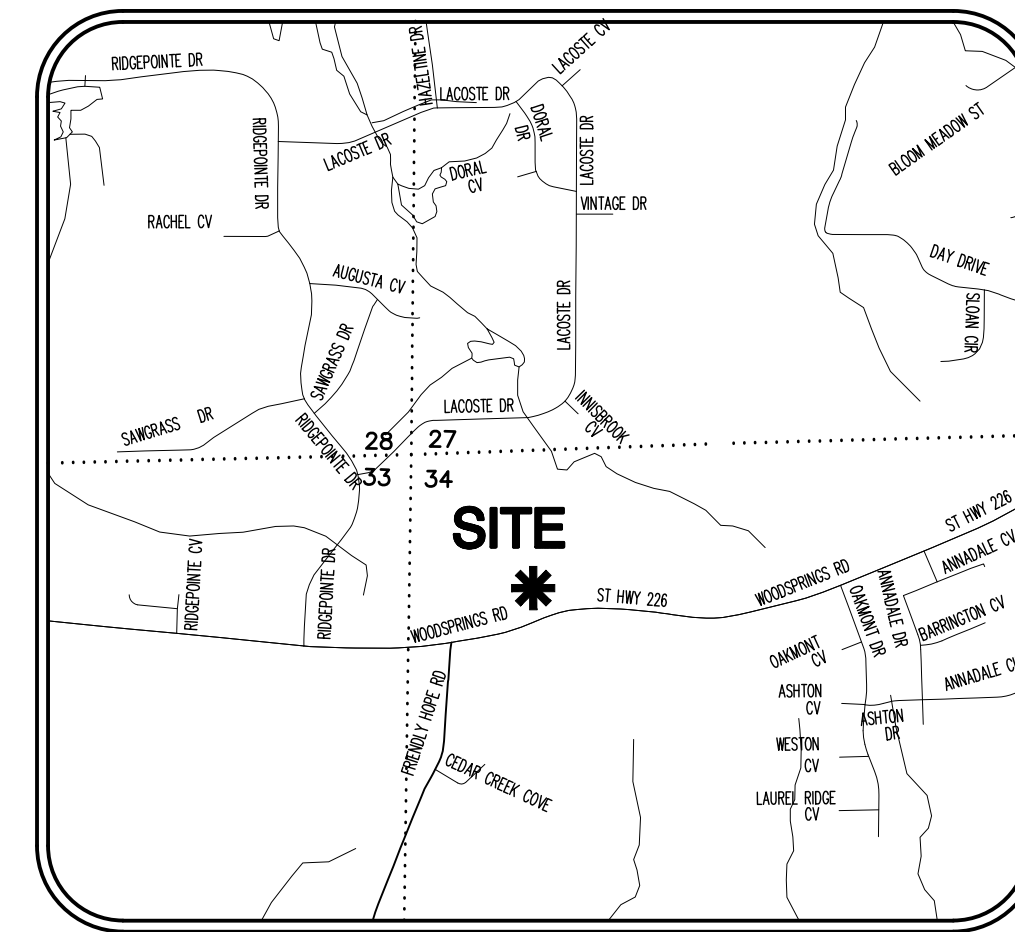
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ARKANSAS - 248

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REVISIONS		
DATE	BY	DESCRIPTION

PROJECT NO.
JB9876

DRAWN BY DK	CHECKED BY JAB
SHEET C10	SCALE 1"=100'
DATE 09/09/2016	DRAWING NO. 27-76



VICINITY MAP
(NOT TO SCALE)

LEGEND:

- FOUND MONUMENT
- UTILITY POLE
- LIGHT POLE
- ⛑ WATER VALVE
- ⊙ SANITARY SEWER MANHOLE
- OVERHEAD ELECTRIC LINE
- E- UNDERGROUND ELECTRIC LINE
- W- WATERLINE
- G- GAS LINE
- SS- SANITARY SEWER LINE
- ✓ GUY WIRE
- ⊠ PAD MOUNTED TRANSFORMER

