



February 3, 2016

Travis Fischer
Tralan Engineering, Inc.
2916 Wood Street
Jonesboro, AR 72404

Re: Intersection of East Street and Cate Avenue ROW Abandonment

Dear Mr. Fischer:

The City of Jonesboro Engineering and Planning Departments concur with the abandonment of the undeveloped street right-of-way located in a part of the northwest quarter of the southeast quarter of Section 18, Township 14 North, Range 4 East, Craighead County, Arkansas, being more particularly described as follows:

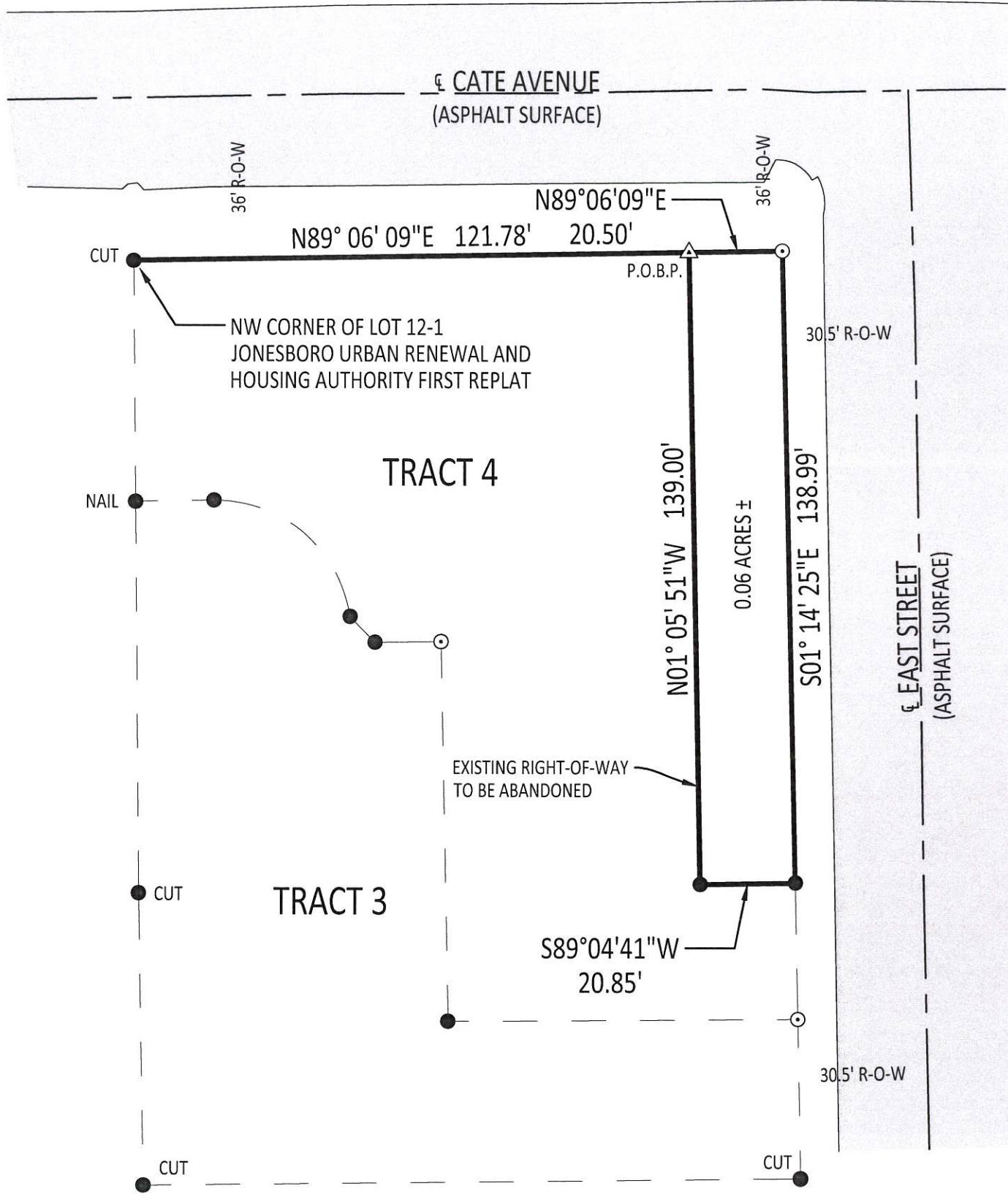
Beginning at the northwest corner of Lot 12-1 of Jonesboro Urban Renewal and Housing Authority first replat; Thence N89°06'09"E, a distance of 121.78 feet to the point of beginning proper; Thence continue N89°06'09"E, a distance of 20.85 feet; Thence N01°05'51"W, a distance of 139.00 feet to the point of beginning proper, containing 0.06 acres, more or less, subject to all rights-of-way and easements of record.

