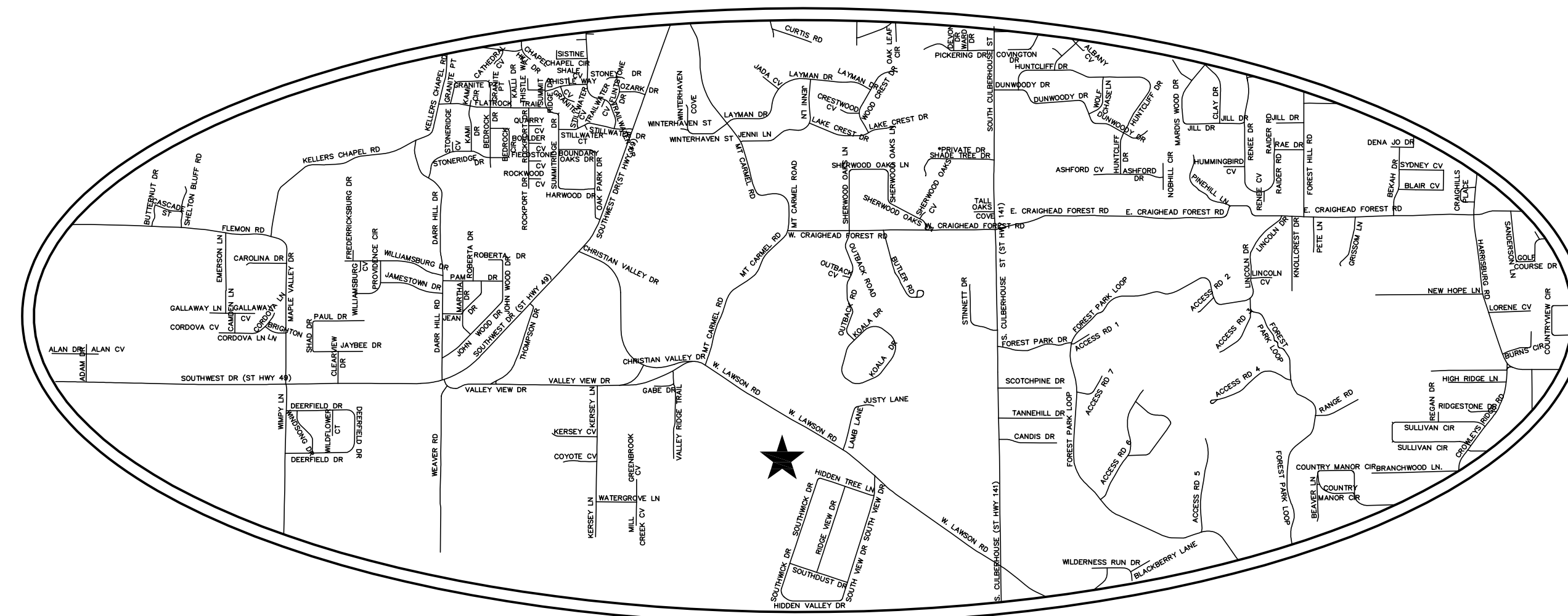


DEER VALLEY ESTATES Phase I

Jonesboro, Arkansas
February, 2017



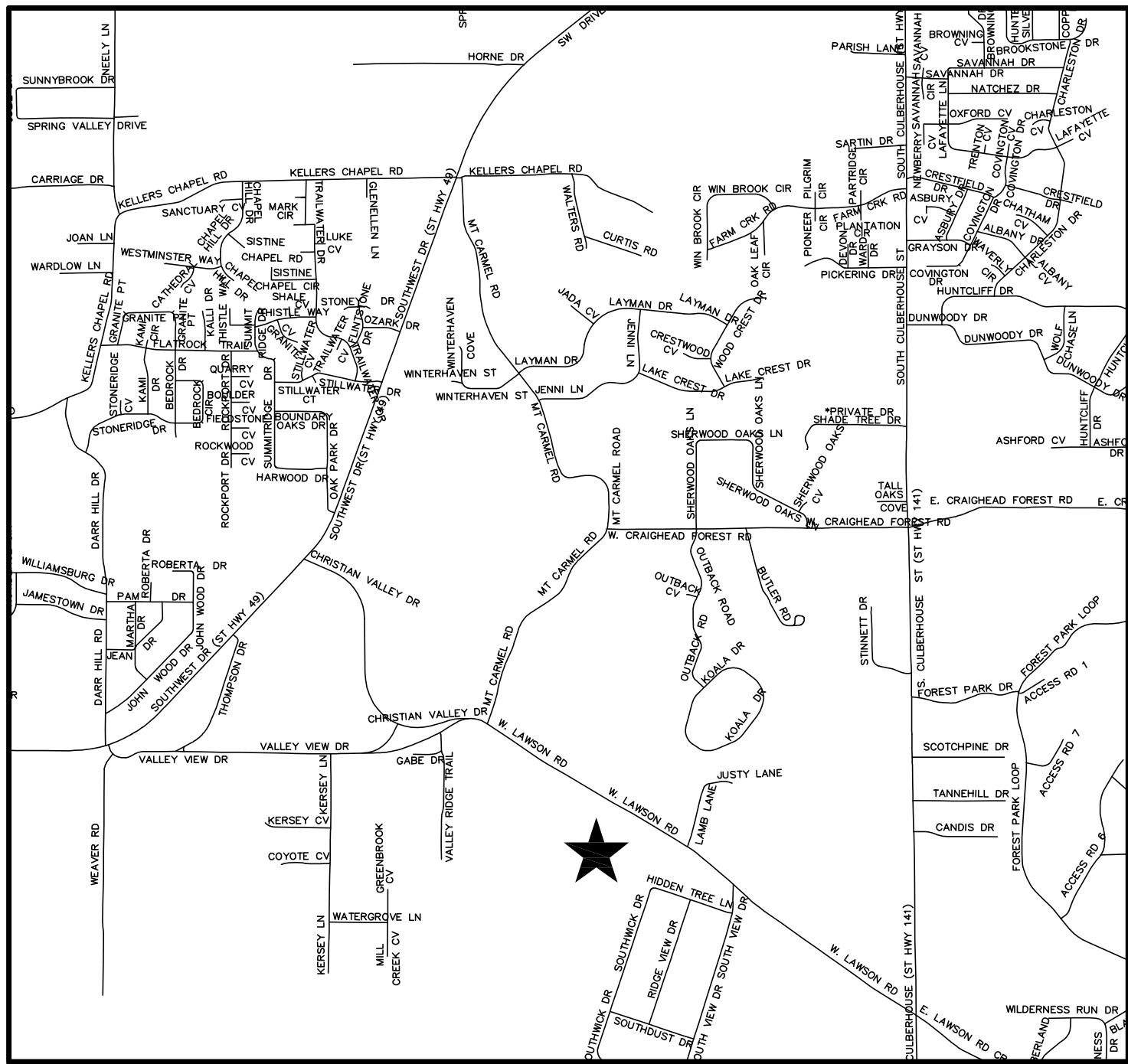
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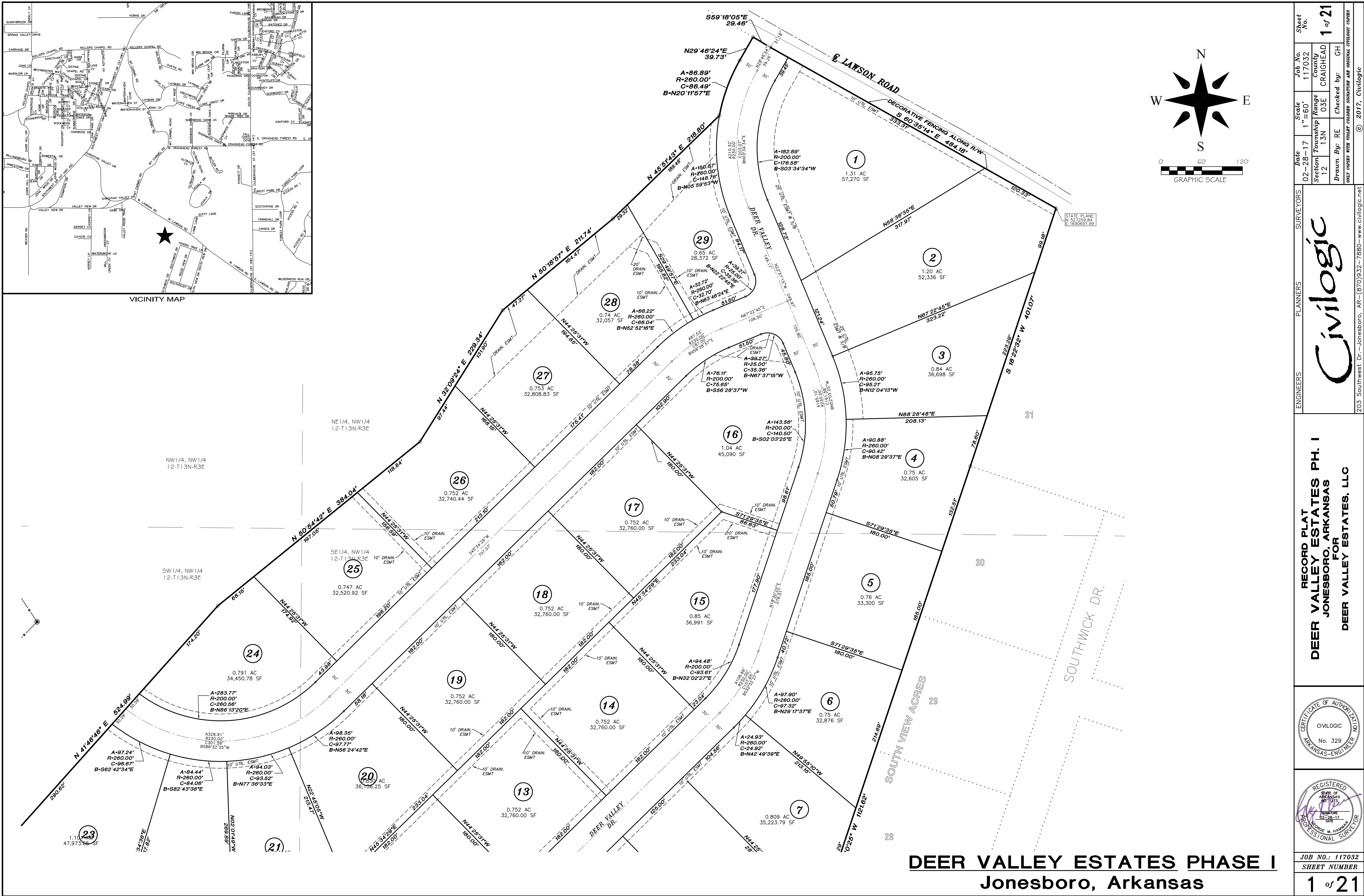
1. RECORD PLAT
2. RECORD PLAT
3. OVERALL UTILITY & DRAINAGE PLAN
4. WATER DISTRIBUTION PLAN
5. WATER DISTRIBUTION PLAN
6. SANITARY SEWER PLAN
7. SANITARY SEWER PLAN
8. SANITARY SEWER PLAN & PROFILE
9. SANITARY SEWER PLAN & PROFILE
10. SANITARY SEWER PLAN & PROFILE
11. ENTRANCE DETAIL
12. DRAINAGE PLAN
13. DRAINAGE PLAN
14. DRAINAGE PROFILES
15. DR. PLAN & PROFILE
16. DR. PLAN & PROFILE
17. DEER VALLEY DR. PLAN & PROFILE
18. DEER VALLEY DR. PLAN & PROFILE
19. WATER LINE CONSTRUCTION DETAILS
20. SANITARY SEWER CONSTRUCTION DETAILS
21. SOIL & EROSION CONTROL PLAN

