

SARAH'S CROSSING PHASE II

(PHASE II WILL BE CONSTRUCTED BEFORE PHASE I)

JONESBORO, CRAIGHEAD COUNTY, ARKANSAS

LOCAL CONTACTS

CITY OF JONESBORO
ENGINEERING DEPT. 870-932-2438

CITY OF JONESBORO
PLANNING AND ZONING 870-932-0406

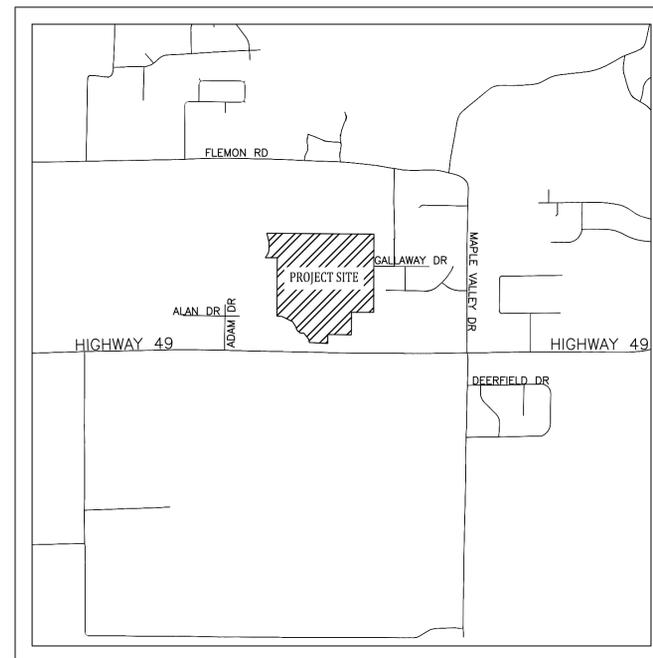
CITY, WATER, & LIGHT 870-935-5581

AT&T 1-800-464-7928

RITTER COMMUNICATIONS 870-336-3400

SUDDENLINK
COMMUNICATIONS 870-935-3615

CENTER POINT ENERGY 870-972-6682



VICINITY MAP
(NOT TO SCALE)



NAD83 Arkansas State Planes, North Zone, US Foot

INDEX OF SHEETS	
PAGE	DESCRIPTION
1	COVER PAGE
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5	OVERALL DRAINAGE PLAN
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7	STREET PLAN & PROFILE
8	STREET PLAN & PROFILE
9	STREET DETAILS

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SARAH'S CROSSING PHASE II

COVER PAGE

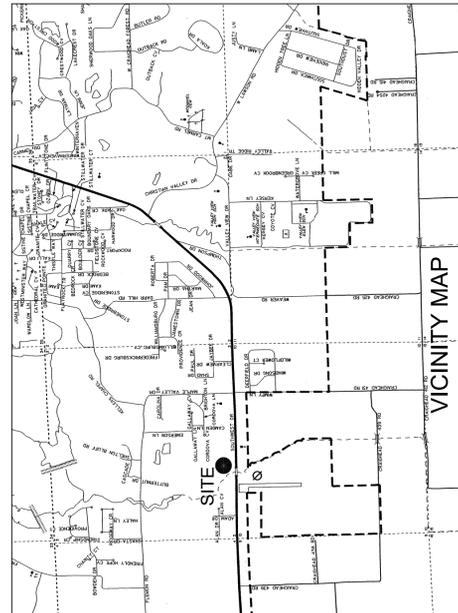


REVISIONS		
DATE	BY	DESCRIPTION

DRAWING INFO.	
DRAWN BY:	GMD
DATE:	5/30/2017
SCALE:	

