

City of
Jonesboro
ARKANSAS



City of Jonesboro
Engineering Department
Municipal Building
PO Box 1845
300 S. Church
Jonesboro, AR 72403
Phone: (870) 932-2438

December 8, 2017

George Hamman
Civilogic
203 Southwest Drive
Jonesboro, AR 72401

Re: Formerly Part of "Northgate Addition"
Requested Street Right-of-Way and Easement Abandonment
Civilogic File Number: 113050

Dear Hamman:

The City of Jonesboro Engineering and Planning Departments concur with the abandonment of the right-of-way and easement of parts of the former "Northgate Addition", as described in the attached abandonment plat dated November 22, 2017.

Please call if more information is needed.

Sincerely,

Craig Light, PE, CFM
City Engineer

Derral Smith
City Planner

Civilogic

203 Southwest Drive
Jonesboro, AR 72401

e-mail: george@civilogic.net

Phone (870) 932-7880

Fax (870) 972-9662

November 30, 2017

Mr. Michael Morris, PE
City of Jonesboro Engineering Department
PO Box 1845
Jonesboro, AR 72401

RE: Formerly Part of "Northgate Addition"
Requested Street Right-of-Way and Easement Abandonment
Our File Number: 113050

Dear Mr. Morris:


Enclosed is a copy of the proposed street right-of-way and drainage easement abandonment plat. The proposed areas for abandonment are cross-hatched on the plat. There is a new development scheme for this property that is underway. The first enclosed sheet indicates the rights-of-way to be abandoned. The second and third sheets indicate the recorded plat of the easements that are retained. The new scheme includes proper easement in the appropriate locations.

We are writing today to request written concurrence from your agency. Said concurrence is an essential part of the information required by the City Council of Jonesboro for formal consideration of the proposed abandonment.

Thank you for your time and attention. If we may be of further service, please do not hesitate to contact us at your convenience at the contacts shown above.

