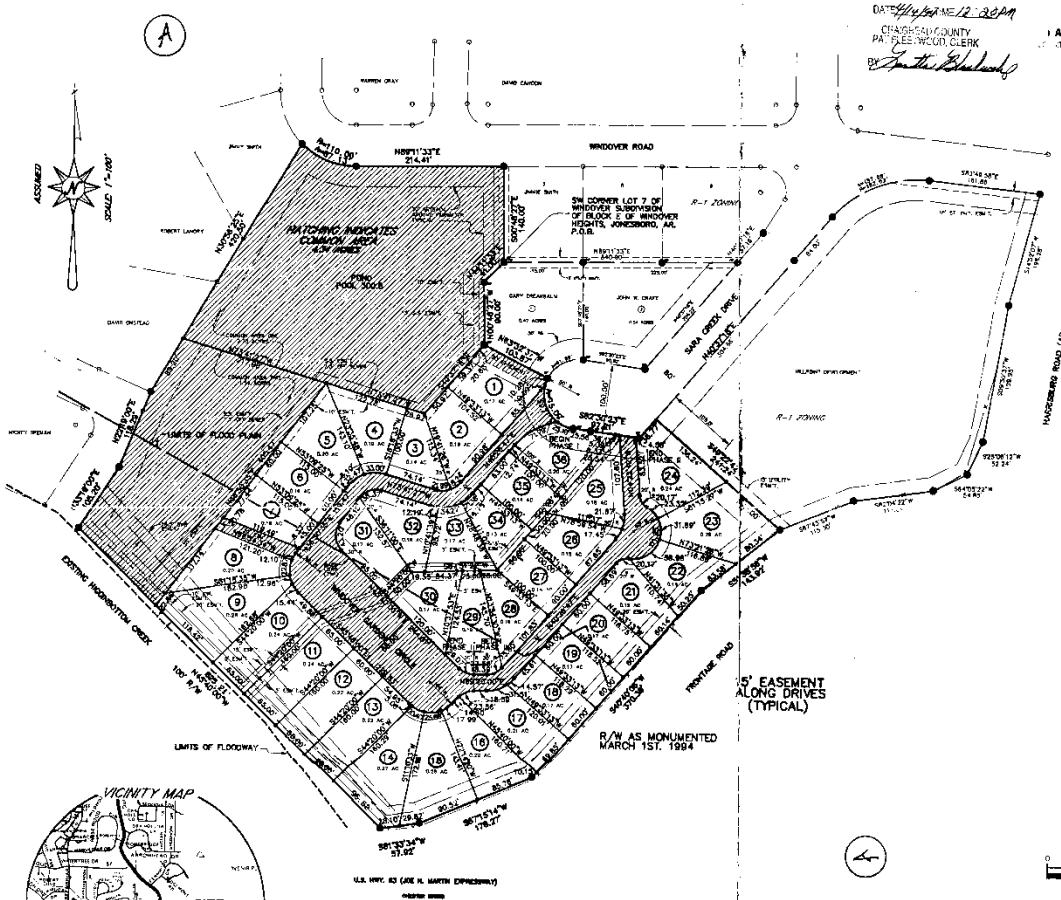

RECORDED
BOOK B PAGE 110
DATE 4/19/94 TIME 12:38 PM
CRAIGHEAD COUNTY
PAT FLEENOR, CLERK
BY

FILED
APR 19 1994

METROPOLITAN AREA PLANNING COMMISSION
Jonesboro - Craighead County
☐ PRELIMINARY APPROVAL
☐ FINAL APPROVAL
☐ AS NOTED
☐ DISAPPROVED
☐ TABLED
Chairman
Secretary
MAR 15 1994
Date

CERTIFICATE OF SURVEY: THIS IS TO CERTIFY THAT HAYWOOD, KENWARD & ASSOC. INC., CIVIL ENGINEERS & PROFESSIONAL LAND SURVEYORS, SURVEYED IN STRICT ACCORDANCE WITH "ARKANSAS MINIMUM STANDARDS FOR PROPERTY BOUNDARIES AND PLATS", THE FOLLOWING DESCRIBED PARCEL/PARCELS OF LAND HEREON:

A PART OF BLOCK E AND F OF WINDOVER HEIGHTS, A RE-PLAT OF SOUTHRIDGE SUBDIVISION (PHASE ONE) JONESBORO, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE SOUTHWEST CORNER OF LOT 7 OF WINDOVER SUBDIVISION OF BLOCK E OF WINDOVER HEIGHTS, JONESBORO, ARKANSAS; THENCE S44°11'33"W – 41.00'; THENCE S00°48'27"E – 90.00'; THENCE S61°32'37"E – 103.87' TO THE WESTERLY R/W LINE OF SAKA CREEK DRIVE, SAID POINT BEING ON A R/W CURVE, LEFT WHOSE RADIUS = 50.00'; THENCE SOUTHERLY ALONG SAID R/W CURVE 95.09' TO THE P.T. OF SAID CURVE; THENCE S82°30'23"E ALONG SAID R/W LINE 87.21'; THENCE N40°37'18"E ALONG SAID R/W LINE 38.77'; THENCE S49°23'42"E – 241.24' TO THE NORTHWESTERLY R/W LINE OF JOE N. MARTIN EXPRESSWAY (U.S. HWY. NO. 63); THENCE WITH THE MEANDERINGS WITH SAID R/W LINE AS FOLLOWS: S31°34'58"W – 143.92'; S40°40'08"W – 370.46'; S61°30'14"W – 176.27'; S81°33'34"W – 57.92' TO THE NORTHERLY R/W LINE OF HIGGINBOTTOM CREEK; THENCE N45°40'06"W ALONG SAID R/W LINE 635.25' TO THE WESTERLY R/W LINE OF A FUTURE STREET; THENCE WITH THE MEANDERINGS WITH SAID FUTURE STREET R/W LINE AS FOLLOWS: N33°19'06"E – 105.20'; N22°19'00"E – 118.29' TO THE NORTHERLY R/W LINE OF MARTINBROOK DRIVE, EXISTING AND ABANDONED; THENCE N30°36'25"E – 420.90' TO THE SOUTHERLY R/W LINE OF WINDOVER ROAD, SAID POINT BEING ON A R/W CURVE LEFT WHOSE RADIUS = 110.00'; THENCE SOUTHEASTERLY ALONG SAID R/W CURVE 87.13' TO THE P.T. OF SAID CURVE; THENCE N89°11'33"E ALONG SAID R/W LINE 214.41' TO THE NORTHWEST CORNER OF LOT 7 OF APORESAID WINDOVER SUBDIVISION; THENCE S00°48'27"E – 140.00' TO THE POINT OF BEGINNING, CONTAINING 12.49 ACRES, MORE OR LESS, AND BEING SUBJECT TO ALL RIGHTS OF WAY AND EASEMENTS OF RECORD.

THE ABOVE DESCRIBED PARCEL IS PARTIALLY LOCATED WITHIN THE JONESBORO, CRAIGHEAD COUNTY, ARKANSAS FLOOD HAZARD ZONE AS SHOWN ON THE JONESBORO, FLOOD INSURANCE RATE MAP NO. 0903H0013 C, EFFECTIVE DATE SEPT. 27, 1991.

DEDICATION OF PLAT: WE, BEING THE OWNERS/AGENTS OF THE ABOVE DESCRIBED PROPERTY, DO HEREBY PLAT AND LAYOUT SAME INTO A SUBDIVISION/ADDITION COMPOSED OF LOTS, PRIVATE DRIVES, EASEMENTS & COMMON AREAS AS SHOWN ON THE PLAT HEREON, SAID SUBDIVISION/ADDITION SHALL HERE-IN-AFTER BE REFERRED TO AND DESIGNATED AS:

WINDOVER GARDENS
JONESBORO, ARKANSAS

AND SAID OWNERS/AGENTS DO HEREBY DEDICATE ALL EASEMENTS TO THE PUBLIC USE, FOR THE EXPRESS PURPOSE/PURPOSES INDICATED, AND/OR FOR THE PURPOSE OF DRAINAGE AND UTILITY CONSTRUCTION AND MAINTENANCE AND SERVICE. SAID DRAINAGE AND UTILITY EASEMENTS SHALL NOT BE USED FOR INGRESS/EGRESS BY THE PUBLIC.

SIGNED THIS 17TH DAY OF FEBRUARY, 1994. BY:

Carter Patterson — PRESIDENT
HILLPOINT DEVELOPMENT CORP.
CARTER PATTERSON — TITLE

REGISTERED STATE OF ARKANSAS PROFESSIONAL ENGINEER — REGISTERED STATE OF ARKANSAS PROFESSIONAL LAND SURVEYOR

CLIENT:
APPROVED:
DATE:

RECORD PLAT

A PT. OF BLK. E & F OF WINDOVER HEIGHTS
A RE-PLAT OF SOUTHRIDGE SUB. PHASE ONE
JONESBORO, ARKANSAS

HAYWOOD, KENWARD & ASSOCIATES, INC.
CIVIL ENGINEERS - SURVEYORS - PLANNERS
JONESBORO, ARKANSAS 72401
PHONE: 501-932-2019

REVISIONS		
DATE	BY	DESCRIPTION
3/10/94	JR	ADD ENG'T.
DRAWN: JR		SHEET: 1 OF 1
DATE: 3/10/94		
CHECKED: DT		SCALE: 1"=100'
DATE: 3/10/94		
JOB NO.		DWG. NO. 38-3