SHEET NUMBER:
1 of **9**

FD IRON PIPE
CENTER OF SECTION 3,
TOWNSHIP 13 NORTH, RANGE 3
EAST



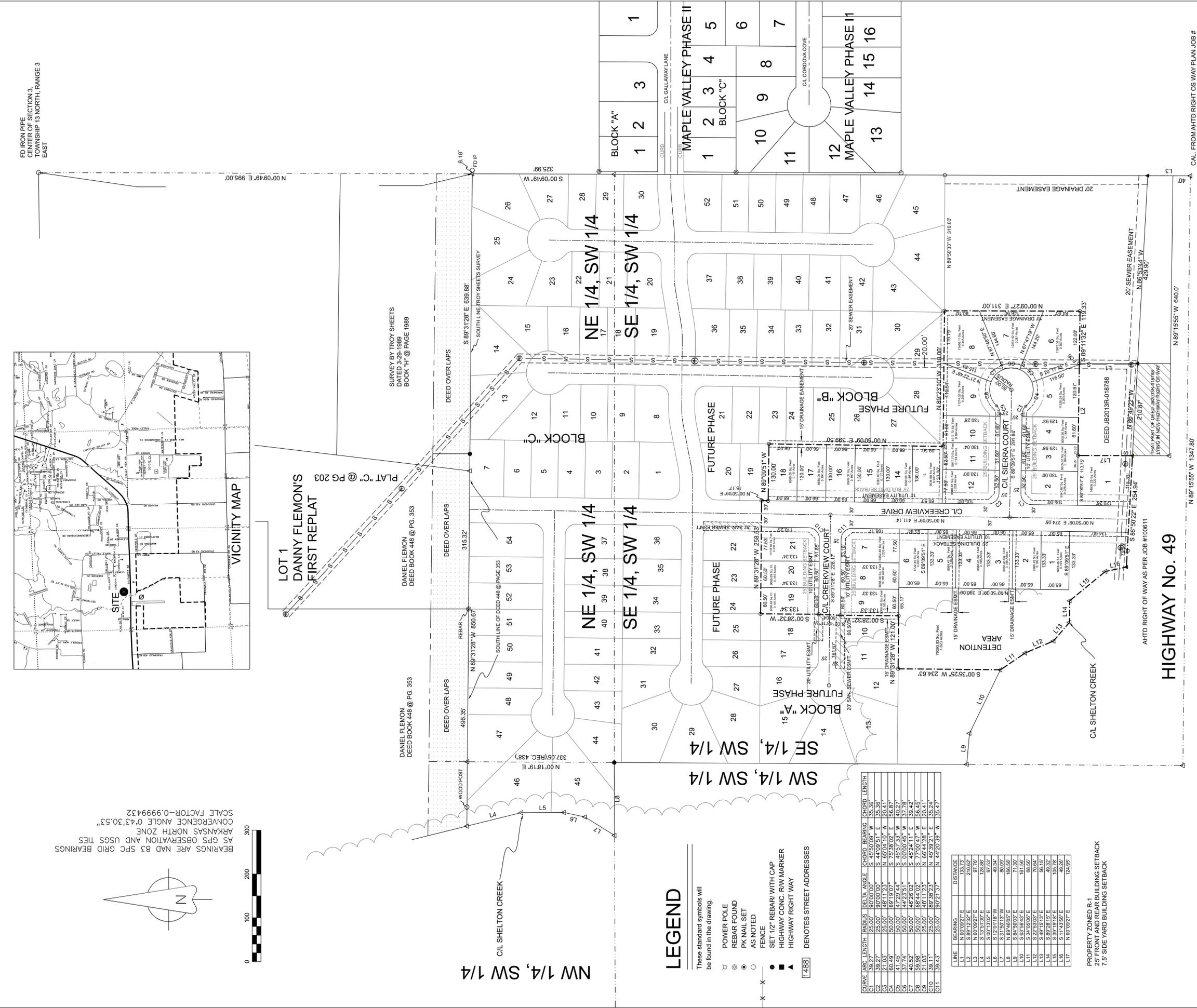
BEARINGS ARE NAD 83 SPC GRID BEARINGS
AS GPS OBSERVATION AND USGS TIES
CONVERGENCE ANGLE 0°43'30.53"
SCALE FACTOR -0.9999432



LOT 1
DANNY FLEMON'S
FIRST REPLAT
PLAT "C" @ PG 203

DANIEL FLEMON
DEED BOOK 448 @ PG. 353

SURVEY BY TROY SHEETS
DATED 3-29-1989
BOOK "H" @ PAGE 1889



LEGEND

- These standard symbols will be found in the drawing.
- POWER POLE
- ⊙ REBAR FOUND
- ⊙ PK NAIL SET
- AS NOTED
- FENCE
- SET 1/2" REBAR WITH CAP
- ▲ HIGHWAY CONC. R/W MARKER
- HIGHWAY RIGHT WAY
- [1488] DENOTES STREET ADDRESSES

