

- LEGEND
- FOUND IRON PIN (1" PIPE W/ BARE CAP)
  - SET IRON PIN (1" PIPE W/ MCALESTER #303 CAP)
  - COMPUTED POINT / POINT NOT SET
  - BUILDING SETBACK

- NOTES:
- SURVEY FOR BOB HARRISON AND TODD WILCOX
  - PROPERTY NOT LOCATED IN THE 100 YEAR FLOODPLAIN AS SHOWN BY FLOOD INSURANCE RATE MAP NUMBER 050048 PANEL 44 C DATED SEPTEMBER 27, 1991
  - ZONING INFORMATION - STREET SETBACK = 25' SIDE SETBACK = 7.5' REAR SETBACK = 25'
  - BILL OF ASSURANCE TO INCLUDE FORMATION OF PROPERTY OWNER'S ASSOCIATION TO MAINTAIN COMMON AREAS
- REFERENCE DOCUMENTS:
- PLAT BY CLAY KENWARD OF HAYWOOD, KENWARD, & ASSOCIATES; PROVIDED BY CLIENT
  - SOUTHBEND SUBDIVISION PLAT FOR PHASE 1, 2 & 3.

DESCRIPTION

A PART OF THE NORTH HALF (N1/2) OF SECTION 9, TOWNSHIP 13 NORTH, RANGE 4 EAST IN JONESBORO, CRAIGHEAD COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER (SE1/4, NW1/4) OF SAID SECTION 9, THENCE S89°44'38"E 36.94 FEET ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 9 TO A POINT, THENCE N00°15'22"E 60.27 FEET TO A POINT, THENCE N46°14'57"W 754.97 FEET TO THE POINT OF BEGINNING;

CONTINUE THENCE N46°14'57"W 86.40 FEET TO A POINT, THENCE N42°56'06"W 150.68 FEET TO A POINT, THENCE N32°18'18"W 142.80 FEET TO A POINT, THENCE S86°29'59"W 59.04 FEET TO A POINT, THENCE S60°16'05"W 32.93 FEET TO A POINT, THENCE S86°20'59"W 53.85 FEET TO A POINT, THENCE N67°49'15"W 41.82 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY OF THE UNION PACIFIC RAILROAD, THENCE N22°27'07"E 54.35 FEET ALONG SAID RIGHT OF WAY TO A POINT, THENCE N23°52'11"E 93.71 FEET ALONG SAID RIGHT OF WAY TO A POINT, THENCE N28°12'21"E 94.56 FEET ALONG SAID RIGHT OF WAY TO A POINT, THENCE N29°36'21"E 64.64 FEET ALONG SAID RIGHT OF WAY TO A POINT MARKING THE INTERSECTION OF THE EASTERLY RIGHT OF WAY OF THE UNION PACIFIC RAILROAD AND THE SOUTHERLY RIGHT OF WAY OF HARRISBURG ROAD (AR HWY 163), THENCE S89°42'20"E 39.60 FEET ALONG SAID RIGHT OF WAY ALONG A CURVE TO THE LEFT TO A POINT, SAID CURVE HAVING A CENTRAL ANGLE OF 26°18'20", A RADIUS OF 411.47 FEET, A CHORD BEARING OF S77°29'36"E, AND A CHORD LENGTH OF 187.26 FEET, THENCE S00°38'52"E 5.00 FEET ALONG SAID RIGHT OF WAY TO A POINT, THENCE N89°21'08"E 99.12 FEET ALONG SAID RIGHT OF WAY TO A POINT, THENCE S00°38'52"E 125.00 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY OF HOLLOW CREEK LANE, THENCE S15°04'52"E 61.96 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY HOLLOW CREEK LANE, THENCE S01°00'50"E 353.55 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY OF VINEY CREEK LANE, THENCE S44°10'24"W 145.00 FEET TO THE POINT OF BEGINNING, CONTAINING SOME 5.93 ACRES MORE OR LESS, BEING SUBJECT TO ALL EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS OF WAY OF RECORD.

CERTIFICATION

I HEREBY CERTIFY THAT MCALESTER ENGINEERING HAS THIS DATE MADE A BOUNDARY SURVEY OF THE ABOVE DESCRIBED PROPERTY AND THAT ALL PROPERTY LINES AND CORNER MONUMENTS HAVE BEEN CORRECTLY ESTABLISHED TO THE BEST OF MY KNOWLEDGE AND BELIEF.

