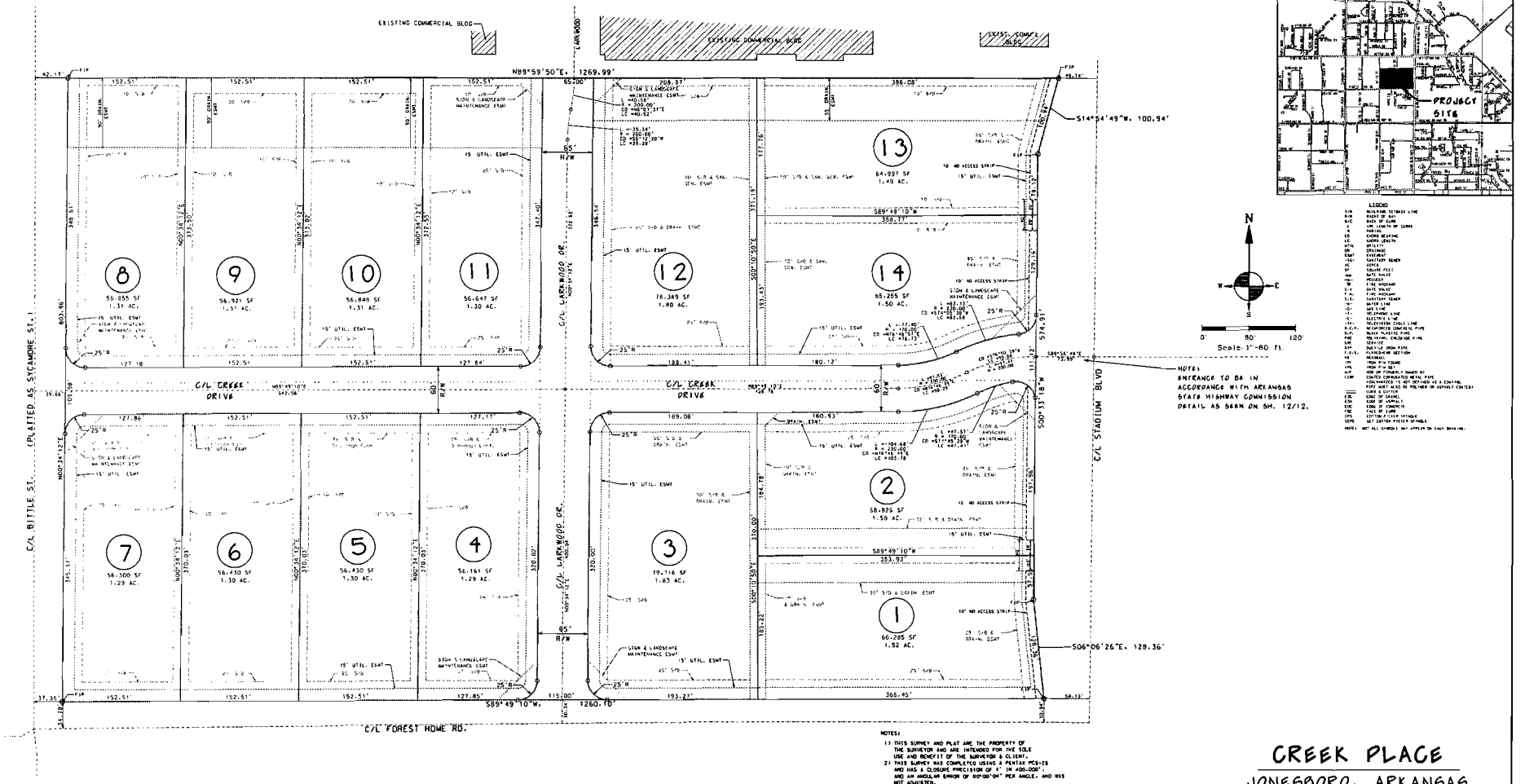

OWNER'S CERTIFICATION:

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.

The subdivider 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 and 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.

_____

_____

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 and the improvements are as shown on the Plat of Survey. Encroachments, if any, as disclosed by Survey, are shown hereon.