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD	BEARING	CHORD LENGTH
C1	39.27	25.00	90.000°	S	45.000°	W 135.36
C2	21.03	25.00	45.112°	N	65.004°	W 120.41
C3	60.49	50.00	69.190°	S	75.392°	E 56.87
C4	41.45	50.00	47.294°	S	45.573°	E 140.27
C5	47.57	50.00	44.253°	S	45.924°	E 137.78
C6	59.38	50.00	68.440°	S	77.004°	W 56.45
C7	21.03	25.00	45.112°	N	65.442°	E 120.41
C8	39.11	25.00	85.392°	N	45.392°	E 135.24
C9	39.13	25.00	190.213°	N	44.203°	W 135.47

LINE	BEARING	DISTANCE
L1	S 80°12'24" E	210.62
L2	S 80°12'24" E	97.78
L3	S 13°15'30" E	128.86
L4	S 00°13'02" E	97.53
L5	S 00°13'02" E	97.53
L6	S 31°50'14" W	80.02
L7	S 31°50'14" W	80.02
L8	N 89°46'05" E	166.56
L9	N 84°30'33" E	71.30
L10	S 63°36'53" E	61.59
L11	S 63°36'53" E	61.59
L12	S 22°53'03" E	70.64
L13	S 49°15'13" E	58.19
L14	S 89°28'15" E	49.32
L15	S 39°19'15" E	106.78
L16	S 39°19'15" E	106.78
L17	N 00°09'27" E	124.95

PROPERTY ZONED R-1
25' FRONT AND REAR BUILDING SETBACK
7.5' SIDE YARD BUILDING SETBACK

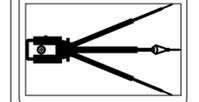
DESCRIPTION:
A PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 3,
TOWNSHIP 13 NORTH, RANGE 3 EAST, CRAIGHEAD COUNTY, ARKANSAS,
BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
Commencing at the South Quarter corner of said Section 3; thence North 00°09'27"
East 97.76 feet to the North right of way Highway No. 49; thence North 65°53'44" West
429.90 feet along said right of way; thence North 00°09'27" East 133.73 feet to the point
of beginning proper;
thence South 89°11'02" East 118.33 feet; thence North 00°09'27" East 914.00 feet;
thence South 89°11'02" East 118.33 feet; thence North 00°09'27" East 914.00 feet;
thence North 89°09'51" West 130.00 feet; thence North 00°50'09" East 15.17 feet;
thence North 89°31'28" West 258.53 feet; thence South 00°28'32" West 133.34 feet;
thence South 02°43'11" West 50.04 feet; thence South 00°28'32" West 133.33 feet;
thence North 89°31'28" West 121.00 feet; thence South 00°35'25" West 234.63 feet to
the Center line of Shelton Creek; thence South 34°05'06" East 68.56 feet along said
creek; thence South 22°53'03" East 70.64 feet along said creek; thence South 49°15'13"
East 56.15 feet along said creek; thence South 69°28'15" East 49.32 feet along said
creek; thence North 00°09'27" East 124.95 feet along said creek; thence North 00°09'27"
East 254.94 feet along said right of way; thence North 00°09'27" East 124.95 feet;
thence South 89°12'32" East 210.62 feet to the point of beginning proper, having an area
of 4481.3912 square feet, 10.288 acres more or less and being subject to all public and
private roads and easements.

OWNER CERTIFICATION:
WE HEREBY CERTIFY THAT WE, THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND
THAT WE ADOPT THE PLAN OF THE SUBDIVISION AND DEDICATED PERPETUAL USE OF ALL STREETS AND
EASEMENTS AS NOTED AND WE FURTHER CERTIFY
THAT WE HAVE READ AND ACKNOWLEDGED THE FOLLOWING STATEMENT.

SURVEYOR'S NOTES:
1. BEARINGS ARE ASSUMED ALONG EAST LINE AND ARE TO BE USED TO DEFINE THE
GENERAL DIRECTION AND TRUE ANGLE AT THE INTERSECTION OF THE PROPERTY
2. PROPERTY IS SUBJECT TO UTILITY SERVICES AND UNDERGROUND UTILITY LINES
3. NOT LOCATED
FOR EASEMENTS, RESTRICTIONS, RESERVATIONS OR RIGHT OF WAY
AFFECTING THIS PROPERTY WHICH A FULL TITLE SEARCH MAY DISCLOSE.