CIVILOGIC
203 SOUTHWEST DRIVE
JONESBORO, ARKANSAS 72401
(870) 932-7880

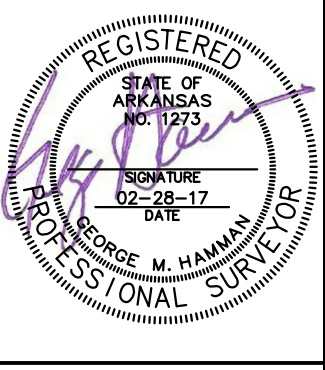
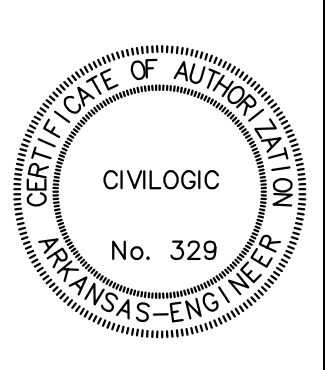
MR. BARRY HESSE
FINANCIAL CONSULTANT SOUTH REGION
2217 WOODSPRINGS RD., STE C
JONESBORO, ARKANSAS 72401
(870) 931-4222

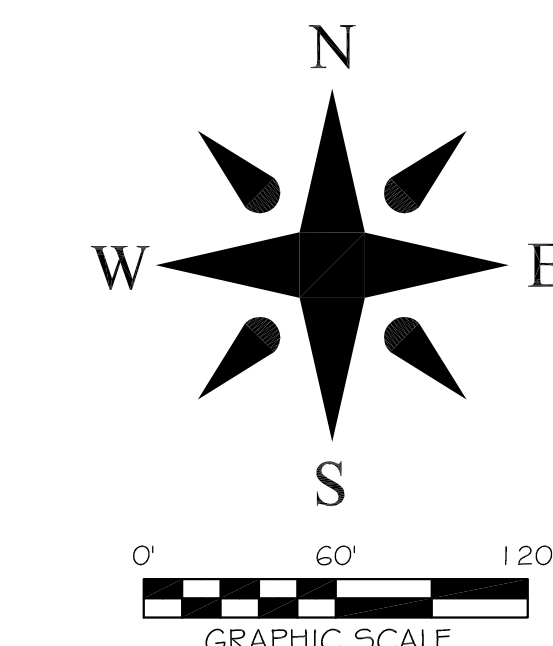
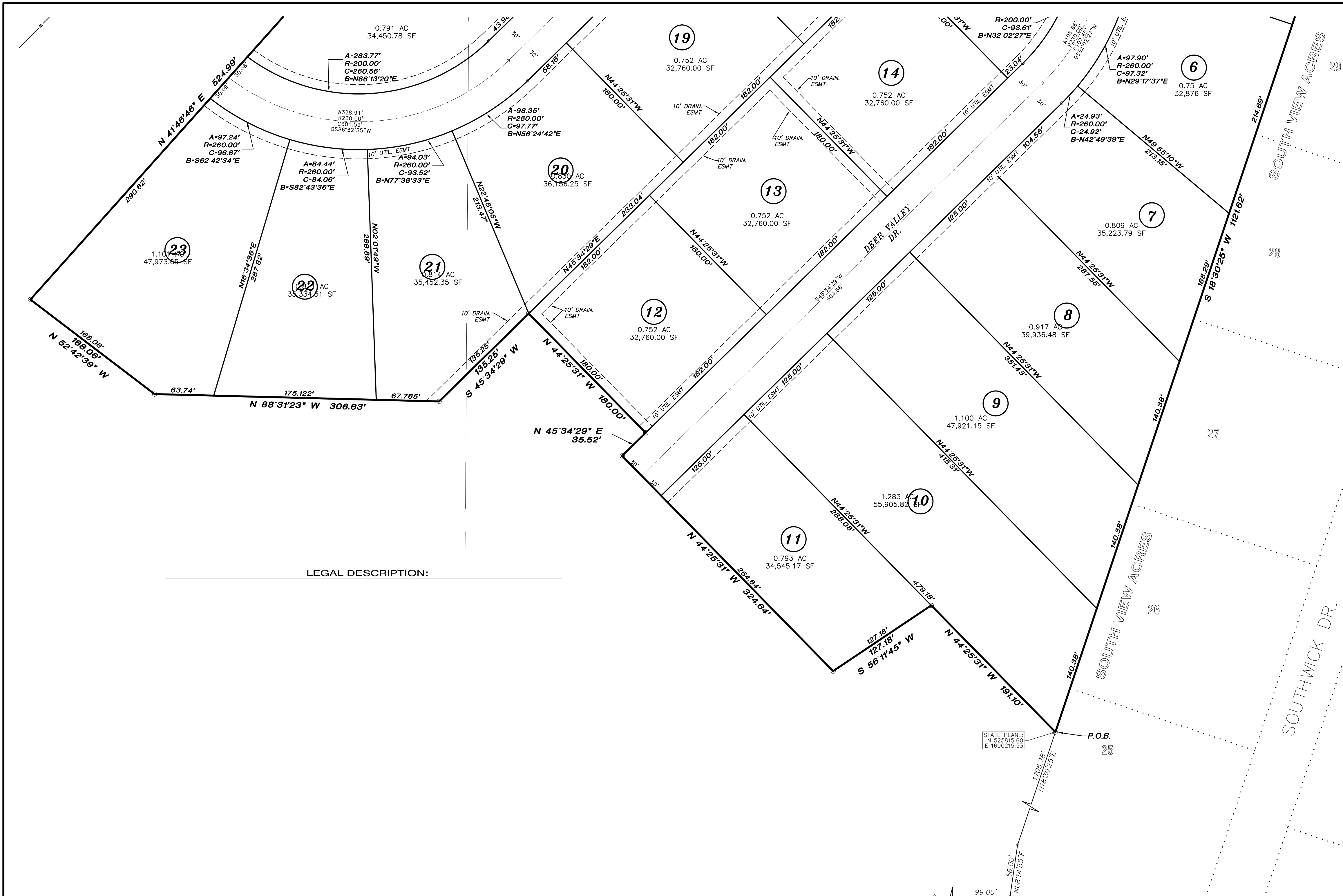


