

DEVELOPMENT PLANS

JAMESTOWN PH-IV RESIDENTIAL SUBDIVISION

PREPARED FOR
NIX DEVELOPMENT, LLC.

JONESBORO, ARKANSAS
APRIL 2014

LOCAL CONTACTS

CITY OF JONESBORO - PLANNING & ZONING DEPARTMENT
307 Vine Street PH-870-932-0406
Jonesboro, AR 72401
PH-870-932-0406

CITY OF JONESBORO - ENGINEERING DEPARTMENT
307 Vine Street
Jonesboro, AR 72401
PH-870-932-2438

CITY OF JONESBORO - FIRE SAFETY DEPARTMENT
3215 East Johnson
Jonesboro, AR 72401
PH-870-932-2428

CITY WATER & LIGHT - ENGINEERING DEPARTMENT
400 East Monroe
Jonesboro, AR 72401
PH-870-935-5581

ARKANSAS STATE HIGHWAY DEPARTMENT - R.O.W. PERMITS
2510 Hwy. 412 West
P.O. BOX 98
Paragould, AR 72451
PH-870-239-9511

ARKANSAS DEPARTMENT OF ENVIRONMENTAL QUALITY
1825 Grant Ave. Suite A
Jonesboro, AR 72401 72401
PH-870-935-7221

CENTERPOINT ENERGY
613 Southwest Drive
Jonesboro, AR 72401
PH-800-555-6322

AT&T
723 South Church
Jonesboro, AR 72401
PH-870-972-7600

RITTER COMMUNICATIONS
2109 Fowler Ave.
Jonesboro, AR 72401
PH-870-336-3421

SUDDENLINK
1520 South Caraway
Jonesboro, AR 72401
PH-870-219-1355

VICINITY MAP

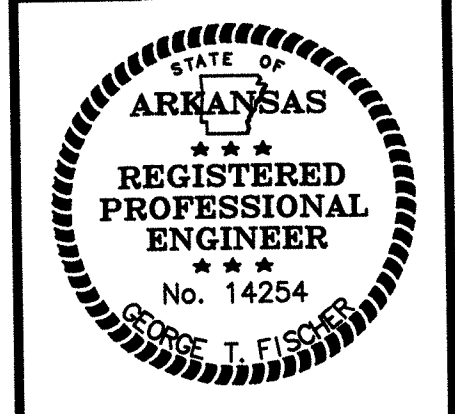
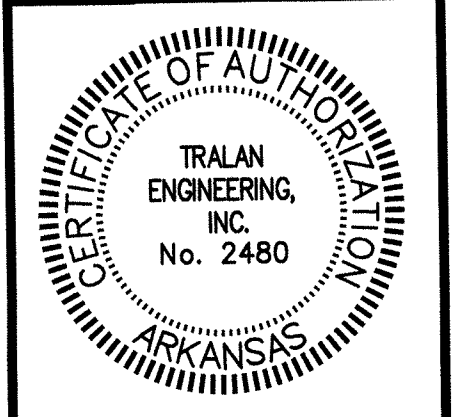


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PROJECT: Jamestown PH-IV	CLIENT: Nix Development, LLC
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REVISIONS		
DATE	BY	DESCRIPTION

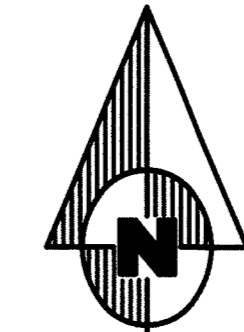
DRAWING INFO.	
DRAWN BY:	GTF
DATE:	8/1/2013
SCALE:	1"=30'
JOB NO.:	
CAD NO.:	