SURVEYOR'S CERTIFICATION:
THIS IS TO CERTIFY, HAVE ON THIS DATE SURVEYED THE ABOVE
DESCRIBED PROPERTY IN ACCORDANCE WITH MONUMENTS FOUND
THIS PLAT CONFORMS TO THAT SURVEYED.
H&S HIME PROFESSIONAL SURVEYING SERVICES
2619 CARAWAY RD. STE. "D"
JONESBORO, ARKANSAS 72401

PRELIMINARY NOT FOR RECORD

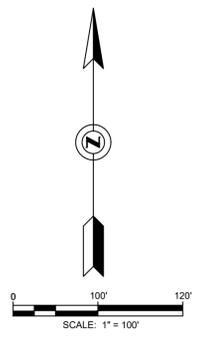
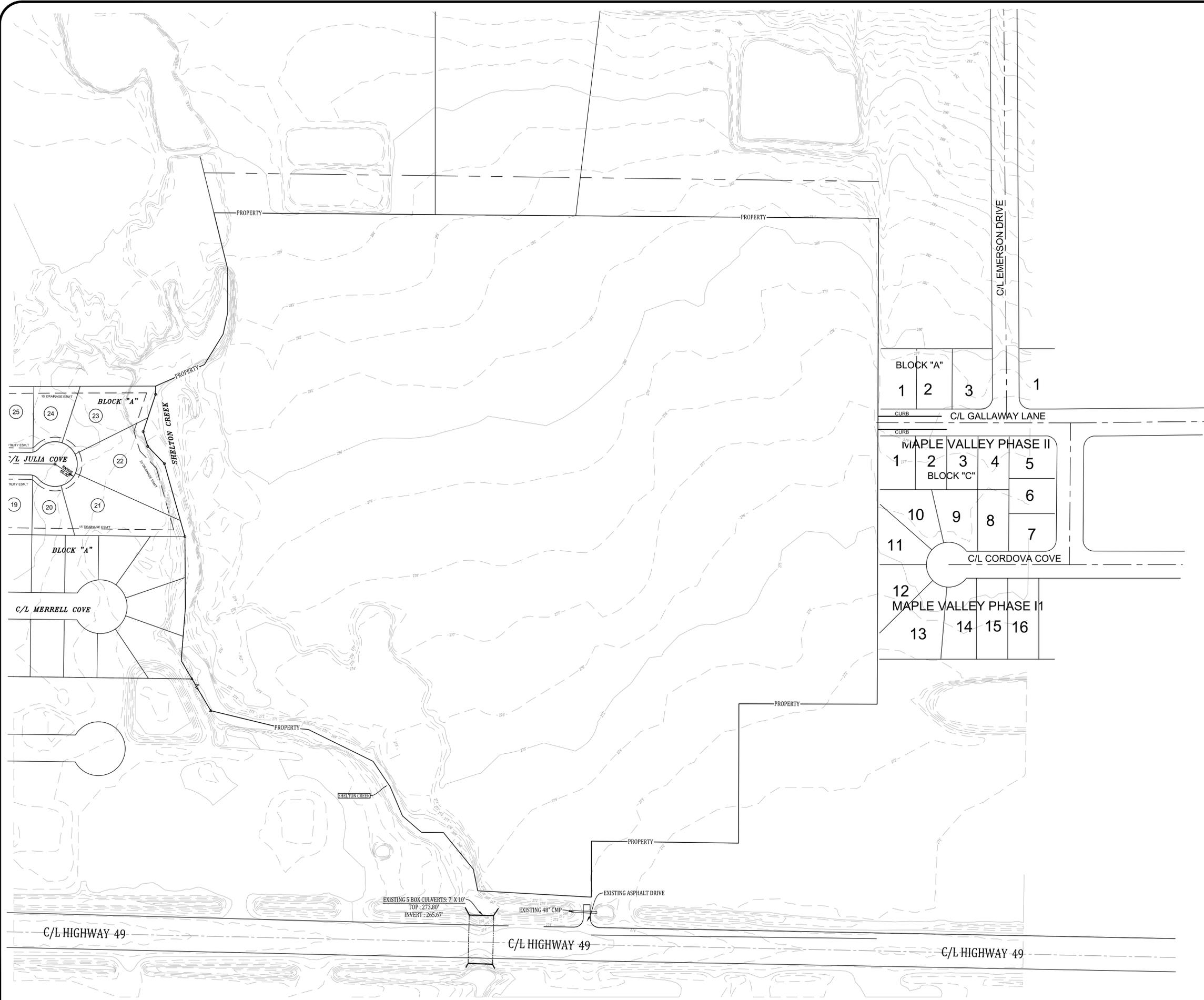