UTILITY CONTRACTOR NOTES:

1. UTILITY CONTRACTOR IS RESPONSIBLE FOR THE INTEGRITY OF UTILITY STREET CROSSINGS, WHICH INCLUDES ALL WATER AND SEWER MAINS AND WATER AND SEWER SERVICES.
2. FLOWABLE FILL IS TO BE USED AS BACKFILL WHERE THE WATER MAIN AND SEWER MAIN CROSSES THE STREET AND ALL SEWER SERVICES THAT ARE IN THE STREET.
3. ALL LONG WATER SERVICES ARE TO BE BACKFILLED WITH EITHER FLOWABLE FILL, COMPACTED SAND, OR COMPACTED 3/4" MINUS Limestone.
4. ALL WYES AND STUBOUTS ARE 10' OFF PROPERTY LINE.
5. WORKING PRESSURE IS 70 PSI.

WATER MAIN

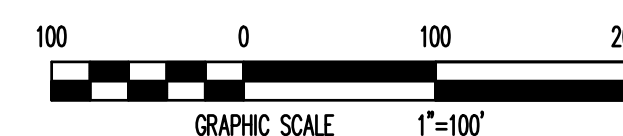
2057 LF-6" C900 SDR 18 PVC WATER MAIN
2 FIRE HYDRANT (TYP.)

SANITARY SEWER MAIN

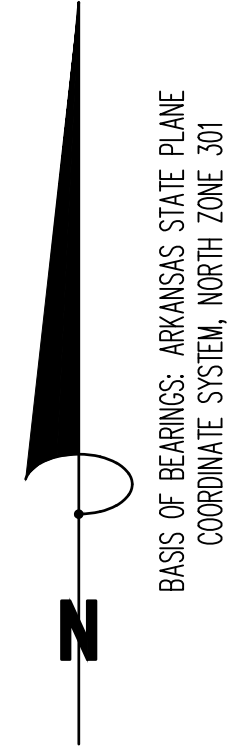
2333 LF-8" SDR 26 PVC SEWER MAIN



**Know what's below.
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UTILITY PLAN



KEY MAP

HKB

Haywood, Kenward, Bare
A FISHER ARNOLD COMPANY
Civil Engineering, Surveying & Planning Services

1801 Labourette Drive, Jonesboro, AR, 72404
P: 870.932.2019 F: 870.932.1076

KEY MAP

THE NORTH QUARTER OF THE NORTH QUARTER OF SECTION 34, TOWNSHIP 14 NORTH,
RANGE 3 EAST, LYING NORTH OF HIGHWAY 226 (WOODSPRINGS ROAD), JONESBORO,
ARKANSAS

PRELIMINARY

PRELIMINARY

JEREMY A. BEVILL - CIVIL ENGINEER
ARKANSAS - PE # 13420

Haywood, Kenward, Bare,
A Fisher/Arnold Company
ARKANSAS - 248

CLIENT:
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REVISIONS		
DATE	BY	DESCRIPTION

PROJECT NO.
JB9876

DRAWN BY DK	CHECKED BY JAB
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SHEET C2	SCALE 1"=150'
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DATE 09/09/2016	DRAWING NO. 27-76
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TOPOGRAPHIC SURVEY

THE NORTH QUARTER OF THE NORTH QUARTER OF SECTION 34, TOWNSHIP 14 NORTH,
RANGE 3 EAST, LYING NORTH OF HIGHWAY 226 (WOODSPRINGS ROAD), JONESBORO,
ARKANSAS