VICINITY MAP



DEER VALLEY ESTATES PHASE I
Jonesboro, Arkansas

ENGINEERS	PLANNERS	SURVEYORS	Date	02-28-17	Scale	1"=60'	Job No.	117032	Sheet No.	1 of 21
			Township	12N	Range	03E	County	CRAIGHEAD		
			Section	12	Drawn By:	RE	Checked by:	CH		
			ONLY COPIES WITH TOILET COLOR SIGNATURE ARE ORIGINAL UTILITY COPIES							
RECORD PLAT DEER VALLEY ESTATES PH. I JONESBORO, ARKANSAS FOR DEER VALLEY ESTATES, LLC										
										
JOB NO.: 117032 SHEET NUMBER 1 of 21										



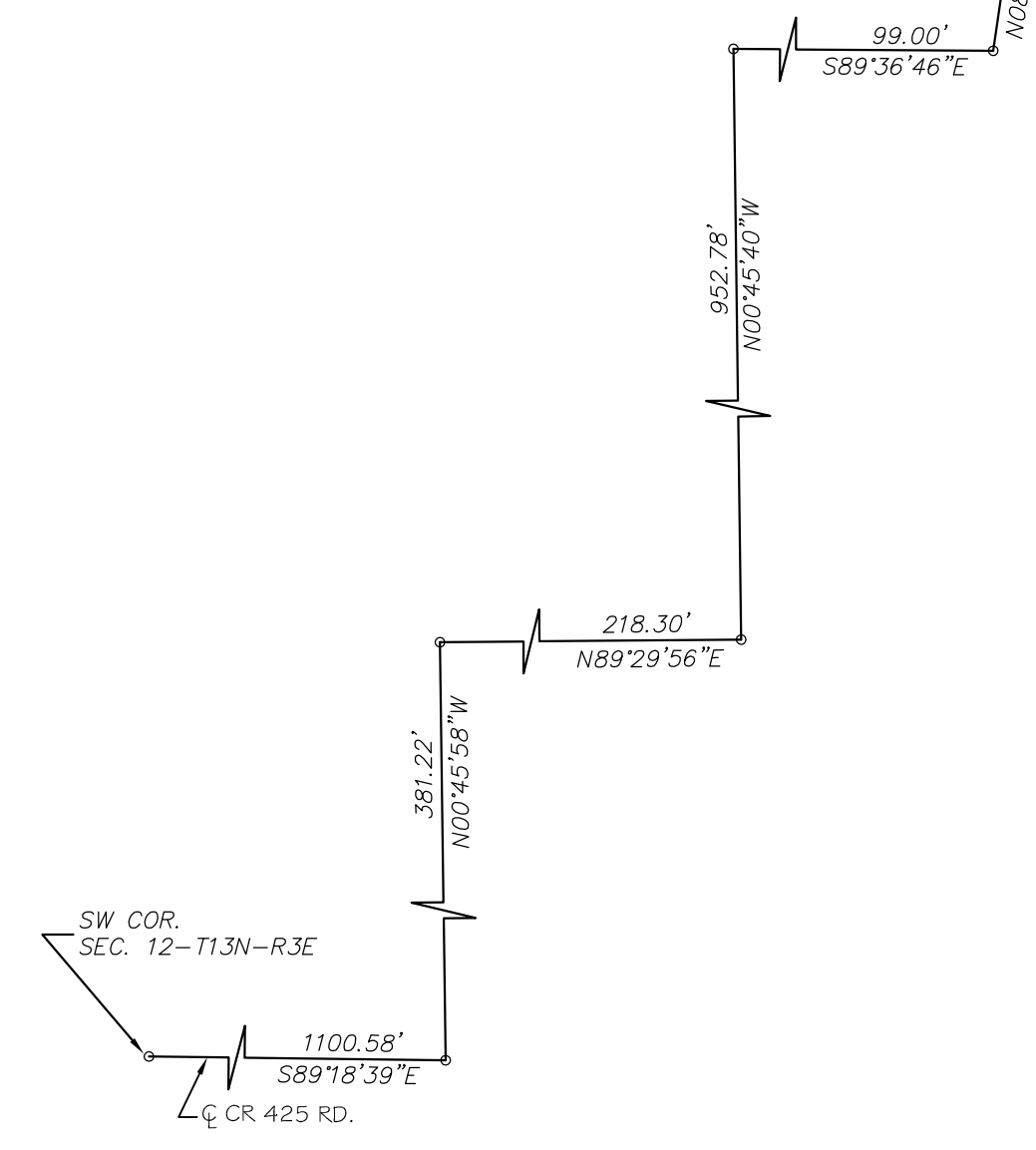
LEGAL DESCRIPTION:

CERTIFICATE OF SURVEY:

To all parties interested in Title to these premises: I hereby certify that I have prior to this day made a survey of the above described property as shown on the Plat of Survey hereon. The property lines and corner monuments, to the best of my knowledge and ability, are correctly established: the improvements are as shown on the Plat of Survey. Encroachments, if any, as disclosed by Survey, are shown hereon.

NOTES:

- 1) All bearings are based on Arkansas North State Plane Coordinate system.
- 2) The closure precision of the plat is in excess of 1" in 500,000'.
- 3) The research completed for this survey includes Legal Description provided and previous surveys.
- 4) All corner monuments set are 3/4" rebar, unless otherwise noted on the plat.
- 5) Owner: Barry Hesse
- 6) Flood Plain: This tract does not lie within the 100-yr Flood Plain per Flood Insurance rate map of Craighead Co., AR, and incorporated areas, Community Panel No. 05031C0150 C, dated 09-27-91. This tract does lie within a Zone "X" Flood Plain, per the map referenced above.
- 7) Current Zoning: R-1 (25' front & rear setback, & 7.5' side setback).



DEER VALLEY ESTATES
PHASE I
Jonesboro, Arkansas

CERTIFICATE OF OWNERSHIP:

I hereby certify that I am the owner of the property shown and described hereon, that I adopt the plan of subdivision and dedicate perpetual use of all streets and easements as noted.

The Sub-divider or developer must, before the sale of any lot or lots, either complete the improvements defined in Section 15.16.01 of the Jonesboro Subdivision Regulations and as specifically identified on this Record Plat and supporting plans and documentation OR furnish the Metropolitan Area Planning Commission evidence that an appropriately funded escrow agreement in the amount of the contract cost of improvements required by Section 15.16.01 that are not completed at the date of sale of the lot or lots from the closest improved street to an including all front footage of said lot or lots.

The record plat or plats will not be signed by the Chairman and Secretary of the Metropolitan Area Planning Commission until all conditions imposed by the Commission have been satisfied and all required site improvements have been either completed or their completion guaranteed and secured by an appropriate financial instrument.

Barry Hesse

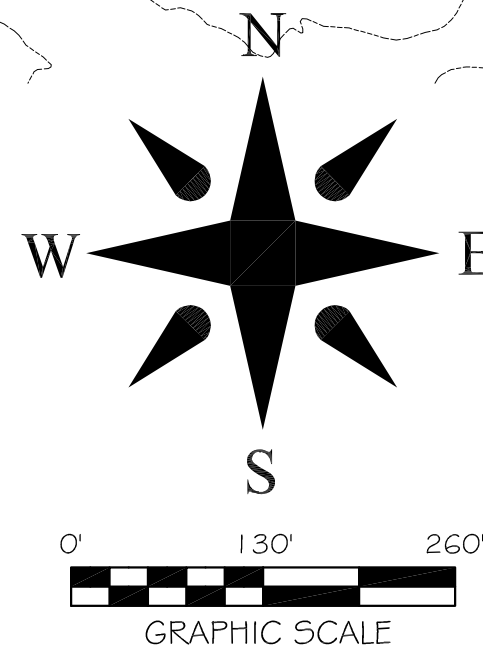
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			02-28-17	1"=60'	117032	2 of 21
			Township	Range	County	
			12	03E	CRAIGHEAD	
			Drawn By:	Checked by:		
			RE	GH		
203 Southwest Dr.-Jonesboro, AR-(870)932-7880-www.civilogic.net						
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RECORD PLAT
DEER VALLEY ESTATES PH. I
JONESBORO, ARKANSAS
FOR
DEER VALLEY ESTATES, LLC