SARAH CROSSING SUBDIVISION, PHASE 2
TO THE CITY OF JONESBORO, ARKANSAS,
A PART OF THE SOUTHWEST QUARTER OF SECTION 3,
TOWNSHIP 13 NORTH, RANGE 3 EAST, CRAIGHEAD
COUNTY, ARKANSAS
CLIENT: MARK MORRIS

DATE: 2-06-2017
REV:
DRAWN BY: H. HIME
HERBERT C. HIME
STATE OF ARKANSAS
REGISTERED PROFESSIONAL SURVEYOR
PLS # 1142

H&S HIME PROFESSIONAL
SURVEYING SERVICES
2619 CARAWAY RD. SUITE "D"
JONESBORO, ARKANSAS 72401
PHONE: 870-972-1288
E-MAIL: hshime_butch@yahoo.com

CAL FROM AHTD RIGHT OS WAY PLAN JOB #
100611
THE SOUTH QUARTER CORNER OF SECTION
3, TOWNSHIP 13 NORTH, RANGE 3 EAST



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SARAH'S CROSSING PHASE II

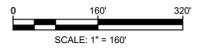
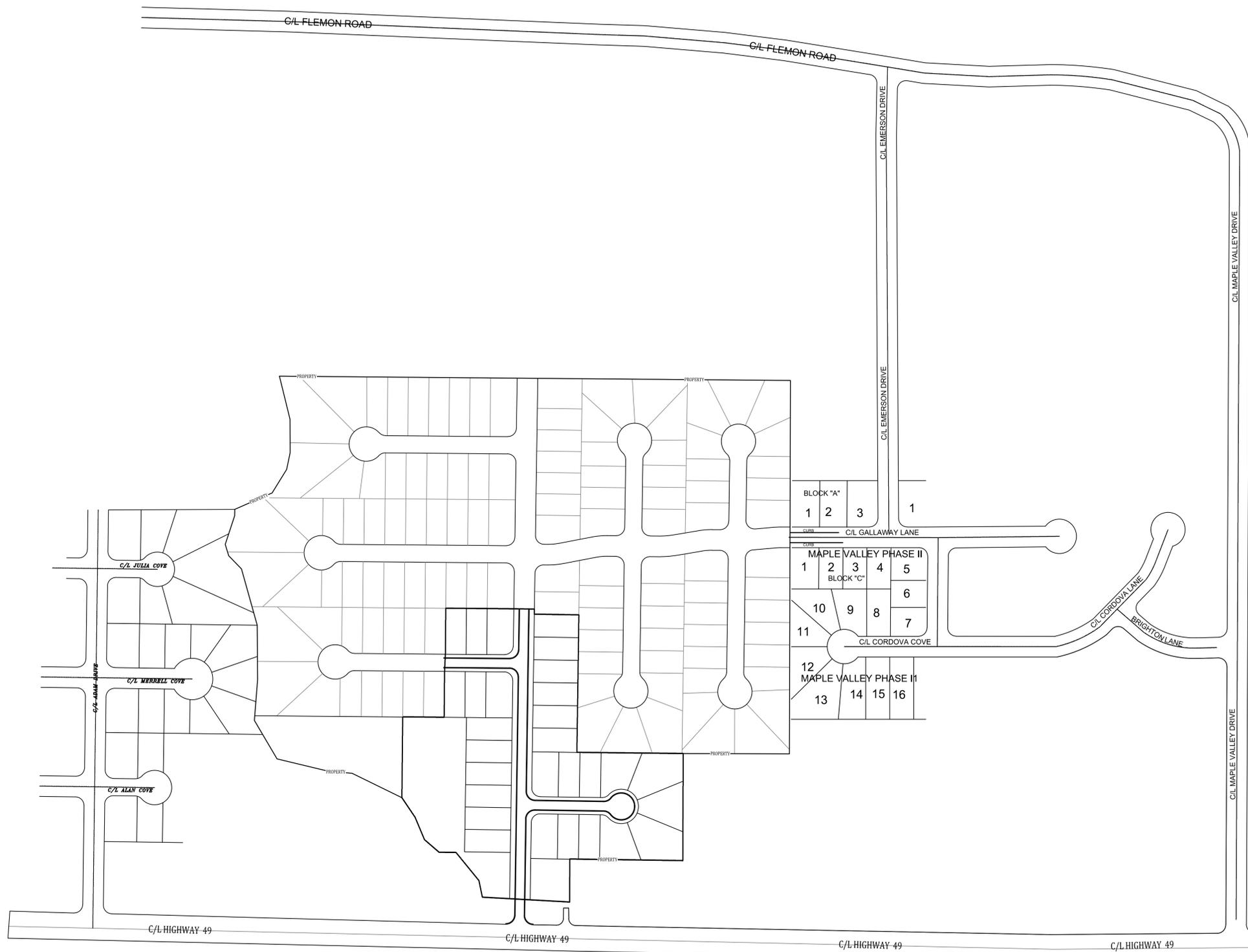
EXISTING TOPOGRAPHY



