



July 29, 2015

Carlos Wood
148 CR 375
Bono, AR 72416

Re: Drainage Easement Abandonment
Village at Sage Meadows Phase II

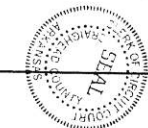
Dear Mr. Wood:

The City of Jonesboro Engineering and Planning Departments concur with the abandonment of the 20' to 25' wide drainage easement abandonment as proposed on the attached plat.

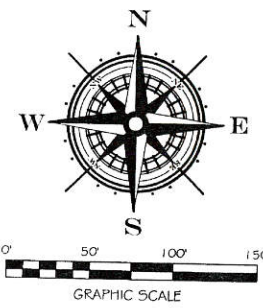
Sincerely,

Craig Light, PE, CFM
City Engineer

Otis Spriggs, AICP
City Planner



DATE 05/15/14
CITY ENGINEER
CITY SURVEYOR
CITY WATER & LIGHT



VILLAGE AT SAGE MEADOWS PHASE II MINOR PLAT

JONESBORO, ARKANSAS

THIS PLAT NULLIFIES AND VOIDS ANY
PREVIOUSLY PLATTED LOT LINES,
EASEMENTS, AND RIGHTS-OF-WAY.

LEGAL DESCRIPTION:

A part of the Northeast Quarter of the Northwest Quarter of Section 34, Township 15 North, Range 4 East, and also being a part of the Village at Sage Meadows Phase I-E (never developed) in Craighead County, Arkansas being more particularly described as follows:
From the Northeast corner of the Northwest Quarter of said Section 34,
Run S00°18'47"E a distance of 46.48 ft. to a point;
Thence S89°18'22"W along said South right of way line a distance of 39.29 ft. to a point;
thence S13°37'23"W a distance of 10.24 ft. to a point on the South right of way line of Macedonia Road and the POINT OF BEGINNING;
Thence leaving said right of way line,
Run S13°37'23"W a distance of 636.70 ft. to a point;
Thence S23°28'50"W a distance of 217.97 ft. to a point on the North right of way line of Sage Meadows Blvd;
thence run along said North right of way line as follows:
run along a curve to the right, said curve having an arc length of 29.77 ft., a radius of 50.00 ft., a chord length of 29.33 ft. and a chord bearing of N16°05'10"W to a point,
run along a curve to the left, said curve having an arc length of 160.52 ft., a radius of 94.96 ft., a chord length of 142.08 ft. and a chord bearing of N47°26'52"W to a point,
run along a curve to the right, said curve having an arc length of 30.68 ft., a radius of 50.00 ft., a chord length of 30.20 ft. and a chord bearing of N78°16'05"W to a point,
run along a curve to the left, said curve having an arc length of 23.02 ft., a radius of 401.86 ft., a chord length of 23.02 ft. and a chord bearing of N62°19'50"W to a point;
thence N63°45'42"W a distance of 100.69 ft. to a point,
thence along a curve to the right, said curve having an arc length of 39.07 ft., a radius of 25.00 ft., a chord length of 35.21 ft., and a chord bearing of N18°59'22"W to a point;
thence leaving said North right of way line of Sage Meadows Blvd;
thence N23°48'58"E along the East right of way line of Highway 351 a distance of 670.86 ft. to a point; thence leaving said East right of way line,
run S88°49'50"E along the aforesaid South right of way line of Macedonia Road, a distance of 209.58 ft. to a point, said point being the POINT OF BEGINNING, containing 4.69 acres and being subject to easements as shown and any other easements of record.

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

CERTIFICATE OF OWNERSHIP:

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.