PRELIMINARY

PRELIMINARY

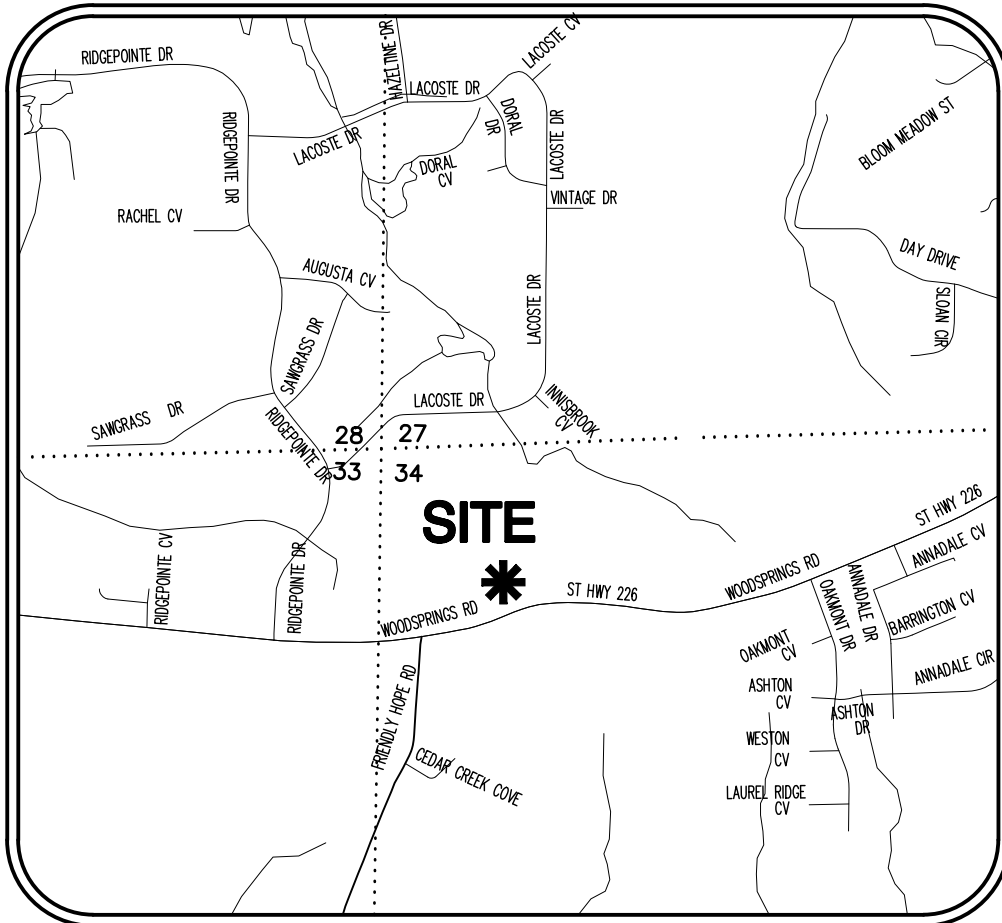