REVISIONS		
DATE	BY	DESCRIPTION

DRAWING INFO.	
DRAWN BY:	GMD
DATE:	5/30/2017
SCALE:	1"=100'

SHEET NUMBER:
3 of **9**



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SARAH'S CROSSING PHASE II

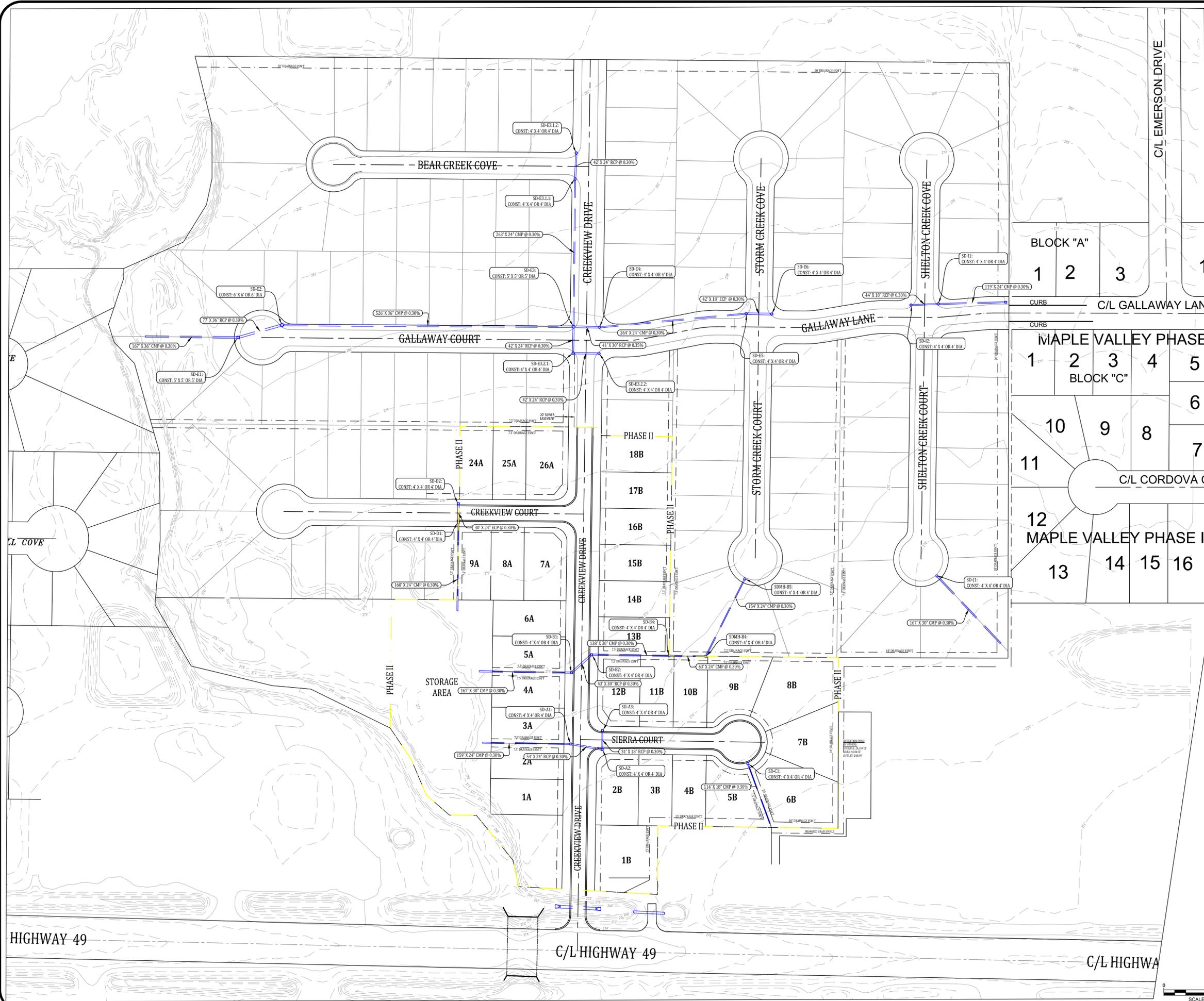
KEY MAP



REVISIONS		
DATE	BY	DESCRIPTION

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DATE:	5/30/2017
SCALE:	1"=160'