*Clarence W. McAlister*  
 CLARENCE W. MCALESTER, PROFESSIONAL SURVEYOR NO. 1303

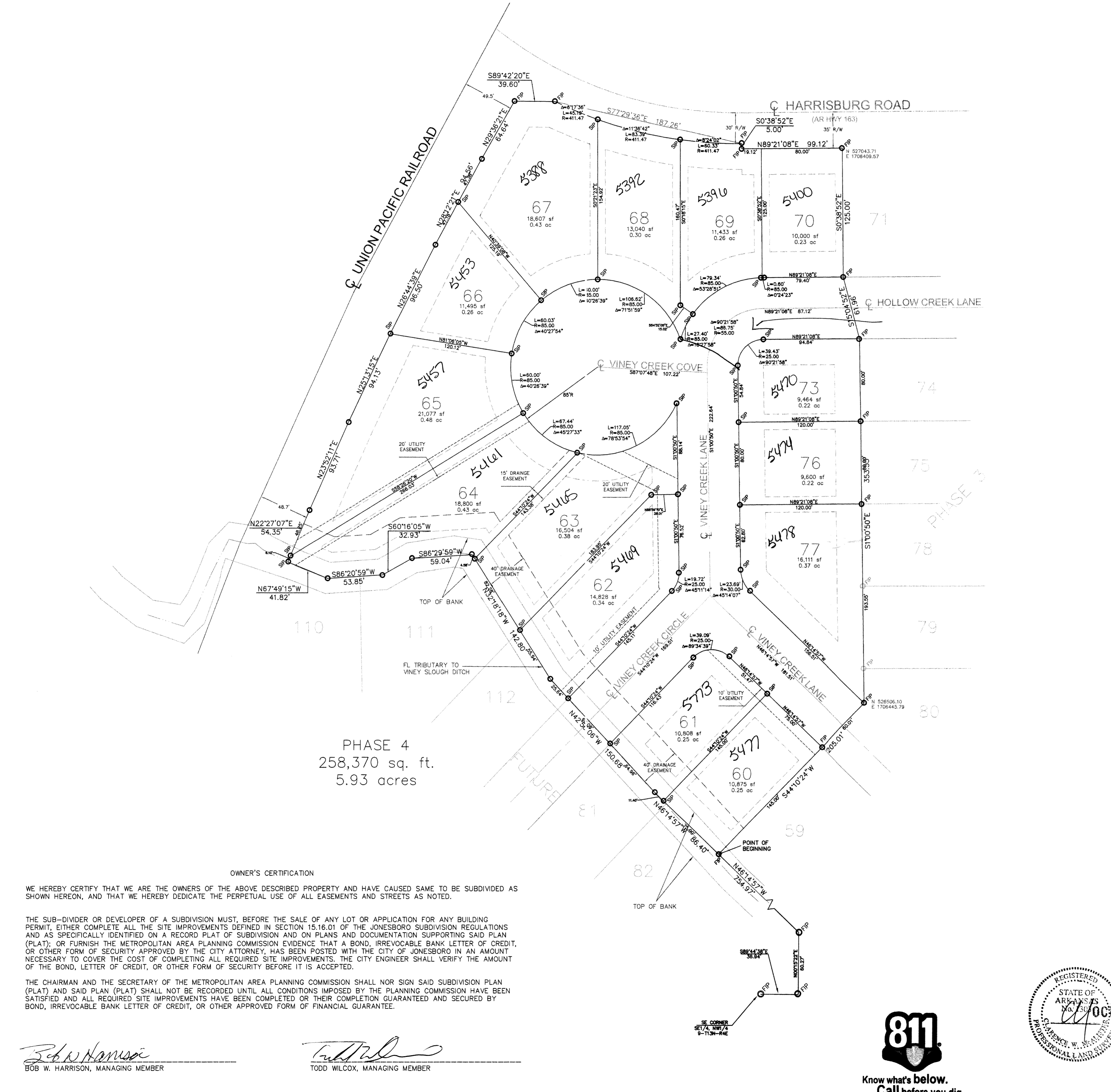
JULY 11, 2013

City of Jonesboro, ARKANSAS	DATE 11/1/13
FILE # RP3-12	
<input checked="" type="checkbox"/> FINAL APPROVAL	
<input type="checkbox"/> PRELIMINARY (NOT FOR RECORDING)	
PLANNING DEPT	ENGINEERING DEPT