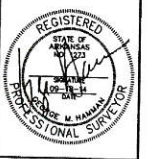
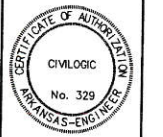
David Onstead

RECORDED PAGE 254
DATE 5/15/14 TIME 10:55 AM
CRAIGHEAD COUNTY CLERK
CANDACE EDWARDS, CLERK

Job No.	114014	Sheet No.	1 of 1
Scale	1" = 50'	County	CRAIGHEAD
Date	09-18-14	Township	04E
Section	34	Range	04E
Drum	TSN	Checked by:	GH
Drawn By:	RE	Checked by:	GH

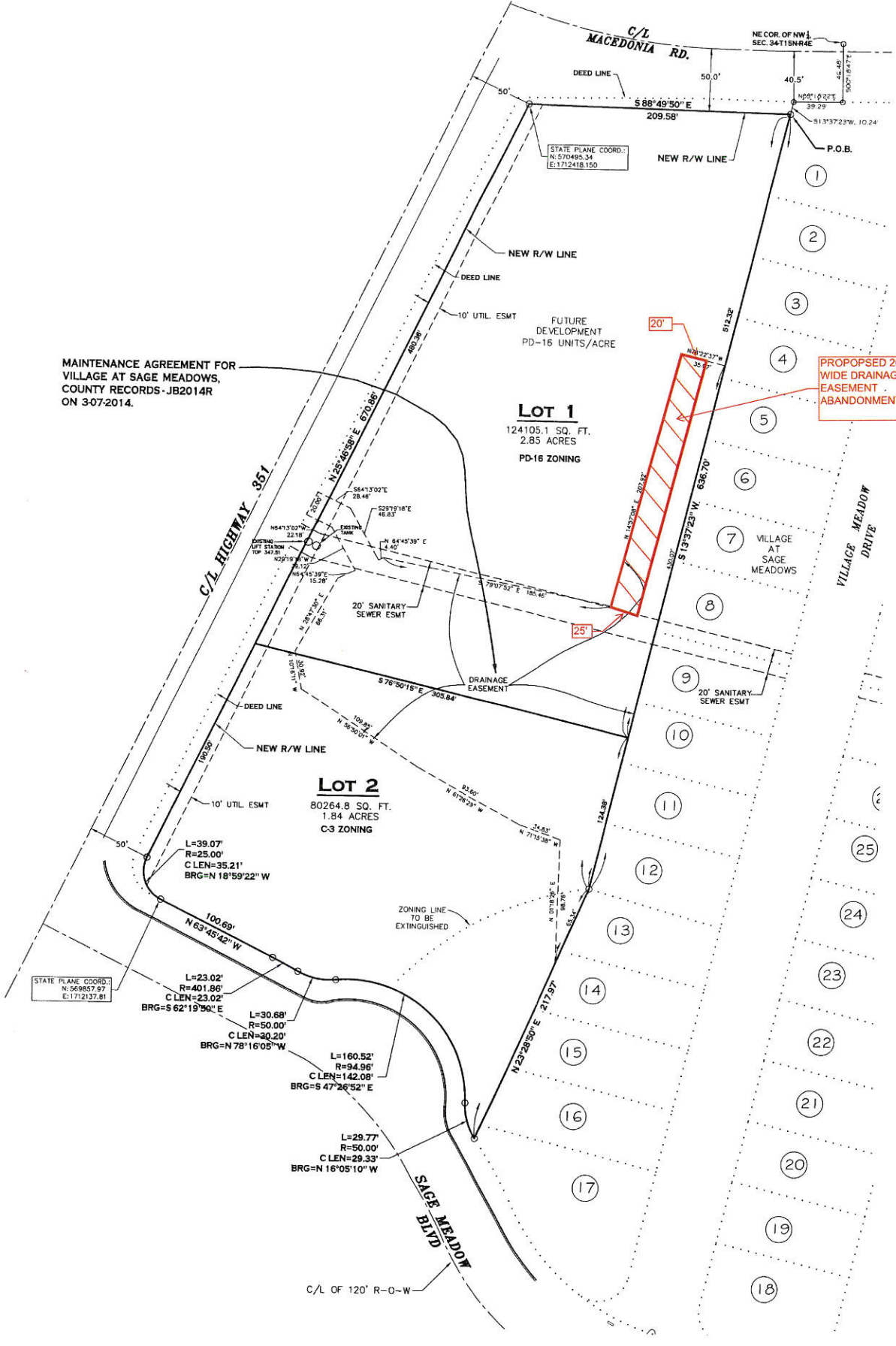
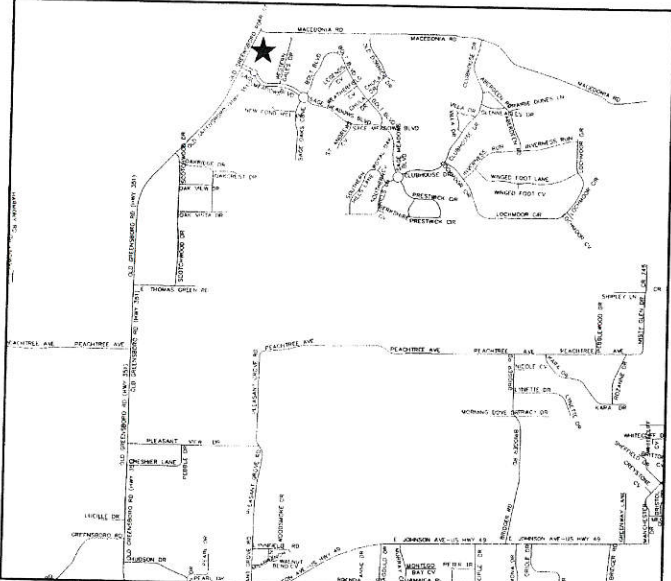
PLANNERS
Civilogic
203 Southwest Dr. - Jonesboro, AR - (870) 932-7880 - www.civilogic.net