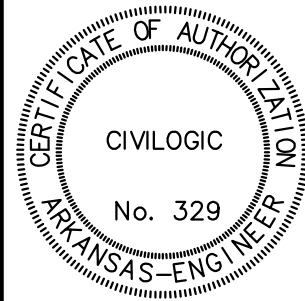
CIVILOGIC
No. 329
ARKANSAS-ENGINEER

REGISTERED
STATE OF ARKANSAS
NO. 02-28-17
PROFESSIONAL SURVEYOR
GEORGE W. HAMAN

JOB NO.: 117032
SHEET NUMBER
2 of 21



OVERALL UTILITY & DRAINAGE PLAN
DEER VALLEY ESTATES PH. I
JONESBORO, ARKANSAS
FOR
DEER VALLEY ESTATES, LLC



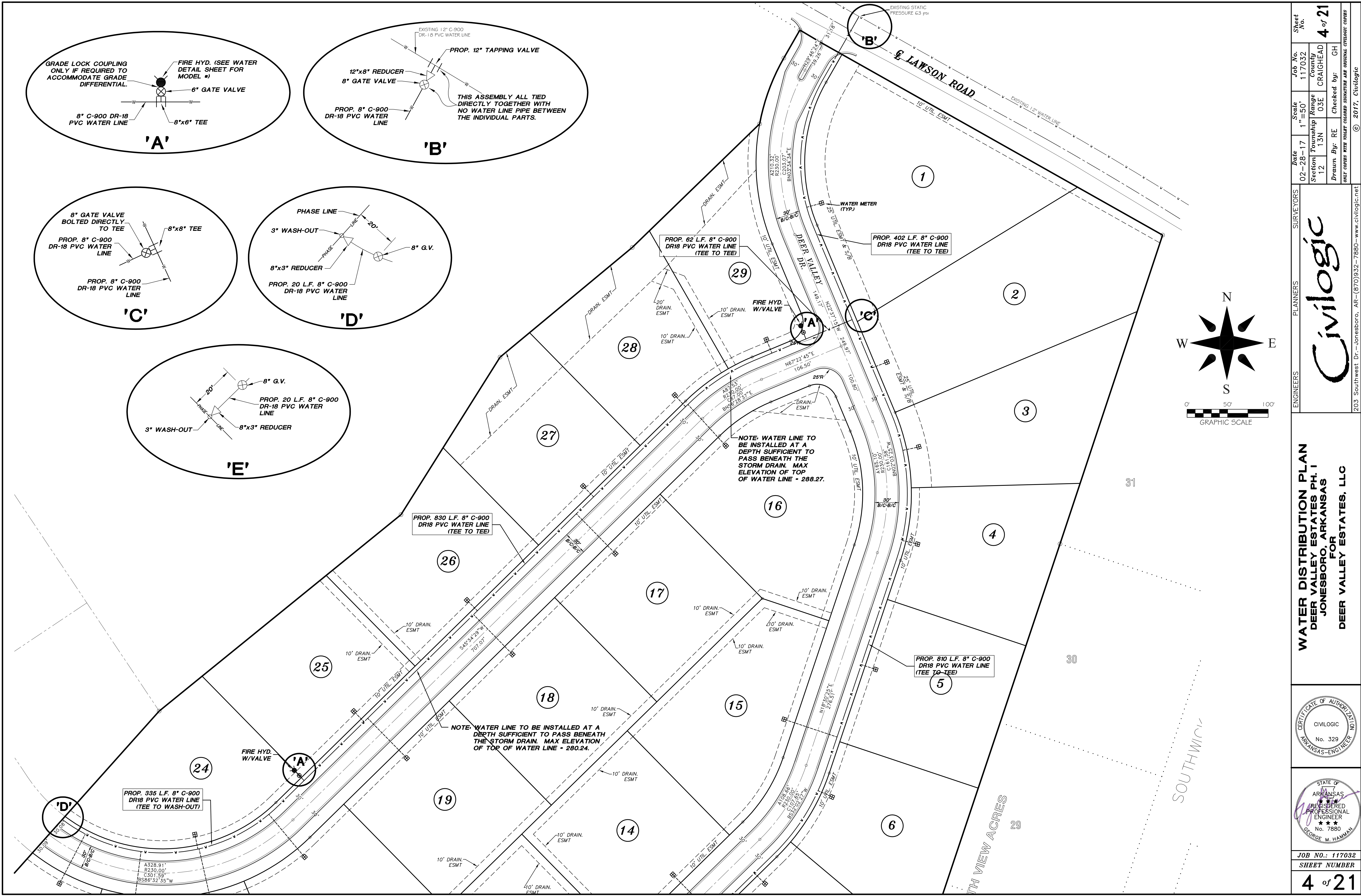
JOB NO.: 117032
SHEET NUMBER
3 of 21

Date	Scale	Job No.	Sheet No.
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Section 12	Township 13N	Range 03E	County CRAIGHEAD
Drawn By: RE	Checked by: GH	ONLY COPIES WITH VIOLET COLOR SIGNATURE ARE ORIGINAL UTILITY COPIES	

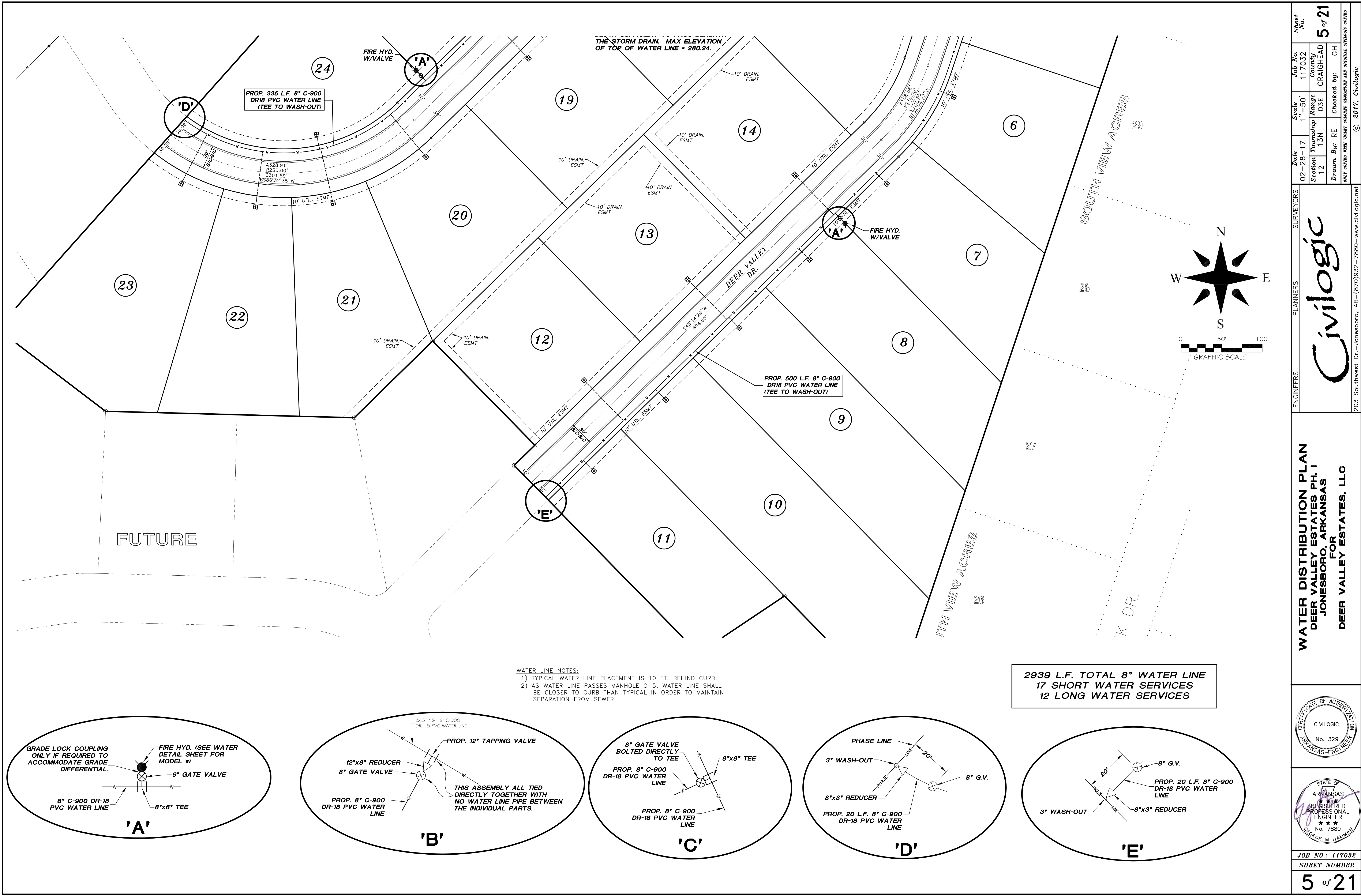
ENGINEERS PLANNERS SURVEYORS

Civilogic

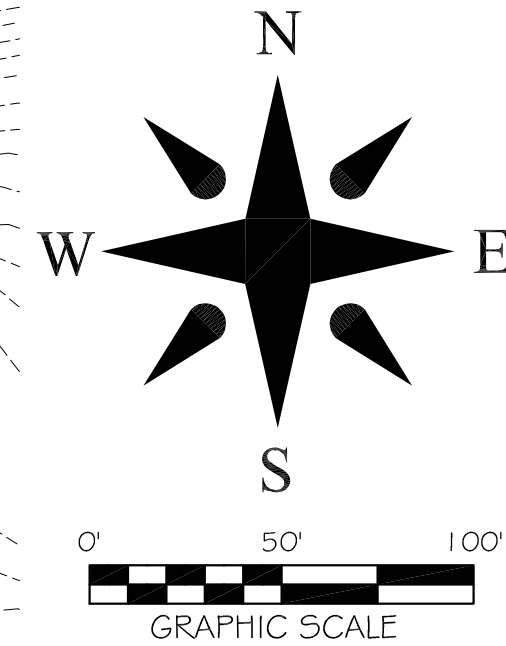
203 Southwest Dr.-Jonesboro, AR-(870)932-7880-www.civilogic.net