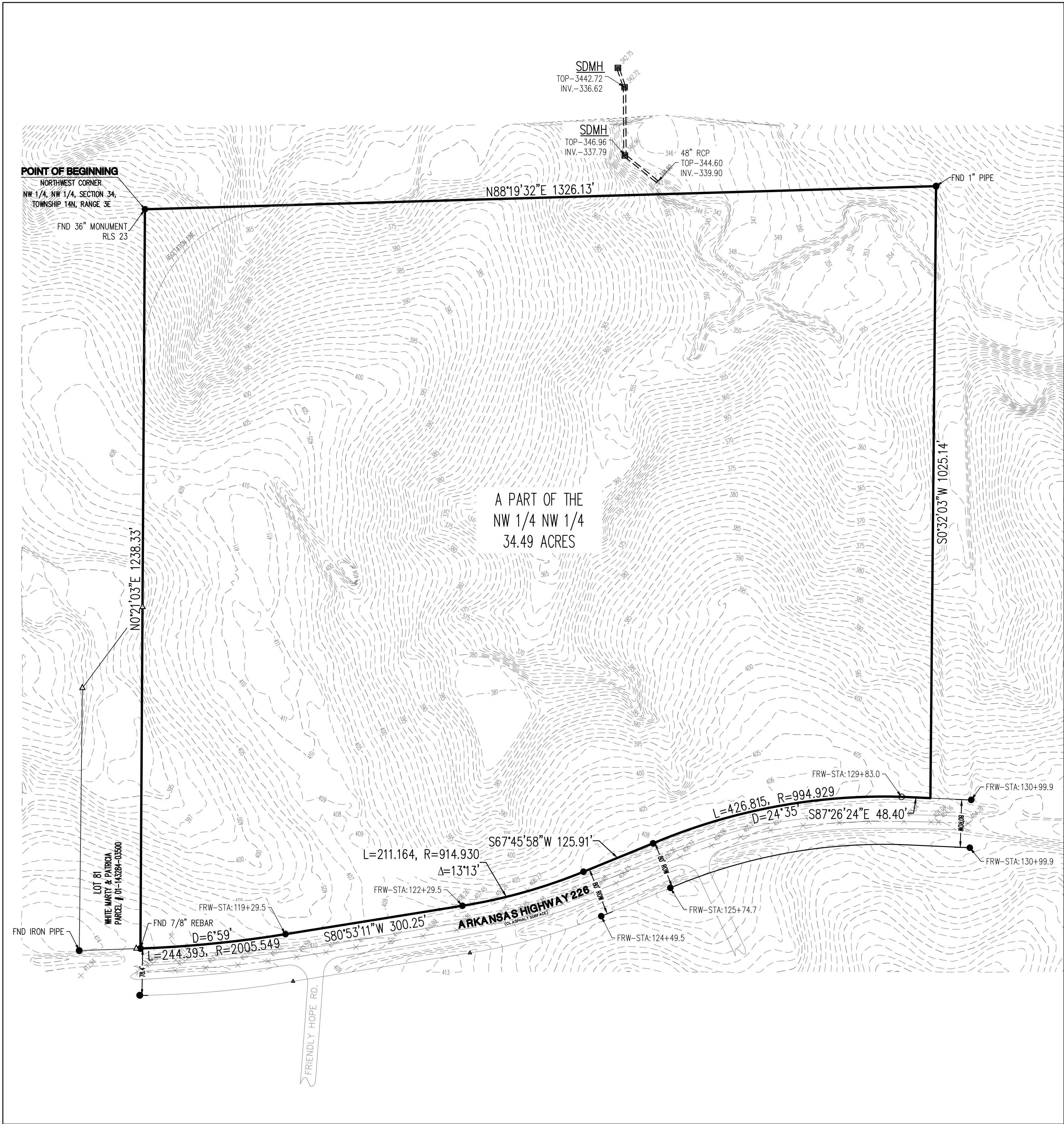
Haywood, Kenward, Bare,
A Fisher Arnold Company
ARKANSAS - 248

