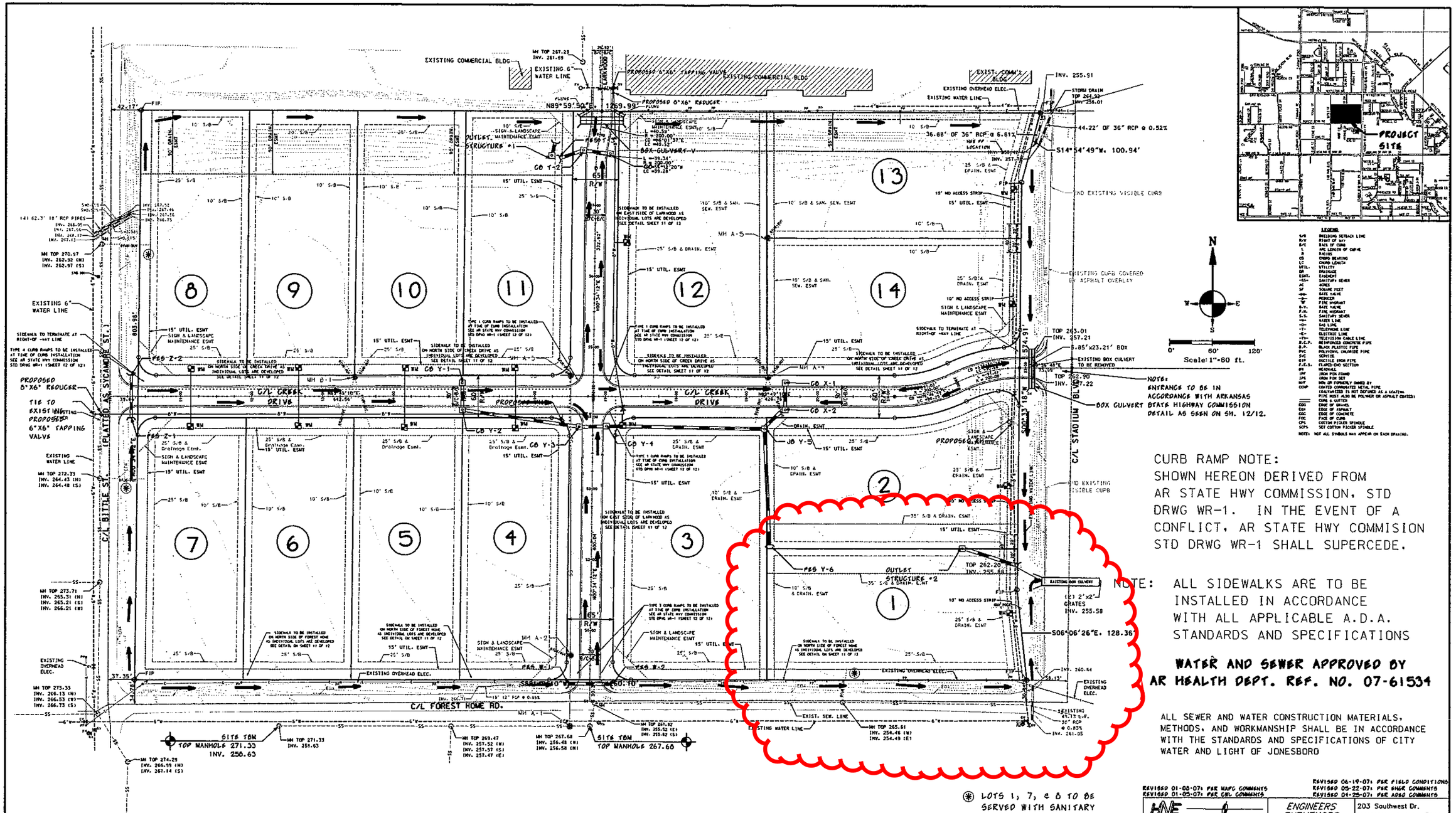

NOTES:
ENTRANCE TO BE IN ACCORDANCE WITH ARKANSAS STATE HIGHWAY COMMISSION DETAIL AS SEEN ON SH. 12/12.