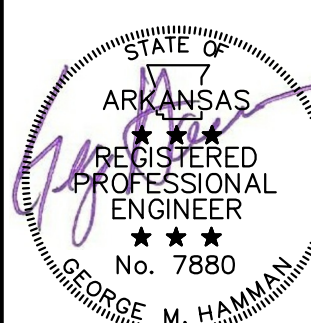
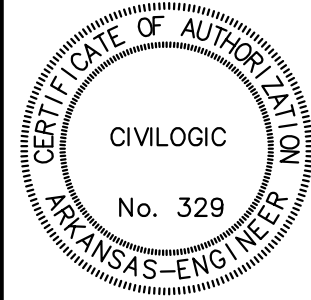
WATER DISTRIBUTION PLAN DEER VALLEY ESTATES PH. I JONESBORO, ARKANSAS FOR DEER VALLEY ESTATES, LLC		CIVILOGIC No. 329 ARKANSAS-ENGINEER		STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER No. 7880 GEORGE M. HAMMAN		JOB NO.: 117032 SHEET NUMBER 4 of 21	
ENGINEERS	PLANNERS	SURVEYORS	DATE	SCALE	JOB NO.	SHEET NO.	
			02-28-17	1"=50'	117032	4 of 21	
			Section 12	Township 03E	County CRAIGHEAD		
			Drawn By: RE	Checked by: GH			
ONLY COPIES WITH VIOLET COLOR SIGNATURE ARE ORIGINAL UTILITY COPIES							
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ENGINEERS	PLANNERS	SURVEYORS	Civilogic				Job No. 117032		Sheet No. 5 of 21
			203 Southwest Dr. - Jonesboro, AR - (870) 932-7880 - www.civilogic.net		Scale 1" = 50'	County CRAIGHEAD	CH		
			Date 02-28-17	Section 12	Township 13N	Range 03E	Checked by: RE		
			Drawn By: RE						
WATER DISTRIBUTION PLAN DEER VALLEY ESTATES PH. I JONESBORO, ARKANSAS FOR DEER VALLEY ESTATES, LLC									
JOB NO.: 117032 SHEET NUMBER 5 of 21									



**SANITARY SEWER PLAN
DEER VALLEY ESTATES PH. I
JONESBORO, ARKANSAS
FOR
DEER VALLEY ESTATES, LLC**

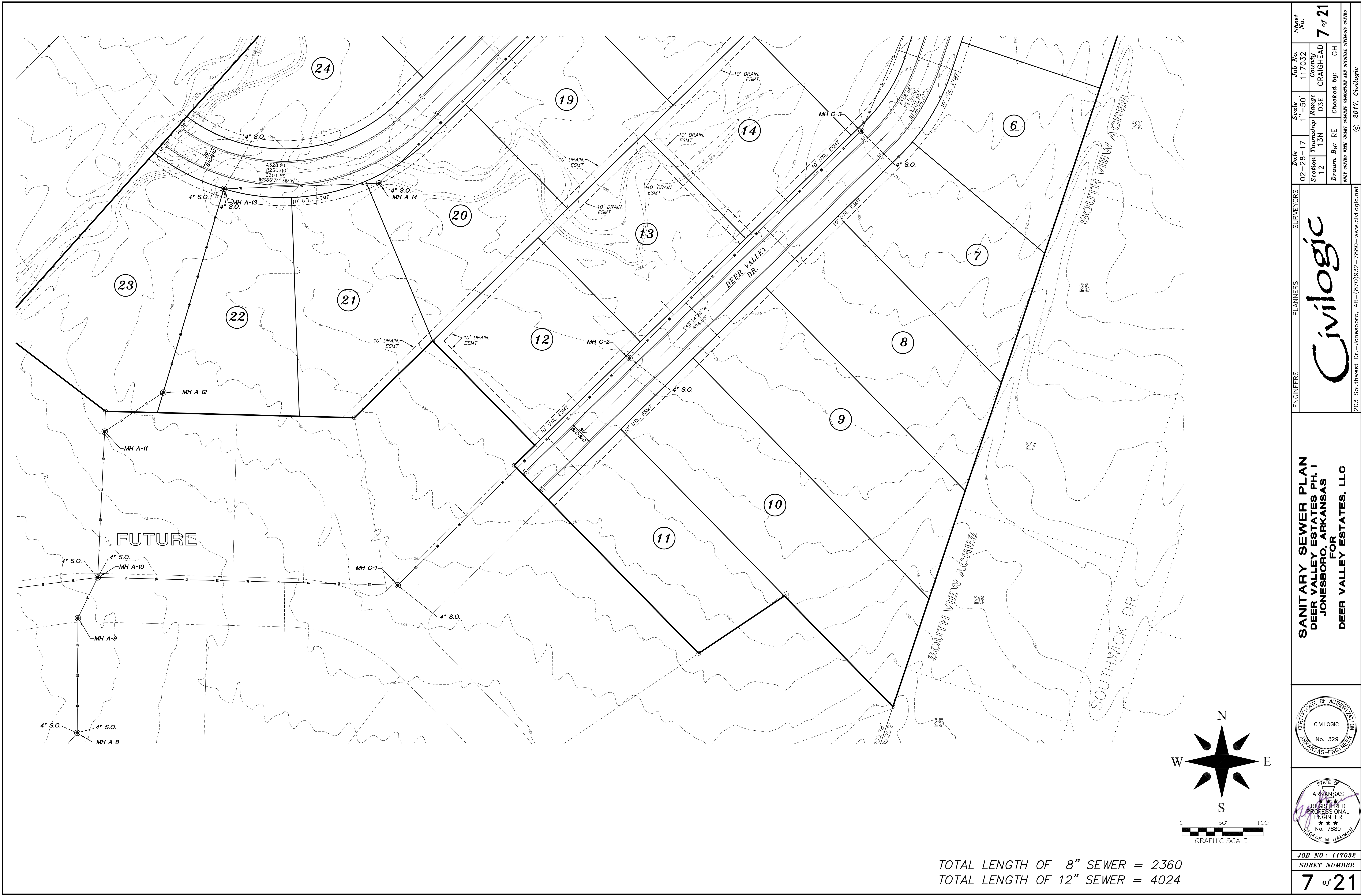


JOB NO.: 117032
SHEET NUMBER

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ONLY COPIES WITH VIOLET COLORED SIGNATURE ARE ORIGINAL CATHOLIC COPIES			6 of 21		Sheet No.
Date	Scale	Job No.			
02-28-17	1"=50'	17032			
Section	Range	County			
12	03E	CRAIGHEAD			
Drawn By:	RE	Checked by:	GH		
(c) 2017 Catholic					

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TOTAL LENGTH OF 8" SEWER = 2360
TOTAL LENGTH OF 12" SEWER = 4024

ENGINEERS		PLANNERS		SURVEYORS		Date	Scale	Job No.	Sheet No.
						02-28-17	1"=50'	117032	
						Section 12	Township 13N	Range 03E	County CRAIGHEAD
						Drawn By: RE	Checked by: GH	7 of 21	
203 Southwest Dr., Jonesboro, AR (870)932-7880 - www.civilogic.net									
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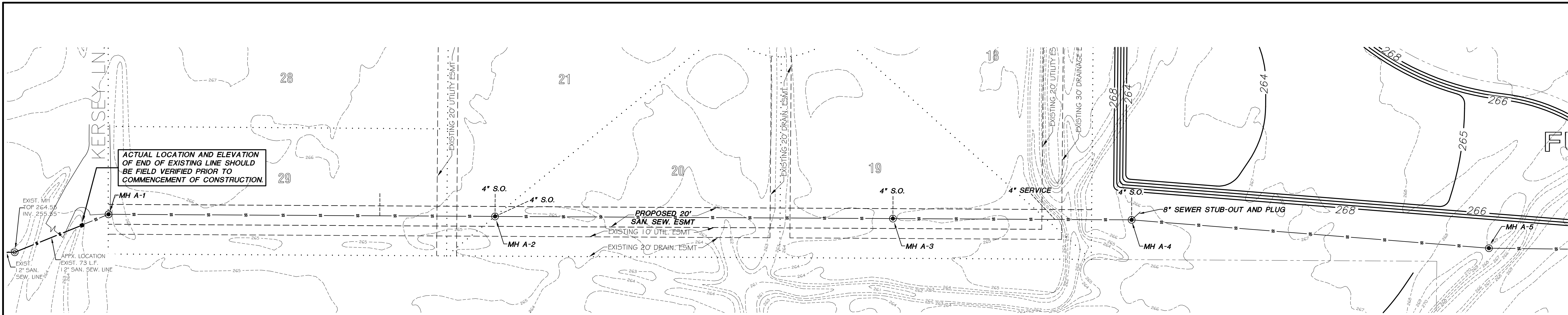
SANITARY SEWER PLAN
DEER VALLEY ESTATES PH. I
JONESBORO, ARKANSAS
FOR
DEER VALLEY ESTATES, LLC