CLIENT:
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REVISIONS		
DATE	BY	DESCRIPTION

PROJECT NO. JB9876-04	
DRAWN BY DK	CHECKED BY JWH
SHEET C3	SCALE 1"=100'
DATE 09/09/2016	DRAWING NO. 27-76



VICINITY MAP
(NOT TO SCALE)

LEGEND:

- FOUND MONUMENT
- S.L.P. SET 5/8" REBAR W/CAP STAMPED J. HARLAN 1538
- COMPUTED POINT (NOT MONUMENTED)
- FRW FOUND AHTD R/W MONUMENT JOB NO. 10927

CERTIFICATE OF SURVEY:

THIS IS TO CERTIFY THAT HAYWOOD, KENWARD, BARE & ASSOCIATES, INC., PROFESSIONAL LAND SURVEYORS AND CIVIL ENGINEERS, HAVE SURVEYED THE FOLLOWING PARCEL OF LAND.

A PART OF SECTION 34, TOWNSHIP 14 NORTH, RANGE 3 EAST, CRAIGHEAD COUNTY, ARKANSAS; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER SECTION 34, TOWNSHIP 14 NORTH, RANGE 03 EAST, JONESBORO, ARKANSAS; THENCE N88°19'32"E, 1326.13 FEET; THENCE S0°32'03"W, 1027.65 FEET; THENCE N89°32'53"W 49.60 FEET; THENCE WESTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 994.93 FEET, A DISTANCE OF 424.75 FEET; THENCE S67°45'58"W, 125.91 FEET; THENCE WESTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 914.93 FEET, A DISTANCE OF 211.16 FEET; THENCE S80°53'11"W, 300.20 FEET; THENCE WESTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 2005.50 FEET, A DISTANCE OF 244.39 FEET; THENCE N0°21'03"E, 1238.33 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING 34.52 ACRES, MORE OR LESS, SUBJECT TO ALL RIGHTS-OF-WAY AND EASEMENTS OF RECORD.

SURVEYOR'S NOTES:

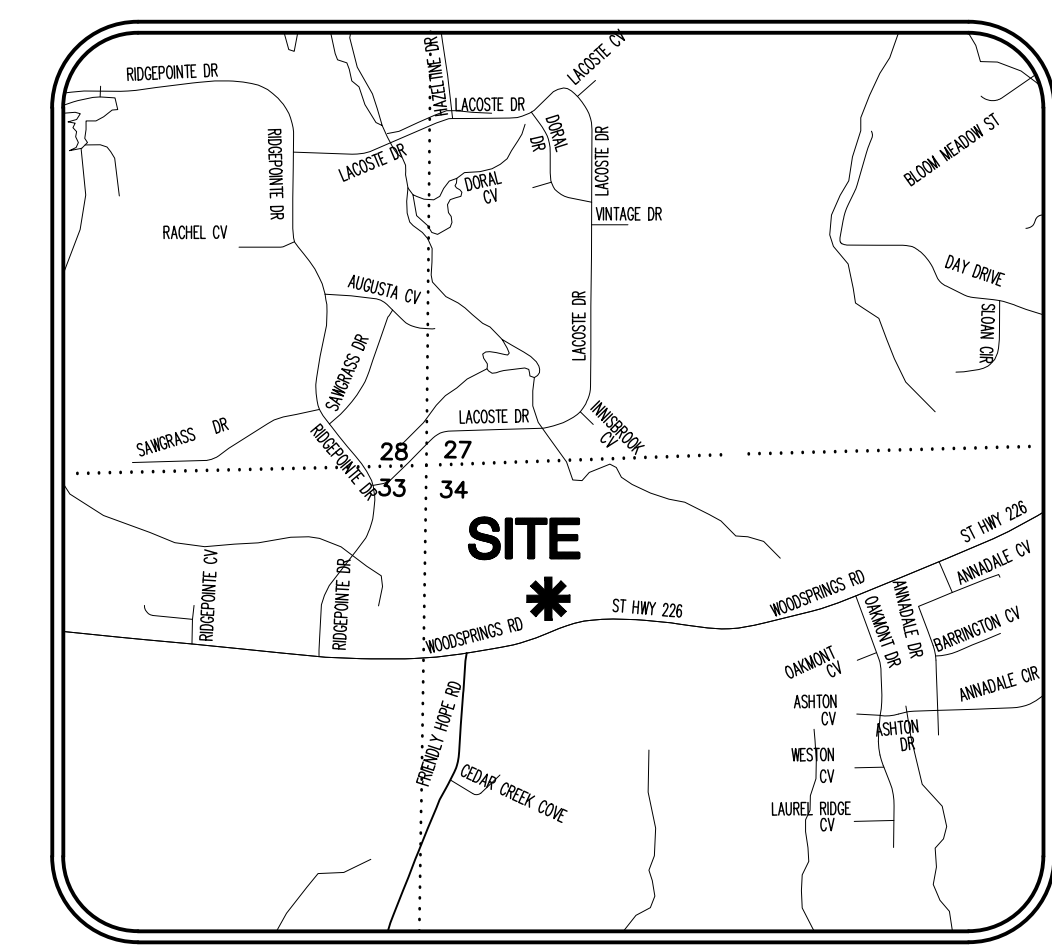
- SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD OR ANY OTHER FACTS WHICH AN ACCURATE TITLE SEARCH MAY DISCLOSE.
- BEARINGS ARE BASED ON GRID NORTH: ARKANSAS STATE PLANE NORTH ZONE (0301).
- THE BOUNDARY INFORMATION SHOWN ON THIS DRAWING IS REFERENCED TO THE FOLLOWING DOCUMENTS:
 - JOB NO. 10927 [AHTD JOB]
 - SURVEY FOR: ROADSIDE ATTRACTIONS BOUNDARY SURVEY PERFORMED BY BRAD HANCOCK P.S. 1400 DATED JAN12, 2009.
 - REPLAT OF LOT 81, BLOCK B, OF RIDGEPOINTE COUNTRY CLUB PH I TO JONESBORO, ARKANSAS, BOOK B, PAGE 99.
- THE SUBJECT PROPERTY LIES OUTSIDE THE 500-YEAR FLOOD HAZARD ZONE "X" AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP PANEL NO. 05031C0150C, EFFECTIVE DATE SEPTEMBER 27, 1991.
- FIELD NOTES ARE RECORDED IN HKB FIELD BOOK 1164, PAGE 33-34.
- FIELD WORK WAS COMPLETED UNDER MY DIRECT SUPERVISION ON AUGUST 26, 2016.



