

LEGEND

S/B BUILDING SETBACK LINE
 R/W RIGHT OF WAY
 B/C BACK OF CURB
 R RADIUS
 L ARC LENGTH OF CURVE
 CD CHORD BEARING
 LC CHORD LENGTH
 UTILITY UTILITY
 DR DRAINAGE
 ESMT. EASEMENT
 -SS- SANITARY SEWER
 AC ACRES
 SF SQUARE FEET
 GATE VALVE
 REDUCER
 FIRE HYDRANT
 G.V. GATE VALVE
 F.H. FIRE HYDRANT
 S.S. SANITARY SEWER
 W WATER LINE
 GAS LINE
 TELEPHONE LINE
 TELEVISION CABLE LINE
 R.C.P. REINFORCED CONCRETE PIPE
 B.P. BLACK PLASTIC PIPE
 P.V.C. POLYVINYL CHLORIDE PIPE
 S.V.C. SERVICE
 D.I.P. DUCTILE IRON PIPE
 F.E.S. FLARED-END SECTION
 HW HEADWALL
 IRON PIN FOUND
 IRP IRON PIN SET
 IPS IRON PIN SET
 NOW OR FORMERLY OWNED BY
 SUBDIVISION PLAN (PLAT) AND SAID PLAN (PLAT) SHALL NOT BE RECORDED UNTIL ALL CONDITIONS IMPOSED BY THE PLANNING COMMISSION HAVE BEEN SATISFIED AND ALL REQUIRED SITE IMPROVEMENTS HAVE BEEN COMPLETED OR THEIR COMPLETION GUARANTEED AND SECURED BY BOND, OR OTHER APPROVED FORM OF FINANCIAL GUARANTEE.

UPON COMPLETION OF REQUIRED SITE IMPROVEMENTS, THE CIVIL ENGINEER SEALING THE RECORD PLAT OF SUBDIVISION SHALL PROVIDE TO THE OFFICE OF THE CITY ENGINEER A SIGNED AND SEALED STATEMENT VERIFYING THAT ALL SITE IMPROVEMENTS HAVE BEEN INSTALLED AND COMPLETED IN ACCORDANCE WITH THE DESIGN DRAWINGS, SPECIFICATIONS, AND OTHER DOCUMENTS THAT COMPRISE AND SUPPORT THE SUBDIVISION PLAN (PLAT). THE CITY'S PROCESS OF ACCEPTING THE DEDICATION OF SITE IMPROVEMENTS SHALL NOT BEGIN UNTIL THIS STATEMENT OF VERIFICATION IS RECEIVED AND ACCEPTED BY THE CITY ENGINEER.

LEGAL DESCRIPTION: PHASE II

A part of Section 11, Township 14 North, Range 4 East, Craighead County, Arkansas to wit: From the Southwest corner of said Section 11, run N 90°00'00" E a distance of 2944.16 ft. to a point; thence N 00°00'00" E a distance of 706.59 ft. to a point; thence N 90°00'00" W a distance of 598.92 ft. to the POINT OF BEGINNING; thence continue N 90°00'00" W a distance of 563.13 ft. to a point; thence N 01°27'20" E a distance of 285.09 ft. to a point; thence N 90°00'00" E a distance of 200.21 ft. to a point; thence S 00°00'00" W a distance of 10.00 ft. to a point; thence N 90°00'00" E a distance of 135.00 ft. to a point; thence N 00°00'00" E a distance of 30.00 ft. to a point; thence N 90°00'00" E a distance of 236.74 ft. to a point; thence S 00°00'00" W a distance of 110.00 ft. to a point; thence N 90°00'00" W a distance of 16.06 ft. to a point; thence S 00°00'00" W a distance of 195.00 ft. to a point; said point being the POINT OF BEGINNING, containing 3.77 acres.

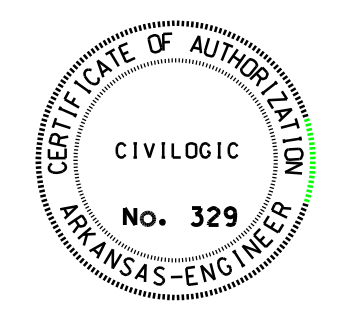
CERTIFICATE OF SURVEY:

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: Encroachments, if any, as disclosed by Survey, are shown hereon.

By: George M. Hamann
 R.L. 2008-0273
 Date: 06/27/08

NOTES:

- THIS SURVEY AND PLAT ARE THE PROPERTY OF THE SURVEYOR AND ARE INTENDED FOR THE SOLE USE AND BENEFIT OF THE SURVEYOR & CLIENT.
- THE EXTERIOR CLOSURE PRECISION OF THE PLAT IS IN EXCESS OF 1" IN 300,000'.
- THE RESEARCH COMPLETED FOR THIS SURVEY INCLUDES LEGAL DESCRIPTION PROVIDED AND OUR OWN RESEARCH AT THE COURTHOUSE.
- ALL PINS SET ARE 1/2" REBAR, UNLESS NOTED OTHERWISE.
- OWNER: SCOTT THROMGARTIN
- 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. 050310063 C, DATED 09/27/91. THIS TRACT DOES LIE WITHIN A "ZONE X" FLOOD PLAIN, PER THE MAP REFERENCED ABOVE.



DOGWOOD ACRES PHASE II JONESBORO, ARKANSAS

REVISED 07/24/08: PER CITY ENGRG COMMENTS

		ENGINEERS SURVEYORS PLANNERS		203 Southwest Dr. Jonesboro, Arkansas 72401 Telephone: (870) 932-7880	
RECORD PLAT DOGWOOD ACRES PHASE II FOR SCOTT THROMGARTIN JONESBORO, ARKANSAS					
Date	Scale	Job No.	Sheet No.		
06/27/08	1"=50'	106101	1 of 9		
Section	Township	Range	County		
11	T14N	R4E	CRAIGHEAD		
ONLY COPIES WITH VIOLET COLORED SIGNATURE ARE VALID CIVIOLOGIC COPIES					
Drwg File: *		Print Date:			
© 2008, Civilogic		Drawn By: BRK		Index: PH. 2-DF3A-0536	

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 sub-divider 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.