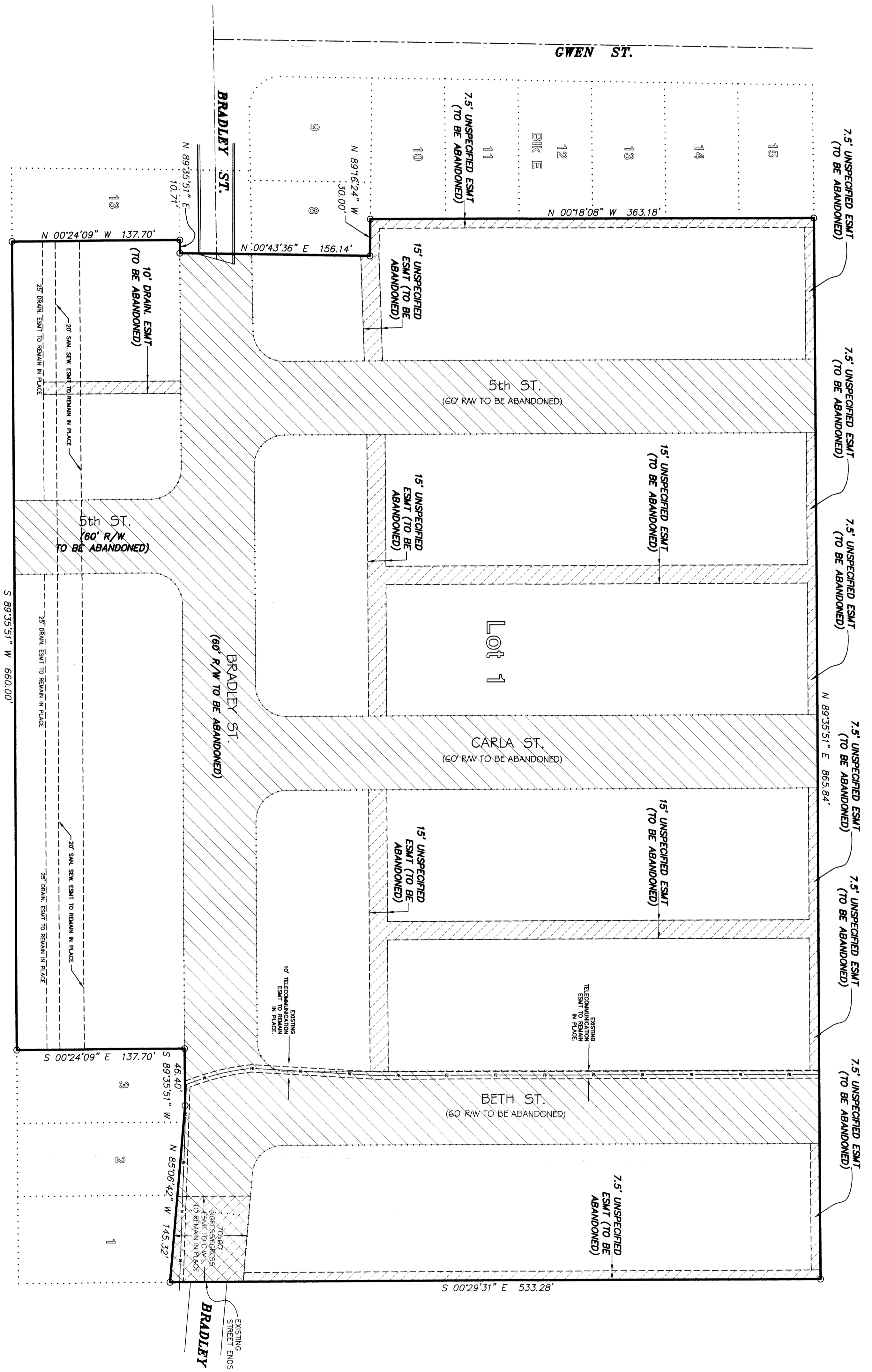
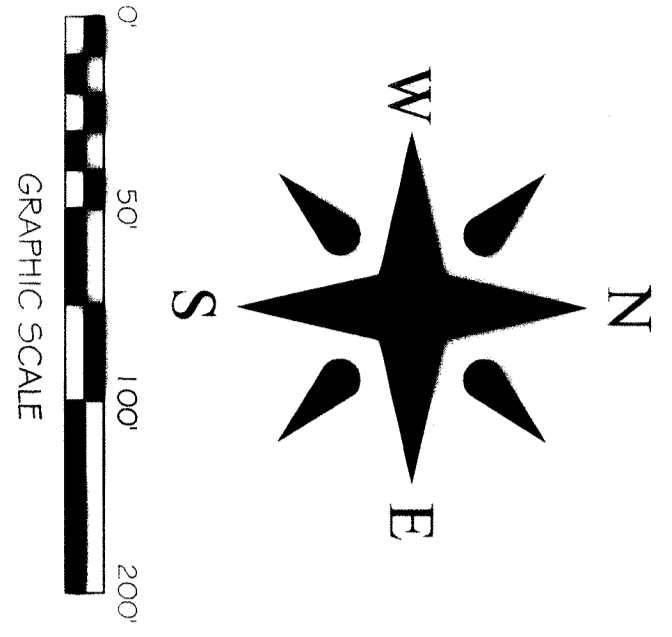