Know what's below.
Call before you dig.



TOPOGRAPHIC SURVEY



VICINITY MAP
(NOT TO SCALE)

LEGEND:

- FOUND MONUMENT
 ◎ S.I.P. SET 5/8" REBAR W/CAP
 STAMPED J. HARLAN 1538
 ▲ COMPUTED POINT
 (NOT MONUMENTED)
 FRW FOUND AHTD R/W MONUMENT
 JOB NO. 10927

CERTIFICATE OF SURVEY:

THIS IS TO CERTIFY THAT HKB, A FISHER ARNOLD COMPANY, PROFESSIONAL LAND SURVEYORS AND CIVIL ENGINEERS, HAVE SURVEYED THE FOLLOWING PARCEL OF LAND.

A PART OF SECTION 34, TOWNSHIP 14 NORTH, RANGE 3 EAST, CRAIGHEAD COUNTY, ARKANSAS; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SURVEYED SECTION 34, TOWNSHIP 14 NORTH, RANGE 03 EAST, JONESBORO, ARKANSAS; THENCE N88°19'32"E, 1326.13 FEET; THENCE S0°32'03"W, 1025.14 FEET; THENCE N87°26'14"W 48.40 FEET; THENCE WESTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 994.93 FEET, A DISTANCE OF 426.81 FEET AND A DELTA ANGLE OF 24°35'; THENCE S67°45'58"W, 125.91 FEET; THENCE WESTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 914.93 FEET, A DELTA OF 137°13'; A DISTANCE OF 211.16 FEET; THENCE S80°53'11"W, 300.25 FEET; THENCE WESTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 2050.50 FEET, A DELTA OF 6°58'; A DISTANCE OF 244.39 FEET; THENCE N02°10'3"E, 1238.33 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING 34.49 ACRES, MORE OR LESS, SUBJECT TO ALL RIGHTS-OF-WAY AND EASEMENTS OF RECORD.

SURVEYOR'S NOTES:

- | | | |
|----|--|--|
| 1. | SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD OR ANY OTHER | FACTS WHICH AN ACCURATE TITLE SEARCH MAY DISCLOSE |
| 2. | BEARINGS ARE BASED ON GRID NORTH: ARKANSAS STATE PLANE NORTH ZONE (4301). | |
| 3. | THE BOUNDARY INFORMATION SHOWN ON THIS DRAWING IS REFERENCED TO THE FOLLOWING DOCUMENTS: | |
| • | JOB NO. 10927 [AHTD JOB] | |
| • | SURVEY FOR: ROADSIDE ATTRACTIONS BOUNDARY SURVEY PERFORMED BY BRAD HANCOCK P.S. 1400 DATED JAN12, 2009. | |
| • | REPLAT OF LOT 81, BLOCK B, OF RIDGEPOINTE COUNTRY CLUB PH1 TO JONESBORO, ARKANSAS, BOOK 8, PAGE 99. | |
| 4. | THE SUBJECT PROPERTY LIES OUTSIDE THE 500-YEAR FLOOD HAZARD ZONE "X" AS SHOWN ON FEMA FLOOD DATE SEPTEMBER 27, 1991. | INSURANCE RATE: MAP PANEL NO. 05031C0150C, EFFECTIVE |
| 5. | FIELD NOTES ARE RECORDED IN H&B FIELD BOOK 1164, PAGE 33-34. | |
| 6. | FIELD WORK WAS COMPLETED UNDER MY DIRECT SUPERVISION ON AUGUST 26, 2016. | |