Please call if more information is needed.

Sincerely,

Craig Light, PE, CFM
City Engineer

Otis Spriggs, AICP
City Planner



DESCRIPTION

A PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 14 NORTH, RANGE 4 EAST, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 12-1 OF JONESBORO URBAN RENEWAL AND HOUSING AUTHORITY FIRST REPLAT; THENCE N89°06'09"E, A DISTANCE OF 121.78 FEET TO THE POINT OF BEGINNING PROPER; THENCE CONTINUE N89°06'09"E, A DISTANCE OF 20.50 FEET; THENCE S01°14'25"E A DISTANCE OF 138.99 FEET; THENCE S89°04'41"W, A DISTANCE OF 20.85 FEET; THENCE N01°05'51"W, A DISTANCE OF 139.00 FEET TO THE POINT OF BEGINNING PROPER, CONTAINING 0.06 ACRES, MORE OR LESS, SUBJECT TO ALL RIGHTS-OF-WAY AND EASEMENTS OF RECORD.

SURVEYOR'S NOTES

1. BASIS OF BEARING: ARKANSAS STATE PLANE, GRID NORTH ZONE(0301).
2. ALL MONUMENTS SET ARE 5/8" REBAR WITH BLUE PLASTIC CAP STAMPED BEARD PS 1691, UNLESS OTHERWISE NOTED.
3. REFERENCE DOCUMENTS USED IN THIS SURVEY:
 - WARRANTY DEED JB2013R-007074, RECORDED IN THE CRAIGHEAD COUNTY COURTHOUSE, JONESBORO, ARKANSAS.
 - WARRANTY DEED JB2013R-007076, RECORDED IN THE CRAIGHEAD COUNTY COURTHOUSE, JONESBORO, ARKANSAS.
 - COBB'S SURVEY OF THE NW 1/4, SE 1/4, SEC 18, T 14 N, R 4 E, DATED 5/20/1917.
 - JONESBORO URBAN RENEWAL AND HOUSING AUTHORITY FIRST REPLAT BY J.L. SCRAPE P.S. 515, DATED 4/9/1975.
 - PLAT OF SURVEY BY TERRENCE D. MOORE P.S. 1293, DATED 3/22/2013.
4. THERE HAS BEEN NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP, TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE TITLE SEARCH MAY DISCLOSE.

LEGEND

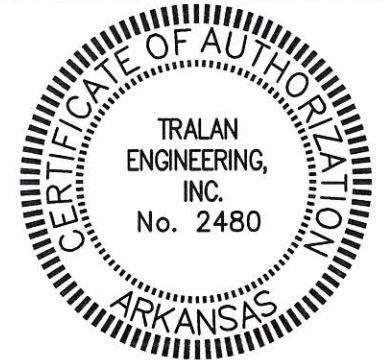
- FOUND 1/2" REBAR P.S. 1293 (UNLESS NOTED OTHERWISE)
- ⊙ SET MONUMENT
- △ CALCULATED (NOT SET)



RIGHT-OF-WAY ABANDONMENT

INTERSECTION OF EAST STREET AND CATE AVENUE
SECTION 18, TOWNSHIP 14 NORTH, RANGE 4 EAST
CRAIGHEAD COUNTY, JONESBORO, ARKANSAS

COMPANY INFO:
2916 WOOD STREET
JONESBORO, AR 72404
PH: 1-870-203-9939
WWW.TRALANENG.COM



DRAWING INFO

DRAWN BY:	JDB	SCALE:	1" = 30'
DATE:	5/19/2015	JOB NO.:	15-050

OAK STREET PROPERTIES, LLC

SHEET NUMBER:

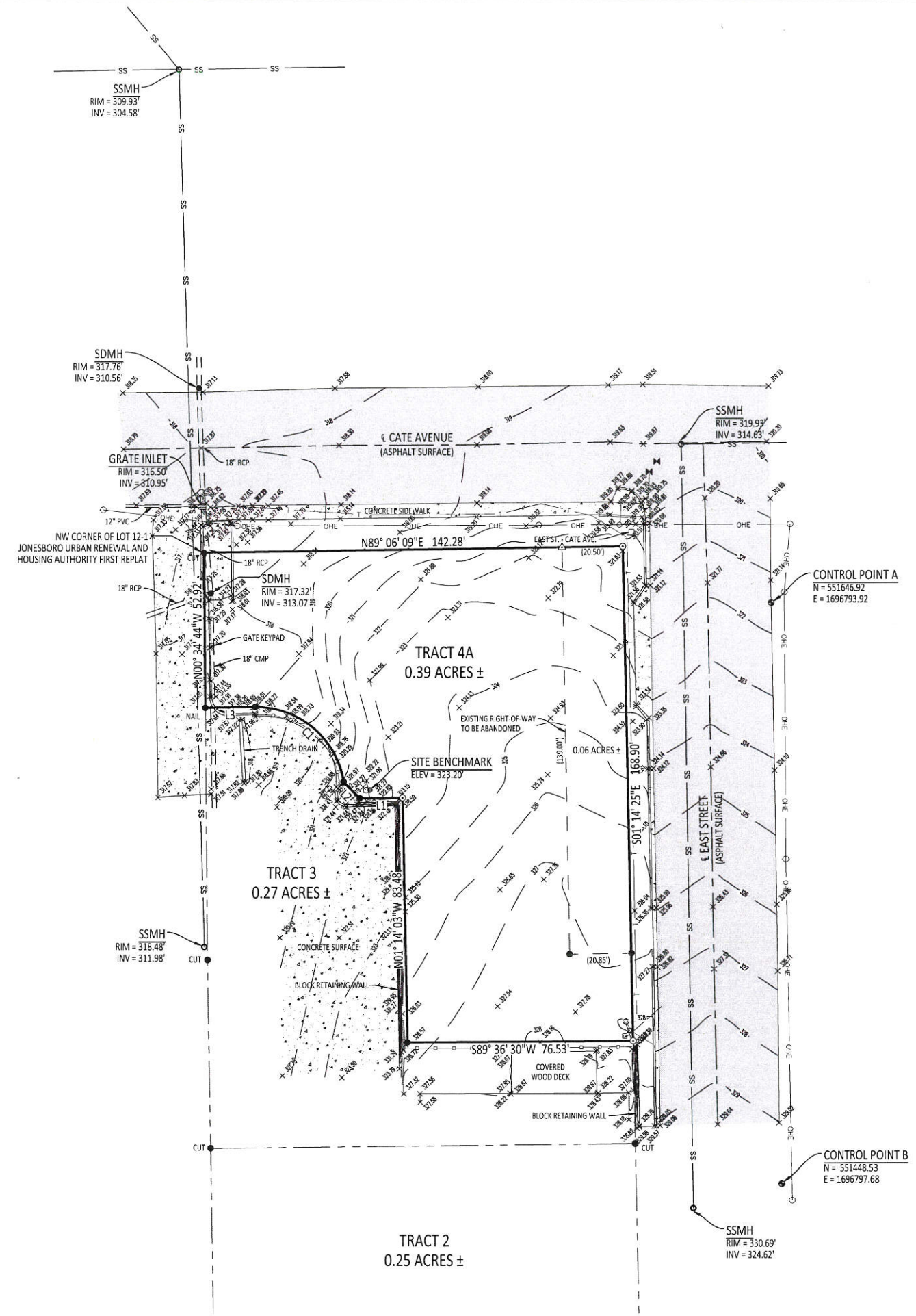
1 of **1**

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 JONESBORO, AR 72404
 PH: 1-870-203-9939
 WWW: TRALANENG.COM

TRALAN ENGINEERING



VICINITY MAP
 NOT TO SCALE



DESCRIPTION

PART OF LOT 10 OF COBB'S SURVEY OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 14 NORTH, RANGE 4 EAST, AND PART OF LOT 12-1 OF JONESBORO URBAN RENEWAL AND HOUSING AUTHORITY FIRST REPLAT, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 12-1 OF JONESBORO URBAN RENEWAL AND HOUSING AUTHORITY FIRST REPLAT; THENCE N89°06'09\"E ALONG THE SOUTHERLY RIGHT-OF-WAY OF CATE AVENUE, A DISTANCE OF 142.28 FEET TO THE WESTERLY RIGHT-OF-WAY OF EAST STREET; THENCE S01°14'25\"E ALONG SAID WESTERLY RIGHT-OF-WAY, A DISTANCE OF 168.90 FEET; THENCE LEAVING SAID WESTERLY RIGHT-OF-WAY, S89°36'30\"W, A DISTANCE OF 76.53 FEET; THENCE N01°14'03\"W, A DISTANCE OF 83.48 FEET; THENCE S89°15'02\"W, A DISTANCE OF 14.49 FEET; THENCE N44°33'30\"W, A DISTANCE OF 7.84 FEET TO A POINT ON A CURVE TO THE LEFT; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 43.11 FEET, SAID CURVE HAVING A RADIUS OF 30.00 FEET, A CHORD BEARING OF N49°35'22\"W, AND A CHORD DISTANCE OF 39.50 FEET; THENCE S89°15'21\"W, A DISTANCE OF 17.00 FEET; THENCE N00°34'44\"W, A DISTANCE OF 52.92 FEET TO THE POINT OF BEGINNING, CONTAINING 0.39 ACRES, MORE OR LESS, SUBJECT TO ALL RIGHTS-OF-WAY AND EASEMENTS OF RECORD.