SHEET NUMBER:
4 of **9**



SCALE: 1" = 80'

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SARAH'S CROSSING PHASE II OVERALL DRAINAGE PLAN



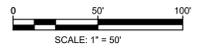
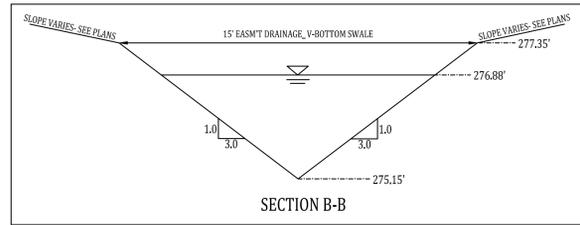
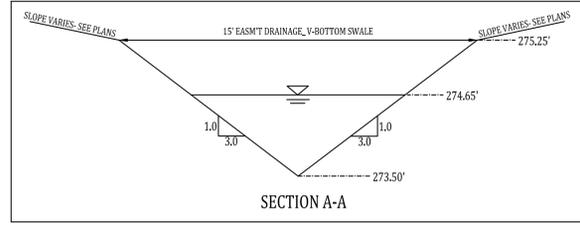
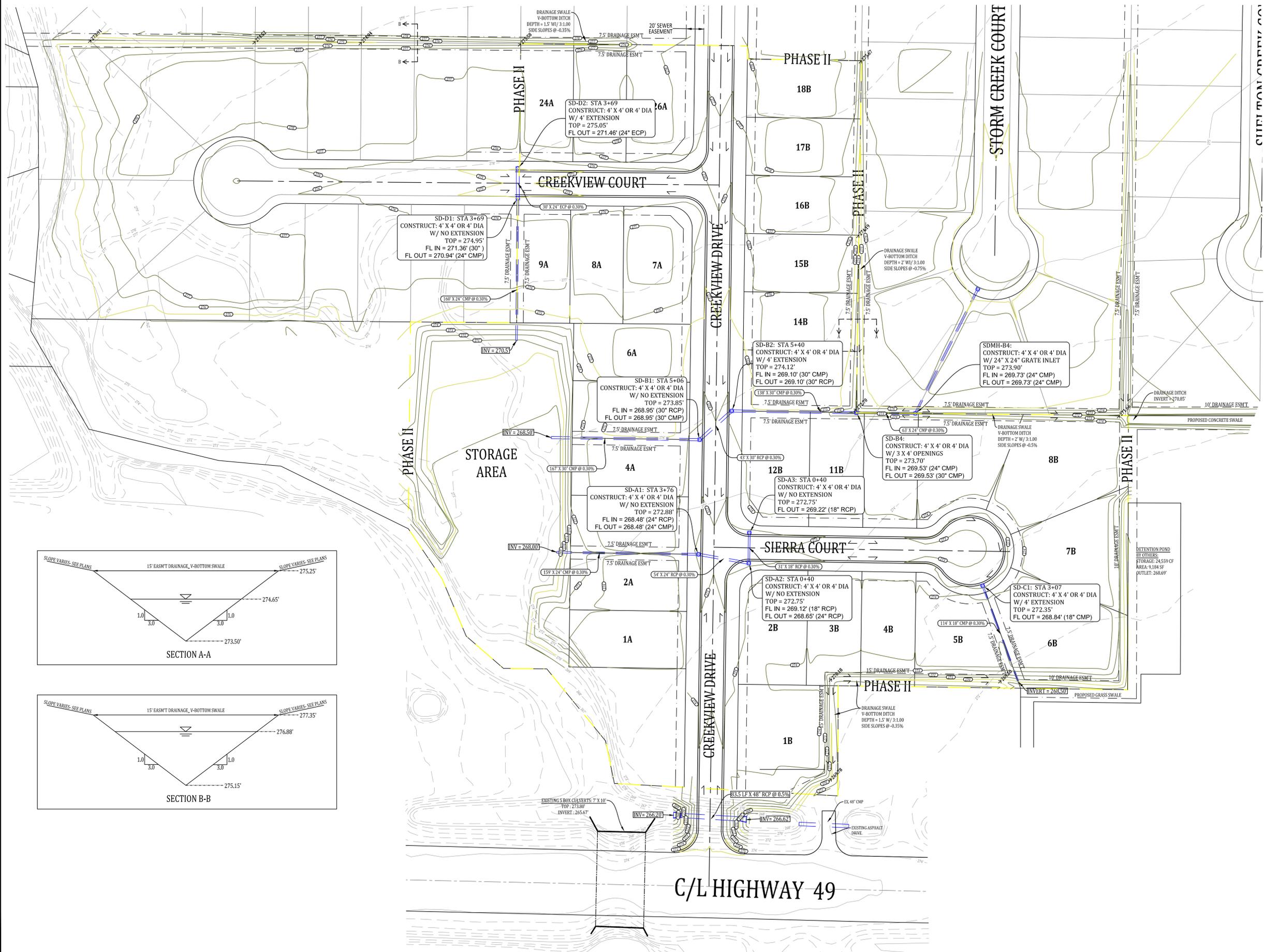
REVISIONS		
DATE	BY	DESCRIPTION