Civilogic

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 7880
GEORGE M. HAMMAN

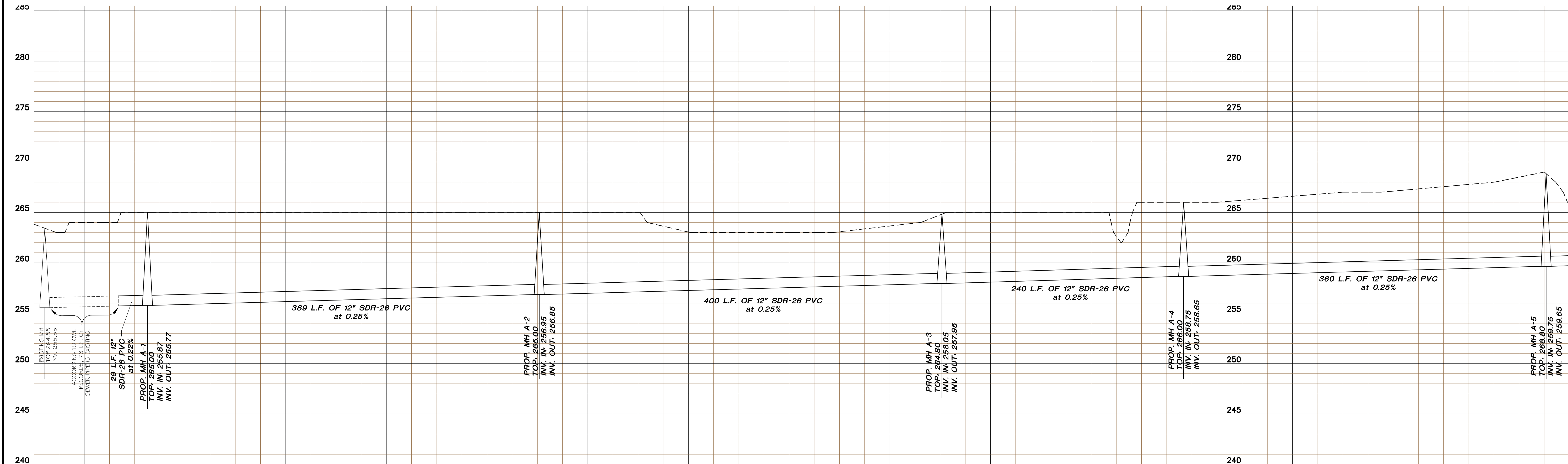
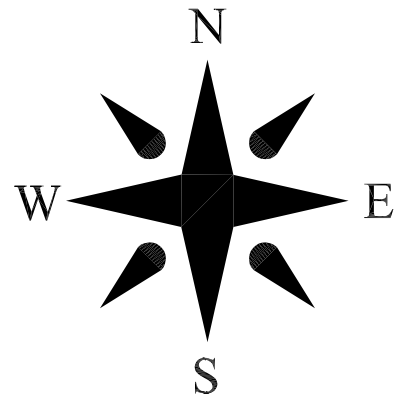
STATE OF ARKANSAS
ENGINEER
No. 329
CIVILOGIC

JOB NO.: 117032
SHEET NUMBER
7 of 21



PLAN VIEW - EXIST. MH to MH A-5

Scale 1"=50 ft.



PROFILE - EXIST. MH to MH A-5

Scale 1"=50 ft. Horiz.
1" = 5 ft. Vert.

TOTAL LENGTH OF 8" SEWER = 2360
TOTAL LENGTH OF 12" SEWER = 4024

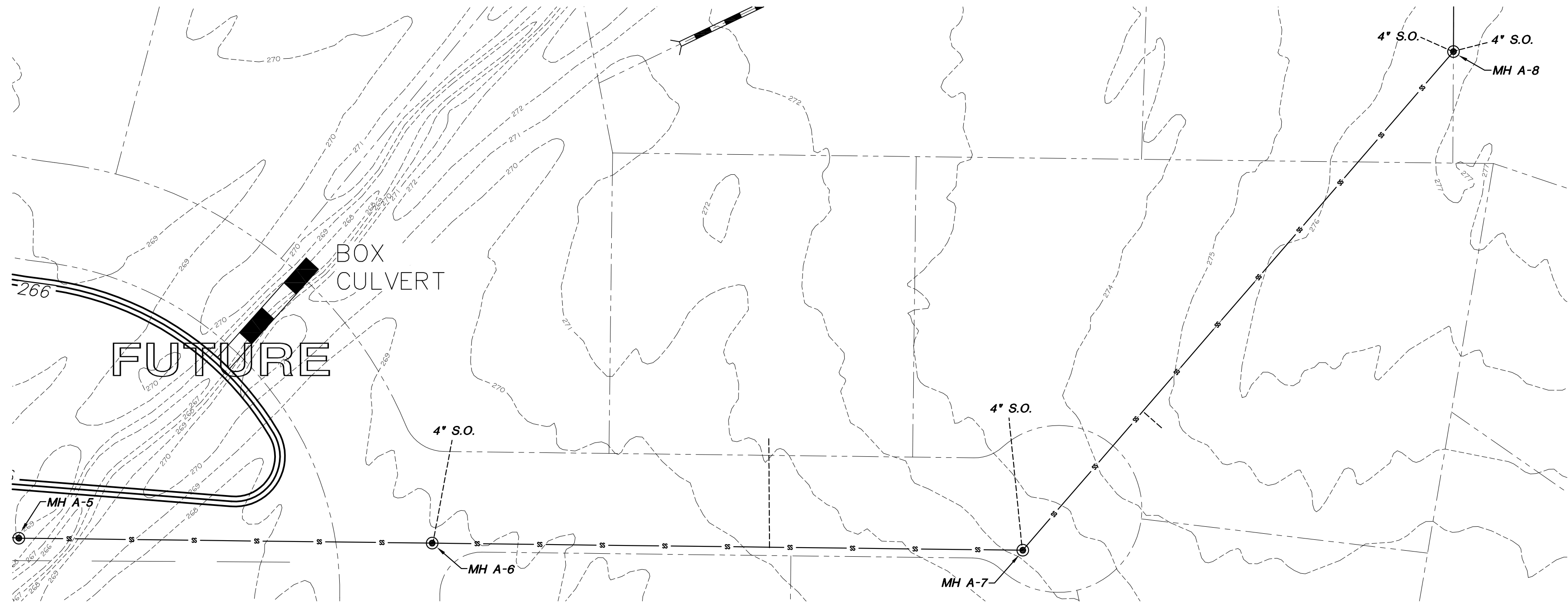
ENGINEERS	PLANNERS	SURVEYORS	Date 02-28-17	Scale SHOWN	Job No. 117032	Sheet No. 8 of 21
			Section 12	Township 13N	Range 03E	County CRAIGHEAD
			Drawn By RE	Checked by GH		
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SANITARY SEWER PLAN
DEER VALLEY ESTATES PH. I
JONESBORO, ARKANSAS
FOR
DEER VALLEY ESTATES, LLC