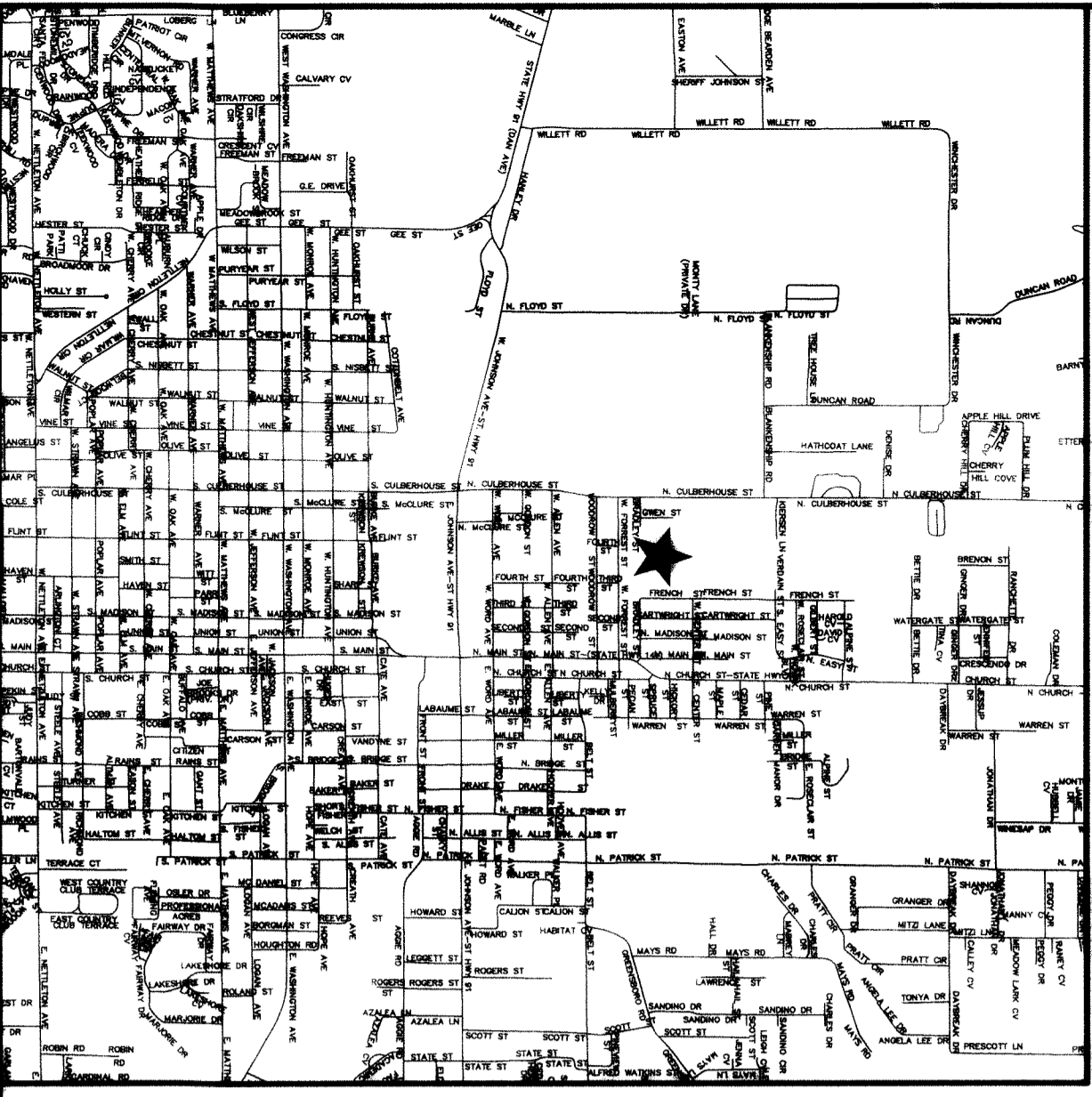
Respectfully,