MINOR PLAT
PT. NW 1/4, SEC. 34, T15N, R4E
JONESBORO, ARKANSAS
FOR
DAVID ONSTEAD



JOB NO.: 114014
SHEET NUMBER

- NOTES:
- 1) ALL BEARINGS ARE BASED ON ARKANSAS NORTH STATE PLANE COORDINATE SYSTEM.
 - 2) THE CLOSURE PRECISION OF THE PLAT IS IN EXCESS OF 1" IN 300,000'.
 - 3) THE RESEARCH COMPLETED FOR THIS SURVEY INCLUDES PREVIOUS SURVEYS.
 - 4) ALL CORNER MONUMENTS SET ARE 3/8" REBAR, UNLESS OTHERWISE NOTED ON THE PLAT.
 - 5) OWNER: DAVID ONSTEAD
 - 6) FLOOD PLAIN: THIS TRACT DOES NOT LIE WITHIN THE 100-YR FLOOD PLAIN PER FLOOD INSURANCE RATE MAP OF CRAIGHEAD CO., AR, AND INCORPORATED AREAS, COMMUNITY PLAN NO. 05031C0042 C, DATED 09/27/91. THIS TRACT DOES LIE WITHIN A ZONE "A" FLOOD PLAIN, PER THE MAP REFERENCED ABOVE.
 - 7) PRIOR TO DEVELOPMENT OWNER OR CONSULTANT SHOULD CONFER WITH CITY OF JONESBORO TO VERIFY BUILDING SETBACK DIMENSIONS.



MAINTENANCE AGREEMENT FOR
VILLAGE AT SAGE MEADOWS,
COUNTY RECORDS JB2014R
ON 3-07-2014.

LOT 1
124105.1 SQ. FT.
2.85 ACRES
PD-16 ZONING

LOT 2
80264.8 SQ. FT.
1.84 ACRES
C3 ZONING

PROPOSED 20' TO 25'
WIDE DRAINAGE
EASEMENT -
ABANDONMENT AREA

State of Arkansas
County of Craighead
A TRUE COPY I CERTIFY
CANDACE EDWARDS, COUNTY CLERK
By: *[Signature]*