TITLE
PAGE

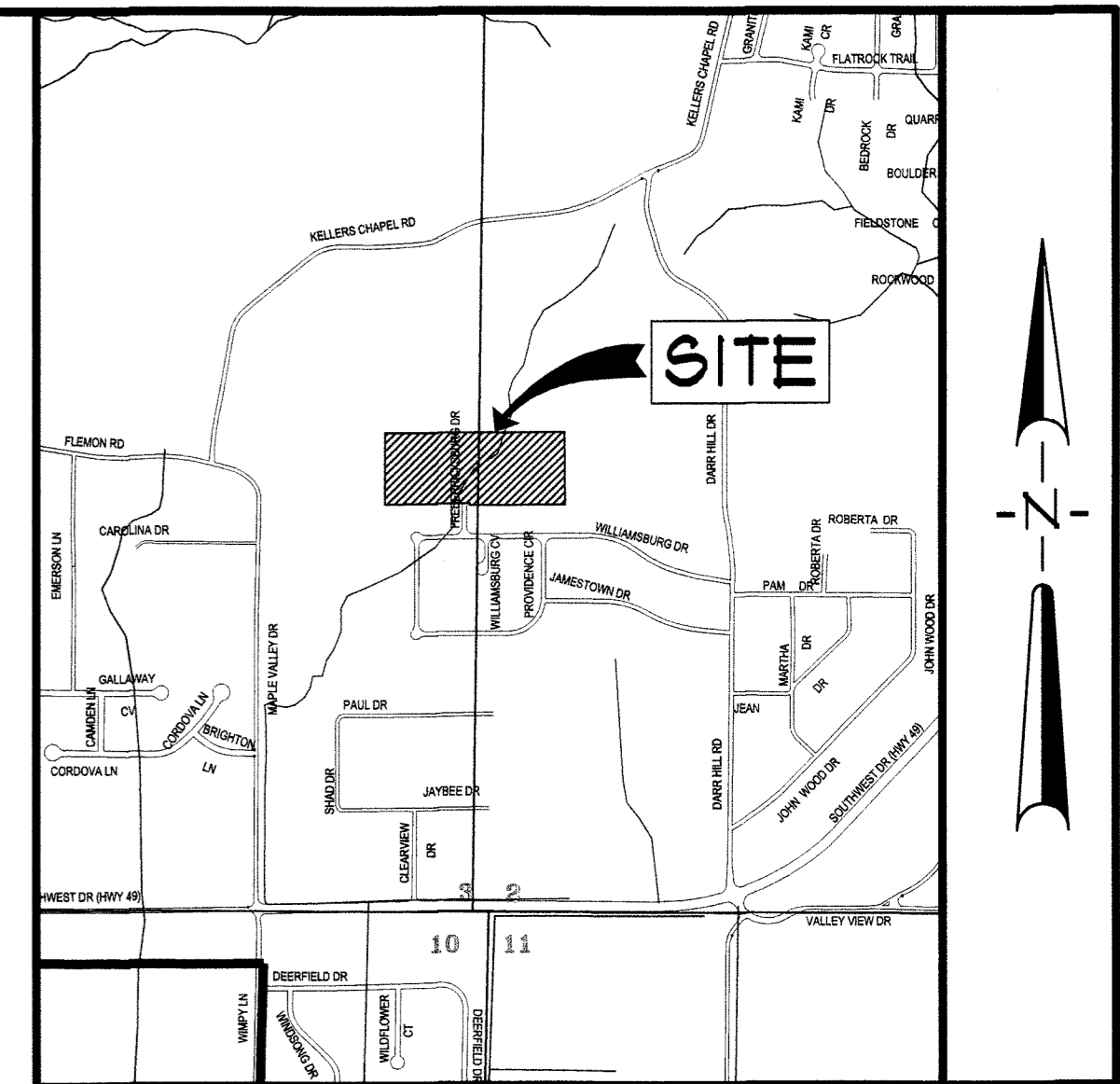
SHEET NUMBER:
1 of **10**

LEGEND

- BOUNDARY LINE
- - - ADJACENT LOT LINE
- - - EASEMENT LINE
- - - BUILDING SETBACK LINE
- F.I.P. FOUND IRON PIPE
- F.R. FOUND REBAR
- B.I.P. SET 1-1/4" IRON PIPE W/ P8 #166 CAP