DEDICATION OF PLAT:

WE BEING THE OWNERS/AGENTS OF THE ABOVE DESCRIBED PARCEL OF LAND, DO HEREBY PLAT AND LAYOUT SAME INTO A SUBDIVISION COMPOSED OF LOTS AND STREETS AS SHOWN ON THE PLAT HEREON.

SAID PLAT SHALL HERE-IN-AFTER BE DESIGNATED AND REFERRED TO AS:

TO THE CITY OF JONESBORO, CRAIGHEAD COUNTY, ARKANSAS.

AND SAID OWNERS/AGENTS DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER, ALL THE STREETS OF WIDTH, LENGTH AND LOCATION AS SHOWN ON THE PLAT HEREON, FOR THE PURPOSE OF INGRESS/EGRESS AND UTILITY CONSTRUCTION AND MAINTENANCE, AND SAID OWNERS/AGENTS DO HEREBY DEDICATE ALL EASEMENTS TO THE PUBLIC USE FOR THE EXPRESS PURPOSE AS SHOWN ON THE PLAT HEREON. SAID DRAINAGE AND UTILITY EASEMENTS SHALL NOT BE USED FOR INGRESS/EGRESS BY THE PUBLIC.

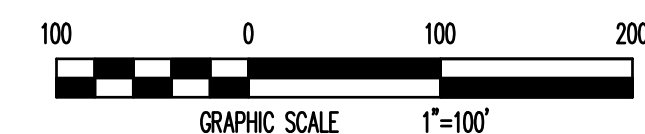
SIGNED THIS _____ DAY OF _____ 2011

BY _____
NAME _____ SIGNATURE _____

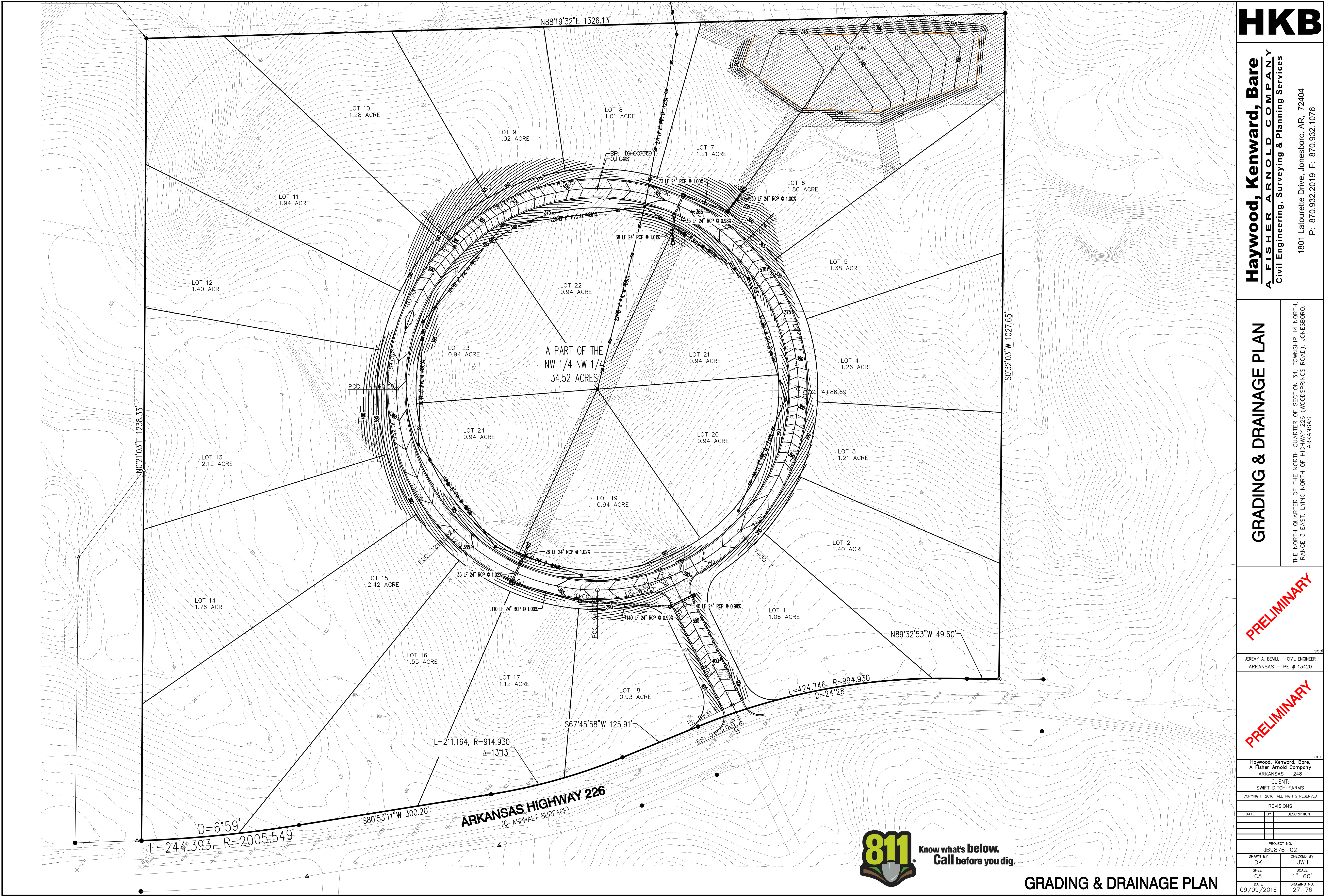
TITLE _____



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RECORD PLAT



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GRADING & DRAINAGE PLAN