Civilogic



George Hamman, PE, PS, President

Enclosure: Abandonment Plat
Recorded Plat (2 pages)

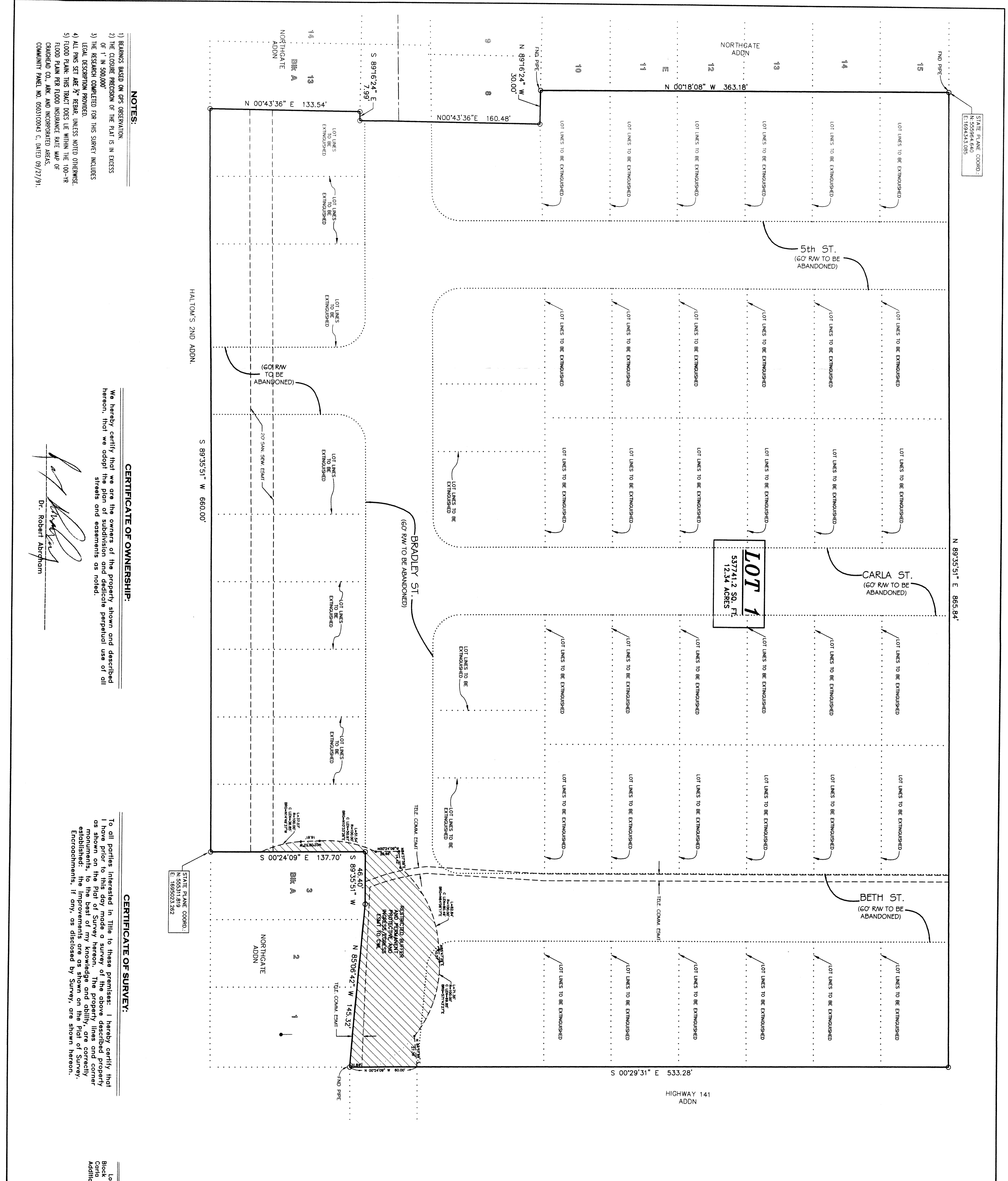


NOTES:
 1) LOT LINES EXTINGUISHED BY REPLAT
 FILED AT PLAT CABINET 'C', PAGE 257.

		ABANDONMENT PLAT OAKTREE MANOR JONESBORO, ARKANSAS FOR DR. ROBERT ABRAHAM	Engineers Planners Surveyors	Date 11-22-17	Scale 1"=50'	Job No. 113050	Sheet No. 1 of 1
		Section 07	Township 14N	Range 04E	County CRAIGHEAD	Drawn By: RE	Checked by: GH

ABANDONMENT PLAT
OAKTREE MANOR
JONESBORO, ARKANSAS
FOR
DR. ROBERT ABRAHAM

				Date 11-22-17	Scale 1"=50'	Job No. 113050	Sheet No. 1 of 1
Engineers Planners Surveyors	Section 07	Township 14N	Range 04E	County CRAIGHEAD	Drawn By: RE	Checked by: GH	ONLY COPIES WITH VIOLET COLORED SIGNATURE ARE ORIGINAL CIVILOGIC COPIES
203 Southwest Dr. - Jonesboro, AR - (870) 932-7880 - www.civilogic.net							



STATE PLANE COORD.
E: 169444.095
N: 169444.095

LOT 1
53741.2 SQ. FT.
12.34 ACRES

NOTES:

- 1) BEARINGS BASED ON GPS OBSERVATION.
- 2) THE CLOSEST PRECISION OF THE PLAT IS IN EXCESS OF 1" IN 500,000.
- 3) THE RESEARCH COMPLETED FOR THIS SURVEY INCLUDES LEGAL DESCRIPTION PROVIDED.
- 4) ALL PINS SET ARE 1/2" REBAR UNLESS NOTED OTHERWISE.
- 5) FLOOD PLAIN PER FLOOD INSURANCE RATE MAP OF CRAIGHEAD CO., ARK. AND INCORPORATED AREAS. COMMUNITY PANEL NO. 003100043 C, DATED 09/27/91.

CERTIFICATE OF OWNERSHIP:

We hereby certify that we are the owners of the property shown and described hereon, that we adopt the plan of subdivision and dedicate perpetual use of all streets and easements as noted.

Dr. Robert Abraham
Dr. Robert Abraham

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.

LEGAL DESCRIPTION:

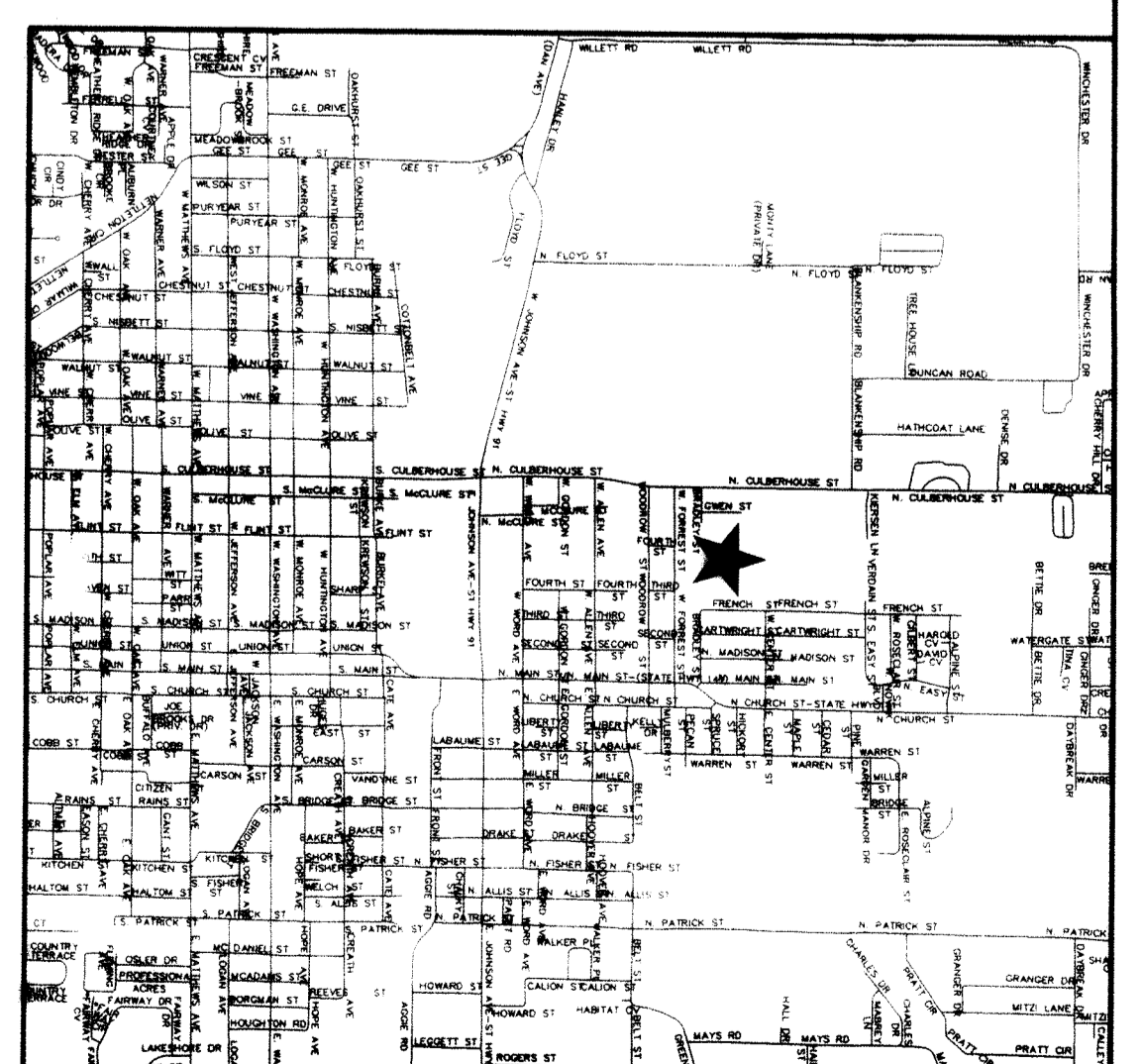
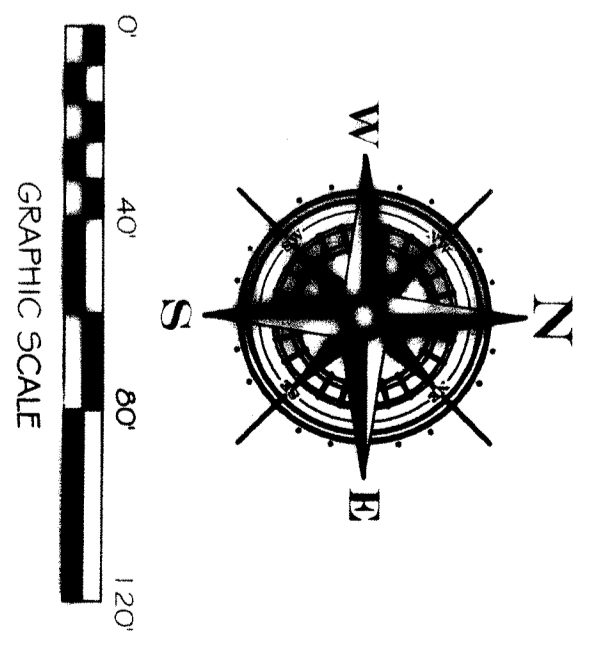
Lots 4-12, Block A, Lots 1-7, Block B, Lots 1-15, Block C, Lots 1-15, Block D, and Lots 1-7, Block E, along with the right of ways of Beth Street, Carla Street, part of 5th Street and part of Bradley Street all in Northgate Addition, Jonesboro, Arkansas.