RECORD PLAT

RESIDENTIAL SUBDIVISION PLANS  
 SOUTHBEND SUBDIVISION PHASE FOUR  
 JONESBORO, ARKANSAS

<b>MCALESTER ENGINEERING</b> CIVIL ENGINEERING AND LAND SURVEYING 1013 CR 820 JONESBORO, AR 72404 870-931-1420	DRAWN BY: DM	CHECKED BY: CM
	SCALE: 1" = 50'	
	DATE: 4MAR13	CAD FILE: 1147626Southbend...dwg
	DWG REF: 04E-13N-09	
	JOB NO. 1147626	SHEET 2 / 7
CLARENCE W. "MAC" MCALESTER, PE, PS		SURVEY #: 500-13-04-0-09-420-16-1303



PHASE 4  
 258,370 sq. ft.  
 5.93 acres

OWNER'S CERTIFICATION

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE ABOVE DESCRIBED PROPERTY AND HAVE CAUSED SAME TO BE SUBDIVIDED AS SHOWN HEREON, AND THAT WE HEREBY DEDICATE THE PERPETUAL USE OF ALL EASEMENTS AND STREETS AS NOTED.

THE SUB-DIVIDER OR DEVELOPER OF A SUBDIVISION MUST, BEFORE THE SALE OF ANY LOT OR APPLICATION FOR ANY BUILDING PERMIT, EITHER COMPLETE ALL THE SITE IMPROVEMENTS DEFINED IN SECTION 15.16.01 OF THE JONESBORO SUBDIVISION REGULATIONS AND AS SPECIFICALLY IDENTIFIED ON A RECORD PLAT OF SUBDIVISION AND ON PLANS AND DOCUMENTATION SUPPORTING SAID PLAN (PLAT); OR FURNISH THE METROPOLITAN AREA PLANNING COMMISSION EVIDENCE THAT A BOND, IRREVOCABLE BANK LETTER OF CREDIT, OR OTHER FORM OF SECURITY APPROVED BY THE CITY ATTORNEY, HAS BEEN POSTED WITH THE CITY OF JONESBORO IN AN AMOUNT NECESSARY TO COVER THE COST OF COMPLETING ALL REQUIRED SITE IMPROVEMENTS. THE CITY ENGINEER SHALL VERIFY THE AMOUNT OF THE BOND, LETTER OF CREDIT, OR OTHER FORM OF SECURITY BEFORE IT IS ACCEPTED.

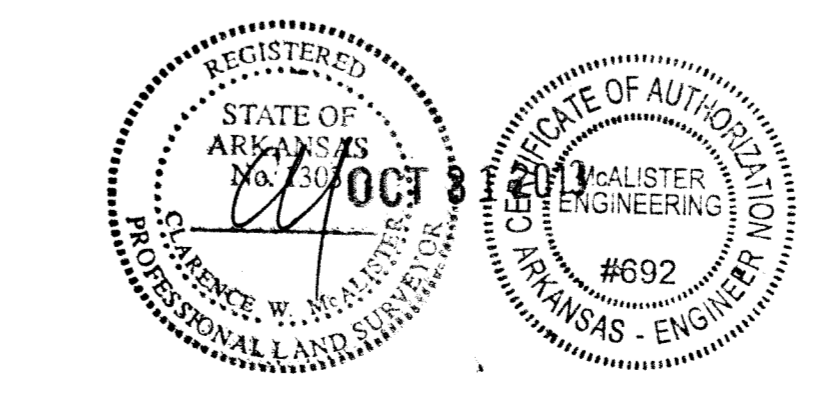
THE CHAIRMAN AND THE SECRETARY OF THE METROPOLITAN AREA PLANNING COMMISSION SHALL NOT SIGN SAID SUBDIVISION PLAN (PLAT) AND SAID PLAN (PLAT) SHALL NOT BE RECORDED UNTIL ALL CONDITIONS IMPOSED BY THE PLANNING COMMISSION HAVE BEEN SATISFIED AND ALL REQUIRED SITE IMPROVEMENTS HAVE BEEN COMPLETED OR THEIR COMPLETION GUARANTEED AND SECURED BY BOND, IRREVOCABLE BANK LETTER OF CREDIT, OR OTHER APPROVED FORM OF FINANCIAL GUARANTEE.

*Bob W. Harrison*  
 BOB W. HARRISON, MANAGING MEMBER

*Todd Wilcox*  
 TODD WILCOX, MANAGING MEMBER



© Copyright 2013 MCALESTER ENGINEERING



11JUL2013	LOT 60-64: 15' ---> 40' DRAINAGE EASEMENT	JH
DATE	REVISION	BY