REGISTERED STATE OF ARKANSAS NO. 10910 PROFESSIONAL SURVEYOR

By _____ 07/03/06
George M. Hannah, R.L.S. #10910 Date

LEGAL DESCRIPTION:

Blocks E, F, G and H of Siglers College Addition to the City of Jonesboro, Arkansas being more particularly described as follows: BEGIN at the Southwest corner of Lot 8, Block H of said Sigler's College Addition; then run N 00°34'12" E along the East right of way line of Bittle Street a distance of 804.00 ft. to a point; thence leaving said East right of way line, run N 89°59'50" E a distance of 1269.99 ft. to a point on the West right of way line of Stadium Blvd; then run along said West right of way line as follows: S 14°54'49" W a distance of 100.94 ft. to a point, S 00°33'18" W a distance of 574.91 ft. to a point, S 06°06'26" E a distance of 128.36 ft. to a point on the North right of way line of Forest Home Avenue; then run S 89°49'10" W along said North right of way line a distance of 1260.10 ft. to the POINT OF BEGINNING, containing, in all, 22.97 acres and being subject to easements and rights of way as shown hereon.

NOTES:

1) THIS SURVEY AND PLAT ARE THE PROPERTY OF THE SURVEYOR AND ARE INTENDED FOR THE SOLE USE AND BENEFIT OF THE SURVEYOR & CLIENT.
2) THIS SURVEY WAS COMPLETED USING A PENTAX PCS-2B AND HAS A CLOSURE PRECISION OF 1' IN 400,000', AND AN ANGULAR ERROR OF 60"SEC"OR" PER ANGLE, AND WAS NOT ADJUSTED.
3) THE CLOSURE PRECISION OF THE PLAT IS IN EXCESS OF 1' IN 805,000'.
4) THE RESEARCH COMPLETED FOR THIS SURVEY INCLUDES LEGAL DESCRIPTION PROVIDED AND OUR OWN RESEARCH AT THE COURTHOUSE.
5) ALL PINS SET ARE ½" REBAR, UNLESS NOTED OTHERWISE.
6) OWNER: DIXIE DEVELOPMENT, INC.
7) FLOOD PLAIN: THIS TRACT DOES NOT LIE WITHIN THE 100-YR FLOOD PLAIN PER FLOOD INSURANCE RATE MAP OF CRAIGHEAD CO., ARK., AND INCORPORATED AREAS-COMMUNITY PANEL NO. 050310 0132 C: DATED 09/27/91. THIS TRACT DOES LIE WITHIN A ZONE "B" FLOOD PLAIN, PER THE MAP REFERENCED ABOVE.
8) SIDEWALKS ARE TO BE INSTALLED WITHIN THIS DEVELOPMENT. THE SIDEWALKS ARE TO BE INSTALLED BY THE INDIVIDUAL DEVELOPERS OF EACH RESPECTIVE LOT, AS THE INDIVIDUAL SITES ARE DEVELOPED. THE LOCATIONS OF THE SIDEWALKS ARE INDICATED ON SHEET 2 OF 12.
9) OVER AND ACROSS EACH LOT, THERE SHALL BE A RECIPROCAL EASEMENT AGREEMENT FOR INGRESS/EGRESS, IN SUCH A MANNER AS TO PROVIDE ACCESS OVER AND ACROSS ALL PAVED DRIVING AND PARKING SURFACES ON THE RESPECTIVE LOTS, AFTER DEVELOPMENT OF THE INDIVIDUAL LOTS.
10) ACCESS TO FOREST HOME ROAD SHALL BE AS FOLLOWS:
  a) LARKWOOD DRIVE
  b) SINGLE ENTRANCE TO SERVE LOTS 1 & 2
  c) SINGLE ENTRANCE TO SERVE LOTS 4 & 5
  d) SINGLE ENTRANCE TO SERVE LOTS 6 & 7
  ENTRANCES ARE TO BE DESIGNED & INSTALLED TO AVOID CONFLICTS WITH EXISTING AND OR PROPOSED UTILITIES.

CERTIFICATE OF AUTHORIZATION: JONESBORO MILLER NEWELL ENGRS PA 006 No. 329 ARKANSAS ENGINEER

CREEK PLACE

JONESBORO, ARKANSAS

REVISED 01-08-07: PER MAPC COMMENTS
REVISED 01-05-07: PER GIL COMMENTS
REVISED 06-19-07: PER FIELD CONDITIONS
REVISED 05-22-07: PER MAPC COMMENTS
REVISED 04-25-07: PER MAPC COMMENTS

HNE HANNAH NEWELL ENGINEERING
ENGINEERS SURVEYORS PLANNERS
203 Southwest Dr.
Jonesboro, Arkansas 72401
Telephone: (870) 932-7880

RECORD PLAT
CREEK PLACE
FOR
DIXIE DEVELOPMENT, INC.

Date	Scale	Job No	Sheet No.
12/22/06	1"=60'	106152	
Section	Township	Range	County
21	11N	R4E	CRAIGHEAD

1 of 12

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Dwg File #: C:\PROJ\106152\106152.DGN | Print Date:
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