OAKTREE MANOR PHASE I

A REPLAT OF
 LOTS 4-12, BLOCK A, LOTS 1-7, BLOCK B,
 LOTS 1-15, BLOCK C, LOTS 1-15,
 BLOCK D, AND LOTS 1-7, BLOCK E,
 ALONG WITH THE RIGHT OF WAYS OF BETH STREET,
 CARLA STREET, PART OF 5TH STREET AND
 PART OF BRADLEY STREET ALL IN
 NORTHGATE ADDITION,
 JONESBORO, ARKANSAS.

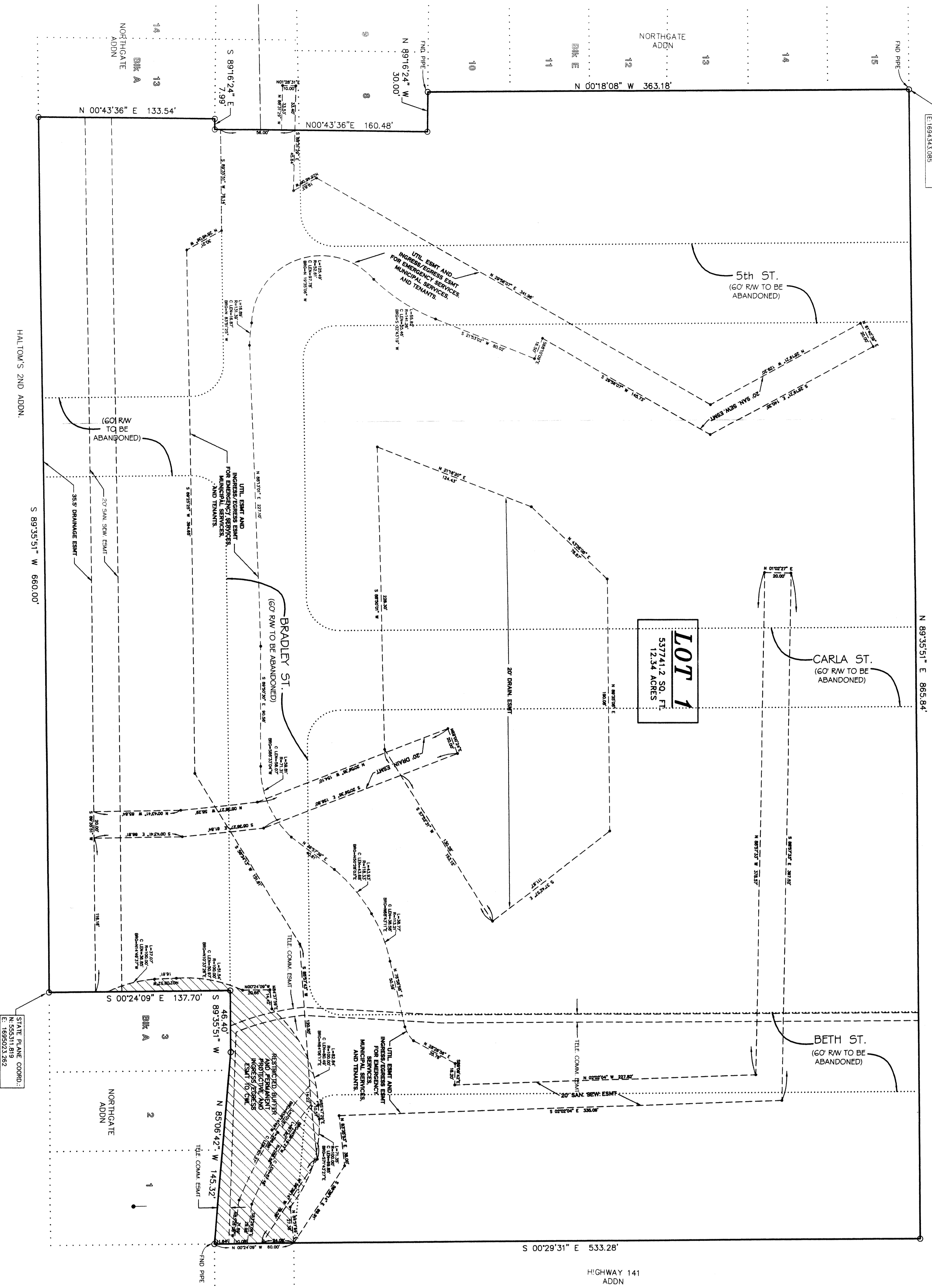
FILED
 SEP 22 2015
 CANDACE EDWARDS
 CLERK
 11:55 AM
 515 2015R-0141100