BEARING BASES
(STATE PLANE COORDINATES - ARKANSAS NORTH ZONE)
40' 20" 0" 40' 80'
GRAPHIC SCALE
IN FEET



VICINITY SKETCH
NOT TO SCALE

DESCRIPTION

A PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 13 NORTH, RANGE 3 EAST AND A PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 13 NORTH, RANGE 3 EAST, CRAIGHEAD COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 2; THENCE NORTH 89°52'14" WEST 1300.65 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 2; THENCE SOUTH 89°39'00" WEST 660.61 FEET TO THE SOUTHWEST CORNER OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 3; THENCE NORTH 00°11'34" EAST 98.08 FEET TO THE POINT OF BEGINNING PROPER; THENCE CONTINUE NORTH 00°11'34" EAST 403.38 FEET TO THE NORTHEAST CORNER OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 3; THENCE NORTH 89°51'26" EAST 662.63 FEET TO THE NORTHEAST CORNER OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 3; THENCE SOUTH 00°20'55" EAST 410.21 FEET; THENCE SOUTH 89°41'48" WEST 530.07 FEET; THENCE NORTH 00°12'50" EAST 10.03 FEET; THENCE SOUTH 89°41'48" WEST 432.21 FEET TO THE POINT OF BEGINNING PROPER.

CONTAINING IN ALL 407,988 SQ. FT. OR 9.31 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.

OWNER'S CERTIFICATION

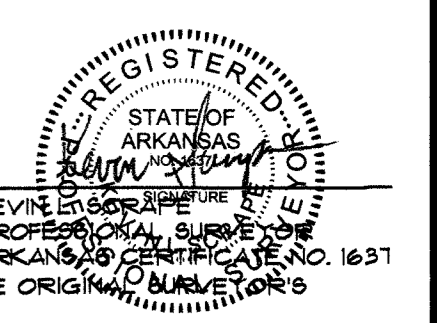
WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY AS DESCRIBED HEREON, THAT WE ADOPT THE PLAN OF SUBDIVISION AND DEDICATE THE PERPETUAL USE OF ALL STREETS AND EASEMENTS AS NOTED.

[Signature]
ROBIN NIX
NIX DEVELOPMENT CORPORATION

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT I, KEVIN L. SCRAPE HAS THIS DATE MADE A BOUNDARY AND TOPOGRAPHIC SURVEY OF THE ABOVE DESCRIBED PROPERTY AS SHOWN HEREON AND THAT SAID SURVEY IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THERE ARE NO APPARENT ABOVE-GROUND ENCROACHMENTS OTHER THAN THOSE SHOWN OR STATED HEREON AND THAT THIS SURVEY WAS MADE IN ACCORDANCE WITH THE "ARKANSAS MINIMUM STANDARDS FOR PROPERTY SURVEYS AND PLATS" IN EFFECT ON THIS DATE.