THE NORTH QUARTER OF THE NORTH QUARTER OF SECTION 34, TOWNSHIP 14 NORTH,
RANGE 3 EAST, LYING NORTH OF HIGHWAY 226 (WOODSPRINGS ROAD), JONESBORO,
ARKANSAS

PRELIMINARY
JEREMY A. BEVILL - CIVIL ENGINEER
ARKANSAS - PE # 13420

PRELIMINARY
Haywood, Kenward, Bare,
A Fisher Arnold Company
ARKANSAS - 248
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REVISIONS		
DATE	BY	DESCRIPTION
PROJECT NO.		
JB9876-02		
DRAWN BY		CHECKED BY
DK		JWH
SHEET		SCALE
C5		1"=60'
DATE		DRAWING NO.
09/09/2016		27-76



GRADING & DRAINAGE PLAN

STREET PROFILES

THE NORTH QUARTER OF THE NORTH QUARTER OF SECTION 34, TOWNSHIP 14 NORTH,
RANGE 3 EAST, LYING NORTH OF HIGHWAY 226 (WOODSPRINGS ROAD), JONESBORO,
ARKANSAS

PRELIMINARY

PRELIMINARY

JEREMY A. BEVILL - CIVIL ENGINEER
ARKANSAS - PE # 13420

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ARKANSAS - 248

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DATE	BY	DESCRIPTION

PROJECT NO. JB9876-02	
DRAWN BY DK	CHECKED BY JWH
SHEET C6	SCALE 1"=60'
DATE 09/09/2016	DRAWING NO. 27-76

STREET PROFILES