RECORDED
 BOOK 257
 PAGE 176
 DATE 12-10-15
 BY CANDACE EDWARDS CLERK



	OAKTREE MANOR PHASE I		ENGINEERS	PLANNERS	SURVEYORS
	RECORD PLAT JONESBORO, ARKANSAS FOR DR. ROBERT ABRAHAM				
1 of 2 SHEET NUMBER	113050 JOB NO.	7 SECTION	14N TOWNSHIP	04E RANGE	CRAIGHEAD COUNTY
ONLY COPIES WITH VIOLET COLORED SIGNATURE ARE ORIGINAL CIVILOGIC COPIES		08-18-15 DATE	1"=40' SCALE	113050 JOB NO.	1 of 2 SHEET NO.
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STATE PLANE COORD.
N: 555964.640
E: 169343.085



NOTES:

- 1) BEARINGS BASED ON GRS OBSERVATION.
- 2) THE CLOSEST PRECISION OF THE PLATS IS IN EXCESS OF 1" IN 500,000.
- 3) THE RESEARCH COMPLETED FOR THIS SURVEY INCLUDES LEGAL DESCRIPTION PROVIDED.
- 4) ALL PINS SET ARE 1/4" REBAR, UNLESS NOTED OTHERWISE.
- 5) FLOOD PLAIN PER FLOOD INSURANCE RATE MAP OF CRAWFORD CO., ARK. AND INCORPORATED AREAS. COMMUNITY PANEL NO. 059100045, C. DATED 09/27/91.

CERTIFICATE OF OWNERSHIP:

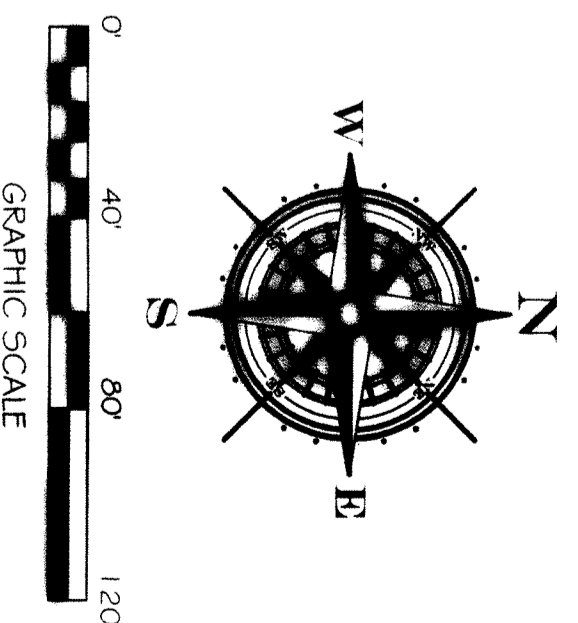
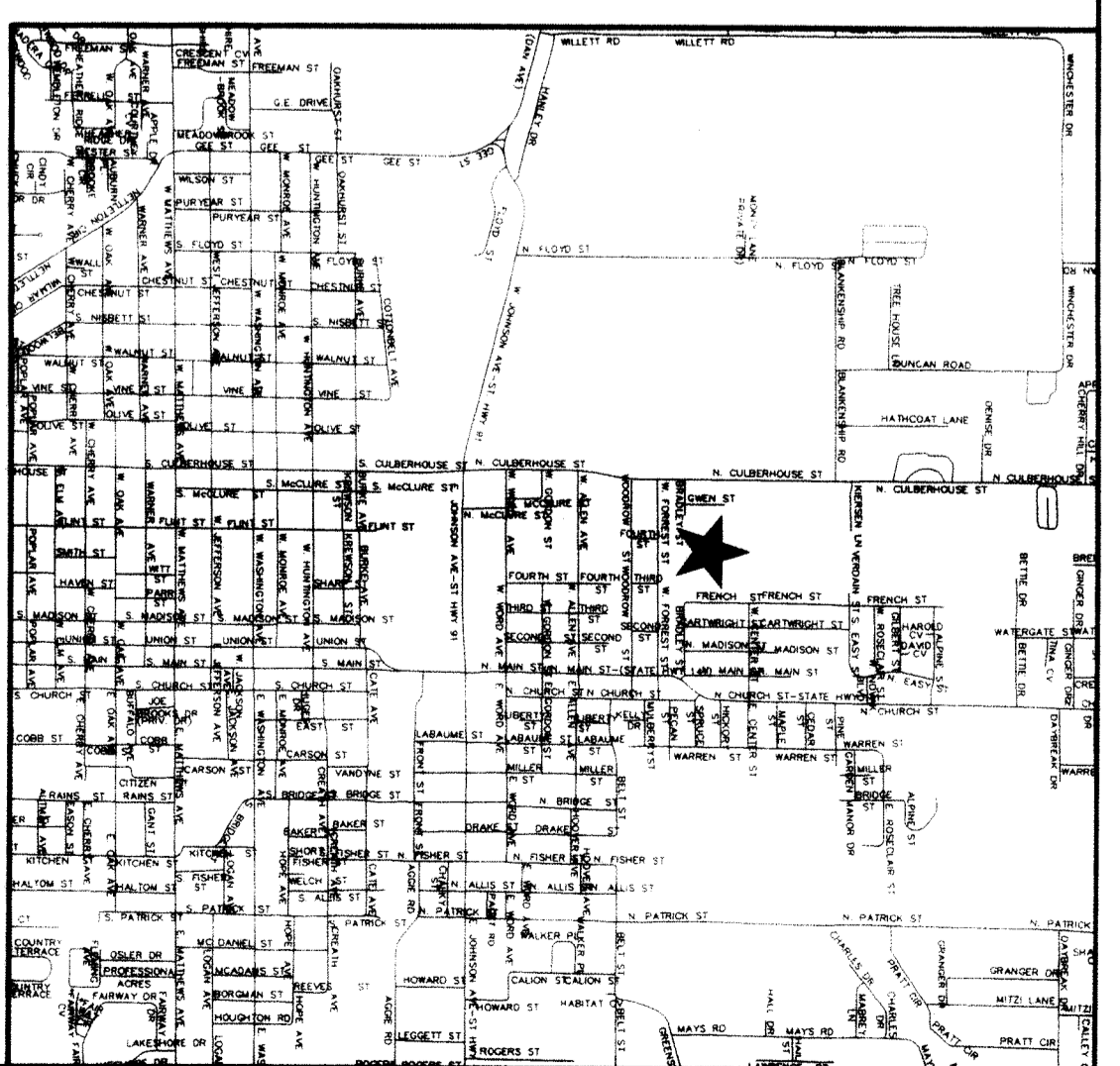
We hereby certify that we are the owners of the property shown and described hereon, that we adopt the plan of subdivision and dedicate perpetual use of all streets and easements as noted.