DATE OF BOUNDARY SURVEY: 04/08/14



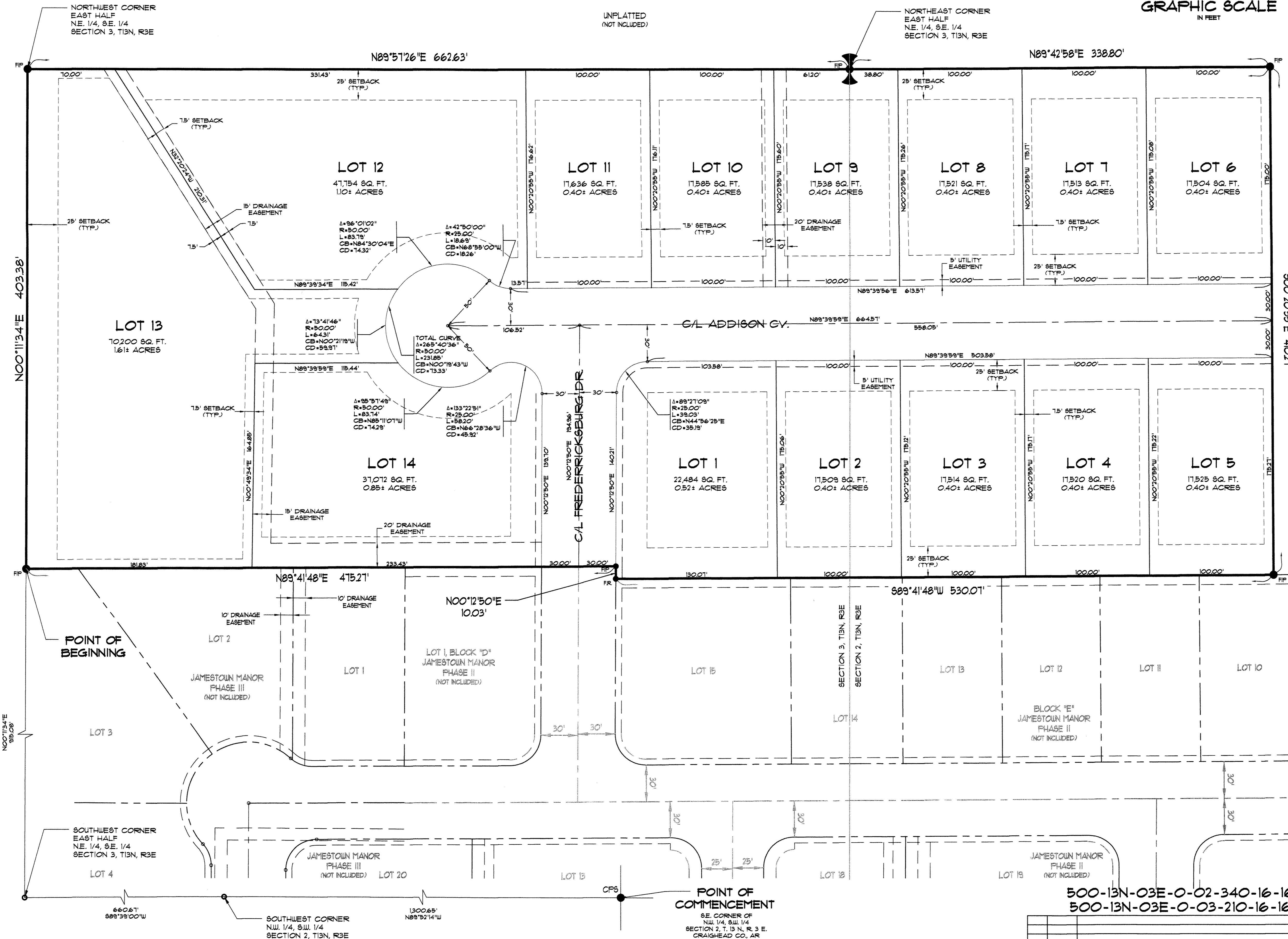
NOTE: TO BE VALID, COPIES MUST HAVE ORIGINAL SURVEYOR'S SIGNATURE AND SURVEYOR'S SEAL.

KEVIN L. SCRAPE, P.S.
PROFESSIONAL SURVEYOR
3901 MARDISWOOD COVE - JONESBORO, ARKANSAS
PH: 870-243-1881

RECORD PLAT
NIX DEVELOPMENT CORPORATION
JAMESTOWN MANOR PHASE IV
JONESBORO, ARKANSAS

500-13N-03E-0-02-340-16-1637
500-13N-03E-0-03-210-16-1637

REV	DATE	REVISIONS	DRAWN	CHKD



UNPLATTED
(NOT INCLUDED)

NORTHWEST CORNER
EAST HALF
N.E. 1/4, S.E. 1/4
SECTION 3, T13N, R3E

NORTHEAST CORNER
EAST HALF
N.E. 1/4, S.E. 1/4
SECTION 3, T13N, R3E

LOT 13
10,200 SQ. FT.
1.61± ACRES

LOT 12
47,754 SQ. FT.
1.10± ACRES

LOT 11
17,636 SQ. FT.
0.40± ACRES

LOT 10
17,585 SQ. FT.
0.40± ACRES

LOT 9
17,538 SQ. FT.
0.40± ACRES

LOT 8
17,521 SQ. FT.
0.40± ACRES

LOT 7
17,513 SQ. FT.
0.40± ACRES

LOT 6
17,504 SQ. FT.
0.40± ACRES

LOT 14
37,012 SQ. FT.
0.85± ACRES

LOT 1
22,484 SQ. FT.
0.52± ACRES

LOT 2
17,509 SQ. FT.
0.40± ACRES

LOT 3
17,514 SQ. FT.
0.40± ACRES

LOT 4
17,520 SQ. FT.
0.40± ACRES

LOT 5
17,525 SQ. FT.
0.40± ACRES

POINT OF BEGINNING

POINT OF COMMENCEMENT

SOUTHWEST CORNER
EAST HALF
N.E. 1/4, S.E. 1/4
SECTION 3, T13N, R3E

SOUTHWEST CORNER
N.W. 1/4, S.W. 1/4
SECTION 2, T13N, R3E

S.E. CORNER OF
N.W. 1/4, S.W. 1/4
SECTION 2, T13N, R3E
CRAIGHEAD CO., AR