CURB RAMP NOTE:
SHOWN HEREON DERIVED FROM AR STATE HWY COMMISSION, STD DRWG WR-1. IN THE EVENT OF A CONFLICT, AR STATE HWY COMMISION STD DRWG WR-1 SHALL SUPERCEDE.

NOTE: ALL SIDEWALKS ARE TO BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE A.D.A. STANDARDS AND SPECIFICATIONS

WATER AND SEWER APPROVED BY AR HEALTH DEPT. REF. NO. 07-61534

ALL SEWER AND WATER CONSTRUCTION MATERIALS, METHODS, AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF CITY WATER AND LIGHT OF JONESBORO

LEGEND

B/S	BUILDING SETBACK LINE
R/W	RIGHT OF WAY
B/C	BACK OF CURB
L	ARC LENGTH OF CURVE
R	RADIUS
CD	CHORD BEARING
LC	CHORD LENGTH
UTIL.	UTILITY
DR	DRAINAGE
ESMT.	EASEMENT
SS	SANITARY SEWER
AC	ACRES
SF	SQUARE FEET
GV	GATE VALVE
RED	REDUCER
FH	FIRE HYDRANT
W	WATER LINE
G.L.	GAS LINE
T	TELEPHONE LINE
E	ELECTRIC LINE
TV	TELEVISION CABLE LINE
R.C.P.	REINFORCED CONCRETE PIPE
B.P.	BLACK PLASTIC PIPE
PVC	POLYVINYL CHLORIDE PIPE
SVC	SERVICE
D.I.P.	DUCTILE IRON PIPE
E.C.S.	ELLIPCO-CMC SECTION
MH	MANHOLE
IPF	IRON PIN FOUND
IPS	IRON PIN SET
NOT	NON-OPF FORMERLY OWNED BY
CCMP	CORRUGATED CORRUGATED METAL PIPE (GALVANIZED IS NOT DEFINED AS A COATING PIPE MAY ALSO BE POLYMER OR ASPHALT COATED)
	CURB & GUTTER
EOG	EDGE OF GRAVEL
EOA	EDGE OF ASPHALT
EOC	EDGE OF CONCRETE
FOC	FACE OF CURB
CPS	COTTON PICKER SPINDLE
SCPS	SEE COTTON PICKER SPINDLE

NOTES: NOT ALL SYMBOLS MAY APPEAR ON EACH DRAWING.

Ⓐ LOTS 1, 7, & 8 TO BE SERVED WITH SANITARY SEWER SERVICE BY DIRECTIONAL BORING INTO EXISTING MANHOLES.

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

REVISED 01-05-07: PER MAPC COMMENTS
REVISED 01-05-07: PER CBL COMMENTS
REVISED 06-19-07: PER FIELD CONDITIONS
REVISED 05-22-07: PER SWGR COMMENTS
REVISED 04-25-07: PER ADEQ COMMENTS

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

STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER No. 7880 GEORGE M. HAMMAN

OVERALL UTILITY AND DRAINAGE PLAN
CREEK PLACE
FOR
DIXIE DEVELOPMENT, INC.