Robert Abraham
Dr. Robert Abraham

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 basis of my knowledge and skill as a Licensed Professional Surveyor. The improvements are as shown on the Plat of Survey. Encroachments, if any, as disclosed by _____, are shown hereon.

STATE PLANE COORD.
N: 555964.640
E: 169343.085



LEGAL DESCRIPTION:

Lots 4-12, Block A, Lots 1-7, Block B, Lots 1-15, Block C, Lots 1-15, Block D, and Lots 1-7, Block E, along with the right of way of 5th Street, Carla Street, part of 5th Street and part of Bradley Street all in Northgate Addition, Jonesboro, Arkansas.

OAKTREE MANOR PHASE I

A REPLAT OF

LOTS 4-12, BLOCK A, LOTS 1-7, BLOCK B, LOTS 1-15, BLOCK C, LOTS 1-15, BLOCK D, AND LOTS 1-7, BLOCK E, ALONG WITH THE RIGHT OF WAYS OF 5TH STREET, CARLA STREET, PART OF 5TH STREET AND PART OF BRADLEY STREET ALL IN NORTHGATE ADDITION, JONESBORO, ARKANSAS.

DR. ROBERT ABRAHAM
CITY PLANNER
CITY ENGINEER
CITY SURVEYOR
CITY WATER ALBERT

OAKTREE MANOR PHASE I
RECORD PLAT
JONESBORO, ARKANSAS
FOR
DR. ROBERT ABRAHAM

ENGINEERS PLANNERS SURVEYORS

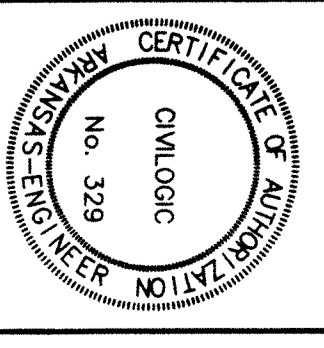
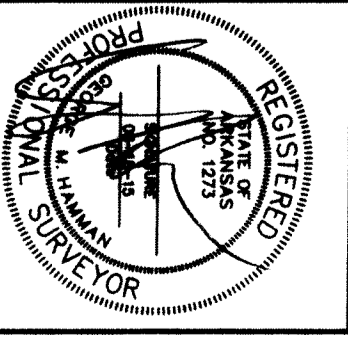
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Date	08-18-15	Scale	1"=40'	Job No.	113050	Sheet No.	2 of 2
Section	7	Township	14N	Range	04E	County	CRAIGHEAD
Drawn By:	RE	Checked by:	GH				

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JOB NO.: 113050
SHEET NUMBER
2 of 2

1507222873
AR 08-18-15
JES015R-014901
CRAWFORD COUNTY
CRAIGHEAD COUNTY