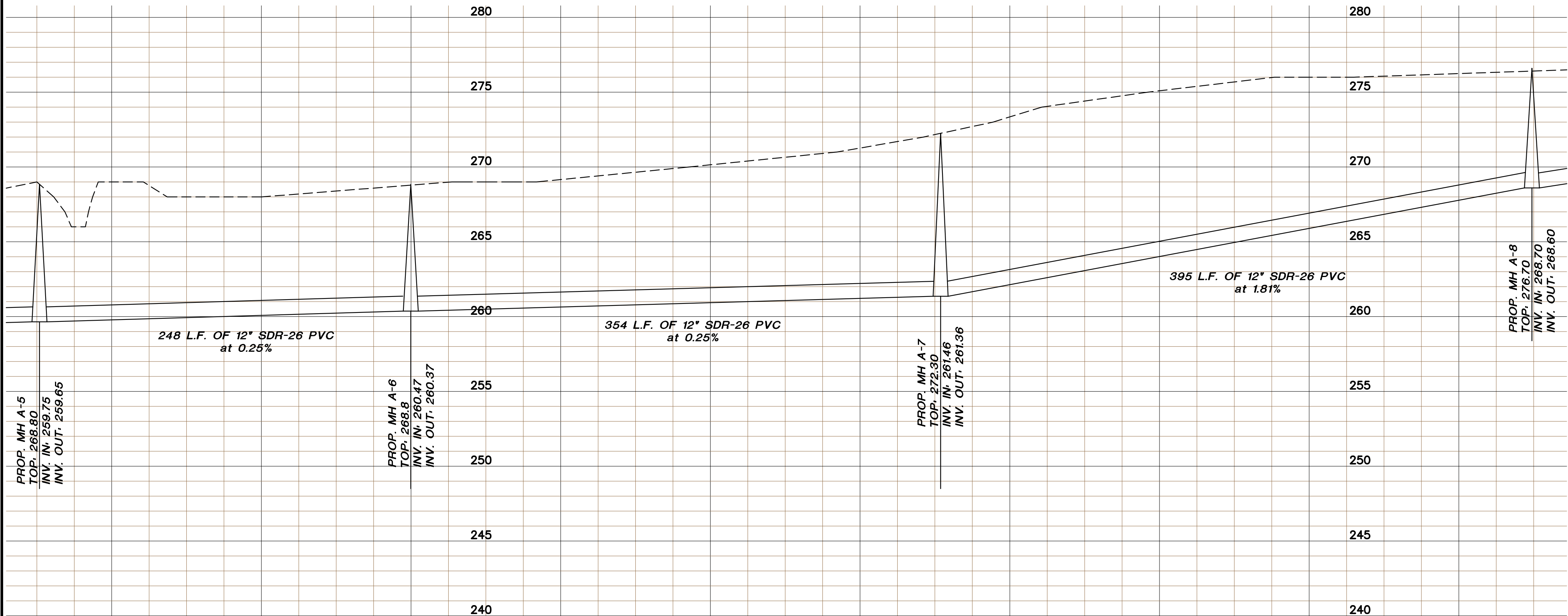
CIVILOGIC
No. 329
ARKANSAS-ENGINEER

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 7880
GEORGE M. HAMMAN

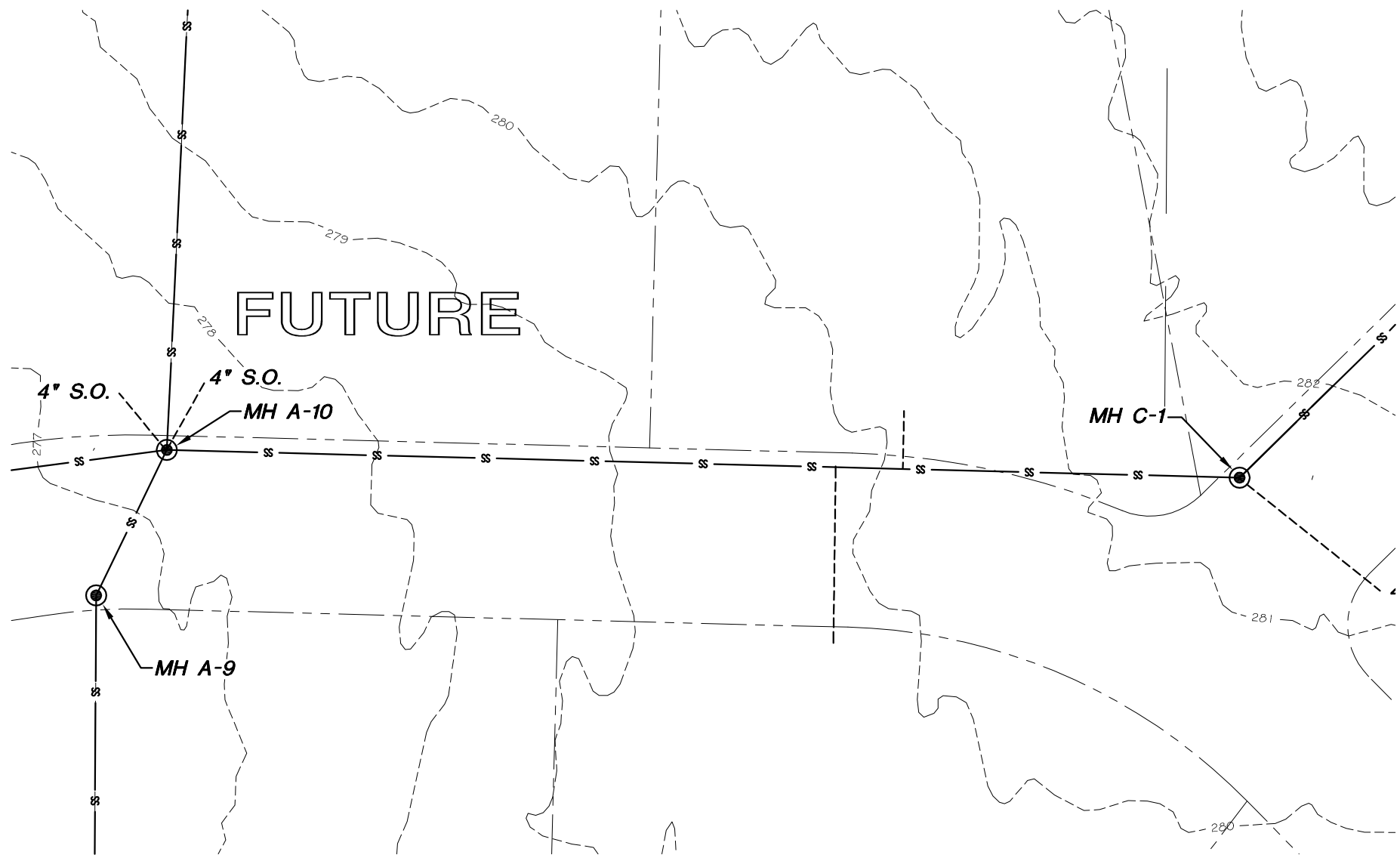
JOB NO.: 117032
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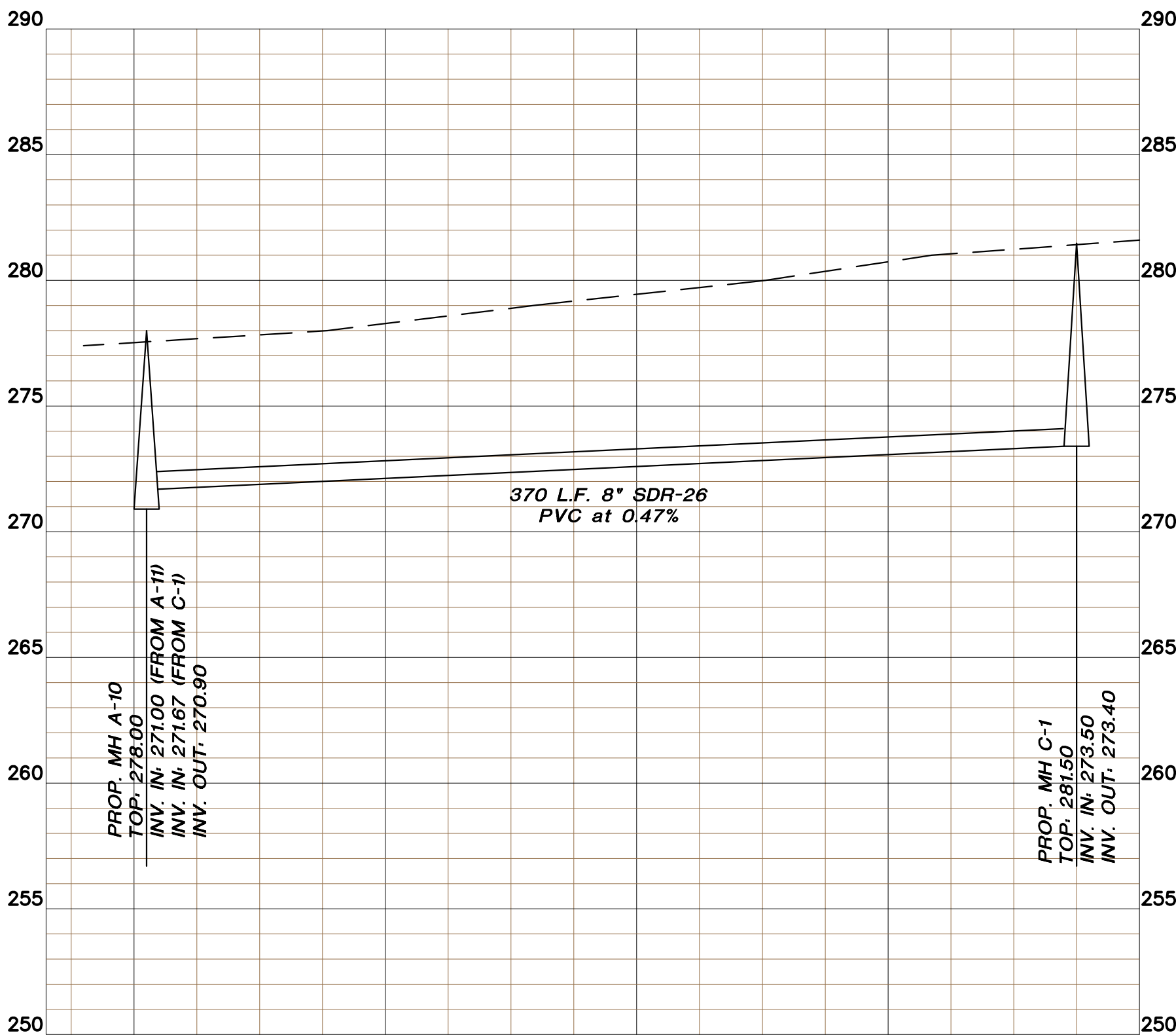
PLAN VIEW - MH A-5 to MH A-8
Scale 1"=50 ft.



PROFILE - MH A-5 to MH A-8
Scale 1"=50 ft. Horiz.
1" = 5 ft. Vert.



PLAN VIEW - MH A-10 to MH C-1
Scale 1"=50 ft.



PROFILE - MH A-10 to MH C-1
Scale 1"=50 ft. Horiz.
1" = 5 ft. Vert.