LINE TABLE

LINE #	DIRECTION	DISTANCE
L1	S89°15'02\"W	14.49'
L2	N44°33'30\"W	7.84'
L3	S89°15'21\"W	17.00'

CURVE TABLE

CURVE #	CHORD DIRECTION	CHORD DISTANCE	RADIUS	ARC LENGTH	DELTA
C1	N49°35'22\"W	39.50'	30.00'	43.11'	82.3359°

CERTIFICATION

I, JASON D. BEARD, PROFESSIONAL LAND SURVEYOR NO. 1691, DO HEREBY CERTIFY THAT A BOUNDARY SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THIS PLAT ACCURATELY REFLECTS MONUMENTS, BOTH FOUND AND SET, TO THE BEST OF MY KNOWLEDGE AND ABILITY.

SURVEYOR'S NOTES

- SUBJECT PROPERTY IS CURRENTLY ZONED C-1.
- BASIS OF BEARING: ARKANSAS STATE PLANE, GRID NORTH ZONE(0301).
- THE SITE VERTICAL BENCHMARK IS A CUT SQUARE ON THE EAST SIDE OF A CONCRETE LIGHT POLE BASE AS SHOWN ON PLANS. ELEV = 323.20'
 VERTICAL CONTROL - NAVD 88
 HORIZONTAL CONTROL - AR STATE PLANE GRID NORTH ZONE-NAD 83
- ALL MONUMENTS SET ARE 3/4\" REBAR WITH BLUE PLASTIC CAP STAMPED BEARD PS 1691, UNLESS OTHERWISE NOTED.
- REFERENCE DOCUMENTS USED IN THIS SURVEY:
 • WARRANTY DEED JB2013R-007074, RECORDED IN THE CRAIGHEAD COUNTY COURTHOUSE, JONESBORO, ARKANSAS.
 • WARRANTY DEED JB2013R-007076, RECORDED IN THE CRAIGHEAD COUNTY COURTHOUSE, JONESBORO, ARKANSAS.
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 • JONESBORO URBAN RENEWAL AND HOUSING AUTHORITY FIRST REPLAT BY J.L. SCRAPE P.S. 515, DATED 4/9/1975.
 • PLAT OF SURVEY BY TERENCE D. MOORE P.S. 1293, DATED 3/22/2013.
- NOTES ARE RECORDED IN SURVEY BOOK 1, PAGES 11-12.
- THE LOCATIONS AND SIZES OF EXISTING UNDERGROUND UTILITIES SHOWN ARE BASED FIELD MEASUREMENTS AND EXISTING UTILITY MAPS. TRALAN ENGINEERING, INC. MAKES NO GUARANTEE TO THE EXACT LOCATION OF THE UTILITIES SHOWN ON THESE PLANS. LOCATIONS OF UNDERGROUND UTILITIES AND STRUCTURES MAY VARY FROM LOCATIONS SHOWN. NO EXCAVATIONS WERE MADE TO LOCATE BURIED UTILITIES OR STRUCTURES. ARKANSAS ONE CALL TICKET # 150422-1022
- THERE HAS BEEN NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP, TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE TITLE SEARCH MAY DISCLOSE.

LEGEND

- FOUND 3/4\" REBAR P.S. 1293 (UNLESS NOTED OTHERWISE)
- SET MONUMENT
- △ CALCULATED (NOT SET)
- ⊕ CONTROL POINT
- ⊙ BENCHMARK
- ⊕ GUY WIRE
- UTILITY POLE
- ⊕ ELECTRIC METER
- ⊕ ELECTRIC BOX
- ⊕ TELECOMMUNICATION PEDESTAL SIGN (AS NOTED)
- SANITARY SEWER MANHOLE
- ⊕ STORM SEWER MANHOLE
- GRATE INLET
- ⊕ FIRE HYDRANT
- ⊕ WATER METER
- ⊕ WATER VALVE
- ⊕ GAS METER
- OHE OVERHEAD ELECTRIC LINE
- UGE UNDERGROUND ELECTRIC LINE
- T TELECOMMUNICATION LINE
- W WATER LINE
- SS SANITARY SEWER LINE
- GAS GAS LINE
- WOOD PRIVACY FENCE

TOPOGRAPHIC SURVEY

PART OF LOT 10 OF COBB'S SURVEY OF THE NW 1/4, SE 1/4 OF SEC. 18, T 14 N, R 4 E AND A PART OF LOT 12-1 OF JONESBORO URBAN RENEWAL AND HOUSING AUTHORITY FIRST REPLAT



REVISIONS

DATE	BY	DESCRIPTION

DRAWING INFO.

DRAWN BY:	JDB
DATE:	4/28/2015
SCALE:	1\"=20'
JOB NO.:	15-050
CAD NO.:	

CLIENT:
 OAK STREET PROPERTIES, LLC

SHEET NUMBER:
1 of **1**