Date	Scale	Job No.	Sheet No.
12/22/06	1"=60'	106152	2 of 12

Section	Township	Range	County
21	T14N	R4E	CRAIGHEAD

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Drwg File #: | Print Date:
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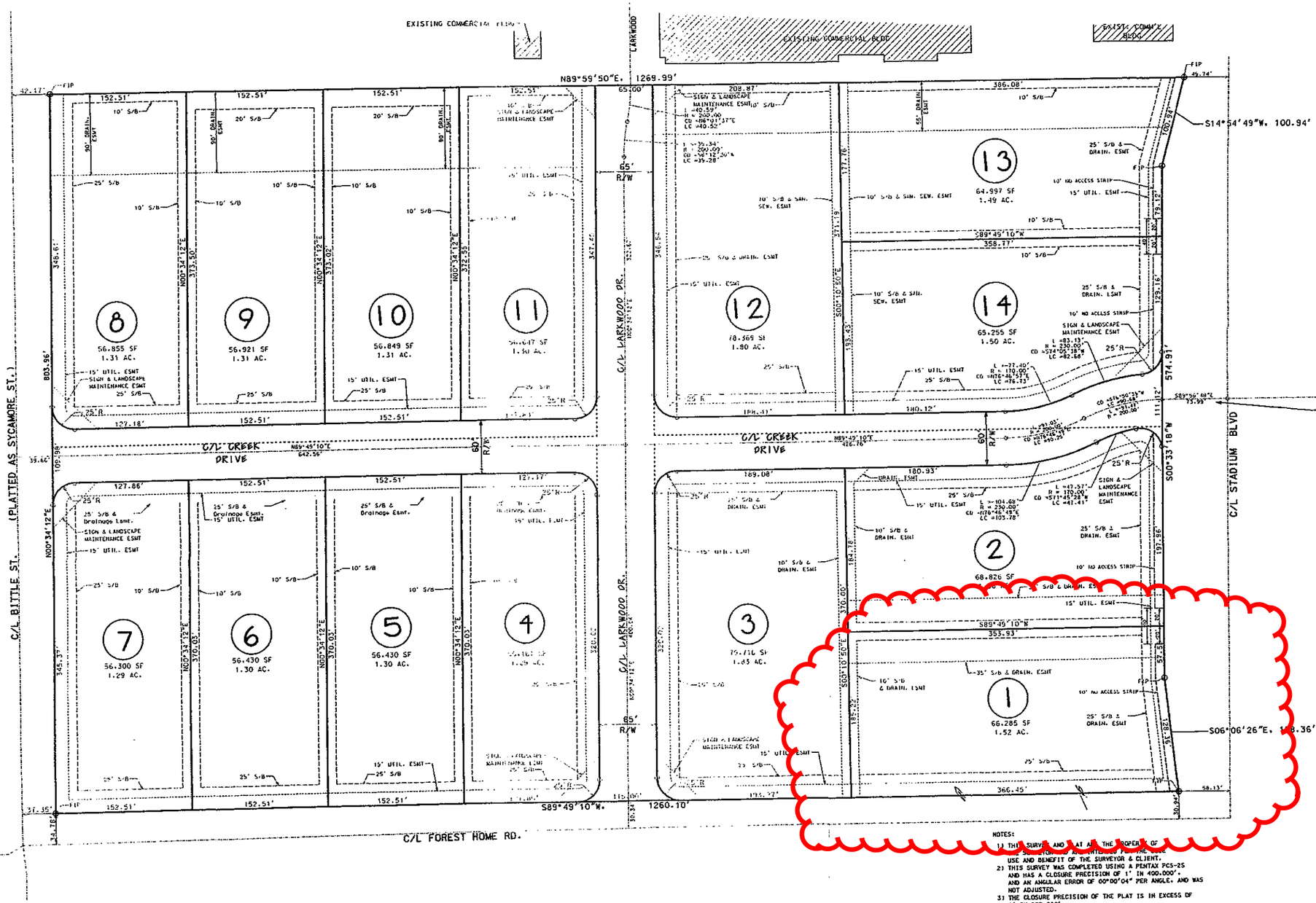

OWNER'S CERTIFICATION:

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.

Authorized Agent

CERTIFICATE OF SURVEY:

To all parties interested in Title to those 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.

REGISTERED STATE OF ARKANSAS NO. 1295 GEORGE W. HARMON PROFESSIONAL SURVEYOR

By George W. Harmon, R.L.S. #1295 — 07/03/06 Date

LEGAL DESCRIPTION:

Blocks E, F, G and H of Sigler's 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
thon 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; thon 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;
thon 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, 22.57 acres and being subject to easements and rights of way as shown hereon.

JONESBORO MILLER NEWELL ENGRS PA DBA No. 329 ARKANSAS ENGINEER — CERTIFICATE OF AUTHORIZATION

CITY OF JONESBORO
Jonesboro, AR
☐ PRELIMINARY FP-07-02
☑ FINAL
☐ AS NOTED
☐ SITE PLAN
PLANNING
ENGINEERING
8-4-08 DATE

RECORDED BOOK 47 PAGE 192 DATE 8-5-08 TIME 3:46 PM BY [illegible] CRAIGHEAD COUNTY, ARKANSAS

CREEK PLACE
JONESBORO, ARKANSAS

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

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RECORD PLAT
CREEK PLACE
FOR
DIXIE DEVELOPMENT, INC.

Date	Scale	Job No.	Sheet No.
12/22/06	1"=60'	106152	1 of 12

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