TOTAL LENGTH OF 8" SEWER = 2360
TOTAL LENGTH OF 12" SEWER = 4024

ENGINEERS	PLANNERS	SURVEYORS	Date	02-28-17	Scale	1"=50'	Job No.	117032	Sheet No.	9 of 21
			Section	12	Township	03E	County	CRAIGHEAD		
			Drawn By:	RE	Checked by:	GH				
			ONLY COPIES WITH VIOLET COLOR SIGNATURE ARE ORIGINAL CITILOGIC COPIES							
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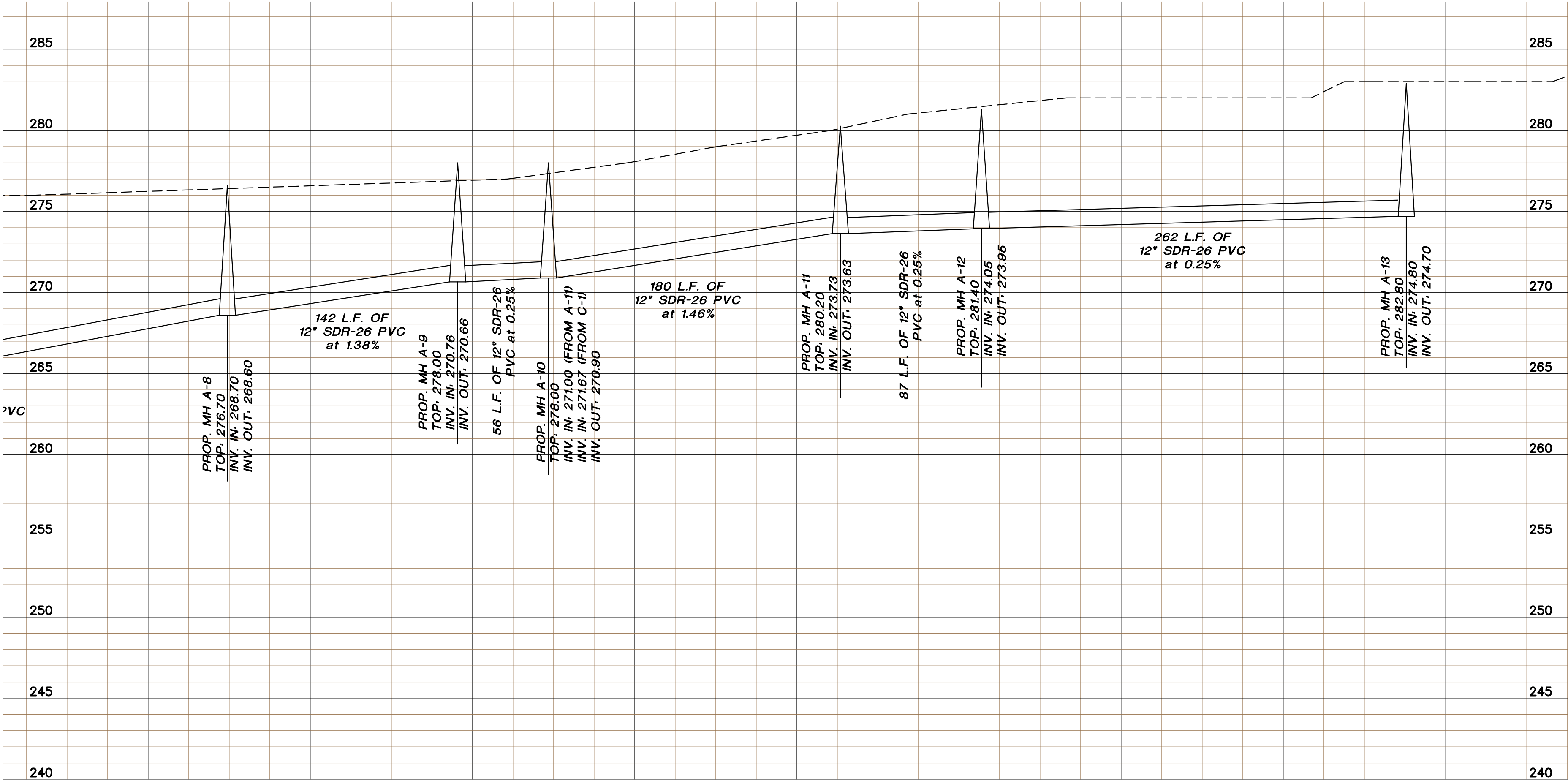
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SANITARY SEWER PLAN
DEER VALLEY ESTATES PH. I
JONESBORO, ARKANSAS
FOR
DEER VALLEY ESTATES, LLC

CIVILOGIC
No. 329
ARKANSAS-ENGINEER

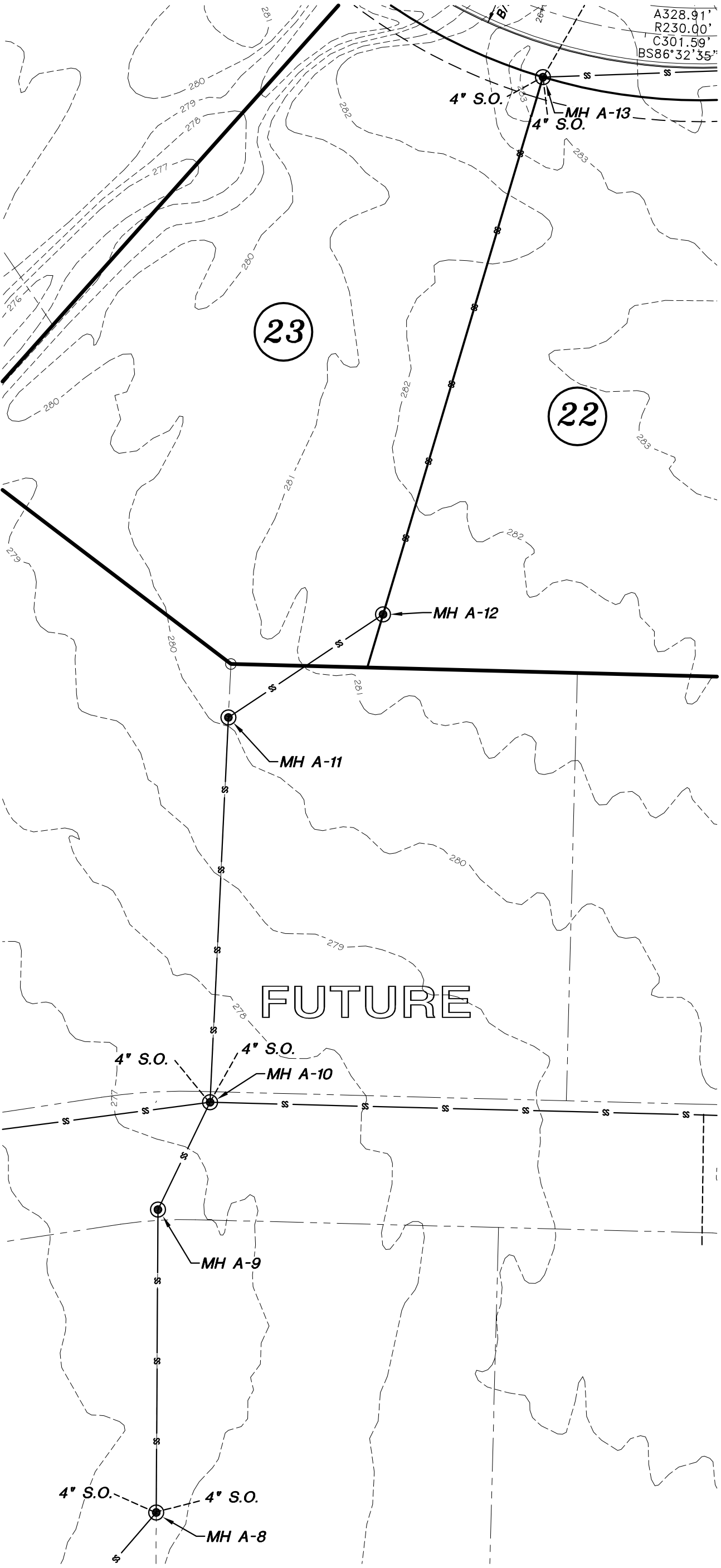
STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 7880
GEORGE M. HAMMAN

JOB NO.: 117032
SHEET NUMBER
9 of 21



PROFILE - MH A-8 to MH A-13

Scale 1"=50 ft. Horiz.
1" = 5 ft. Vert.



PLAN VIEW - MH A-8 to MH A-13

Scale 1"=50 ft.

TOTAL LENGTH OF 8" SEWER = 2360
TOTAL LENGTH OF 12" SEWER = 4024

ENGINEERS	PLANNERS	SURVEYORS	Date	02-28-17	Scale	1"=50'	Job No.	117032	Sheet No.	10 of 21	
			Section	12	Township	13N	Range	03E	County		CRAIGHEAD
			Drawn By:	RE	Checked by:	GH					
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SANITARY SEWER PLAN
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STATE OF ARKANSAS
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JOB NO.: 117032
SHEET NUMBER
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