DRAWING INFO.
DRAWN BY: GMD
DATE: 5/30/2017
SCALE: 1"=80'

SHEET NUMBER:
5 of **9**



ARKANSAS ONE-CALL SYSTEM, INC.
1-800-482-8998 OR 811



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SARAH'S CROSSING PHASE II GRADING & DRAINAGE PLAN



REVISIONS		
DATE	BY	DESCRIPTION

DRAWING INFO.
 DRAWN BY: GMD
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 SCALE: 1"=50'

SHEET NUMBER:
 6 of 9

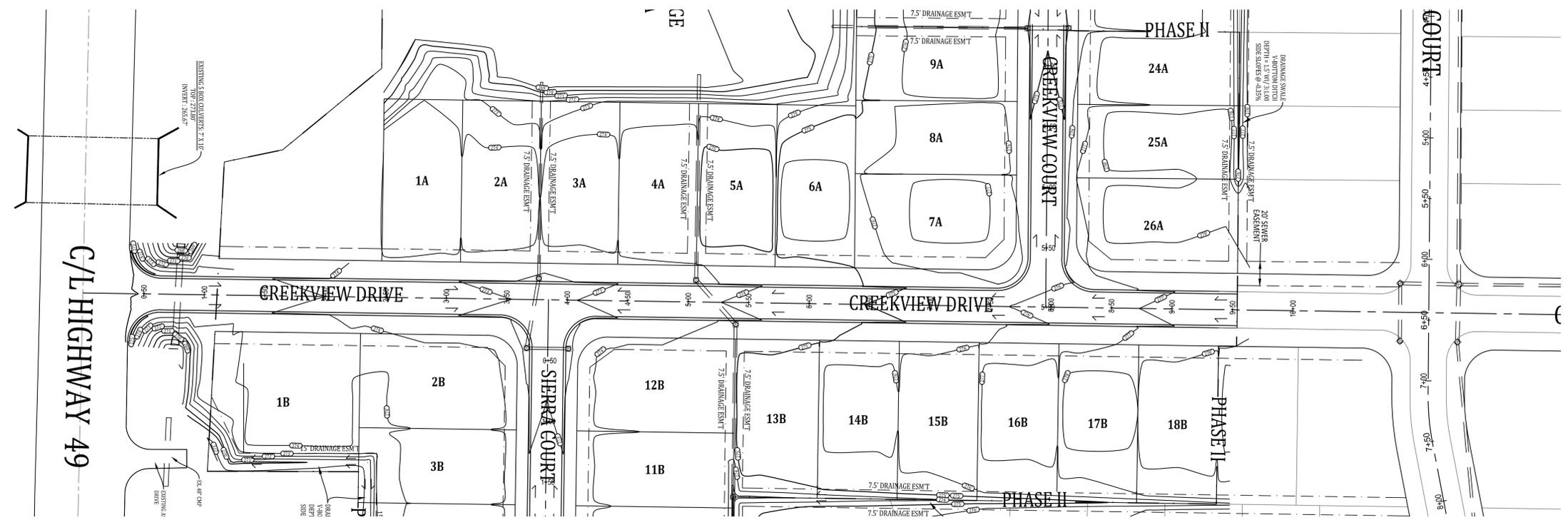


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REVISIONS		
DATE	BY	DESCRIPTION

DRAWING INFO.	
DRAWN BY:	GMD
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SCALE:	1"=50'



VERTICAL SCALE 1:10
 HORIZONTAL SCALE 1:50

