



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.

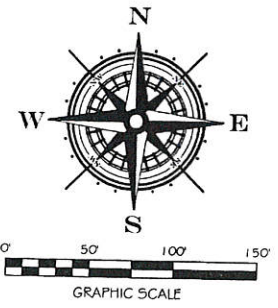
Sincerely,

Craig Light, PE, CFM  
City Engineer

Otis Spriggs, AICP  
City Planner

3 9 2 0 1 5 8 0 6 7 8 2 1 4

STATE OF ARKANSAS  
CRAIGHEAD COUNTY  
RECORDS DIVISION  
DATE 05/17/15  
FILE # 114014-24



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

**LOT 1**  
124105.1 SQ. FT.  
2.85 ACRES  
PD-18 ZONING

PROPOSED 20' TO 25' WIDE DRAINAGE EASEMENT ABANDONMENT AREA

# 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.

### 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 "X" 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.

### 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 1-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  $500^{\circ}18'47''E$  a distance of 46.48 ft. to a point;  
 Thence  $S89^{\circ}18'22''W$  along said South right of way line a distance of 39.29 ft. to a point;  
 Thence  $S13^{\circ}37'23''W$  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  $S13^{\circ}37'23''W$  a distance of 636.70 ft. to a point;  
 Thence  $S23^{\circ}28'50''W$  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  $N16^{\circ}05'10''W$  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  $N47^{\circ}26'52''W$  to a point,  
 run along a curve to the right, said curve having an arc length of 30.88 ft., a radius of 50.00 ft., a chord length of 30.20 ft. and a chord bearing of  $N78^{\circ}16'05''W$  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  $N62^{\circ}19'50''W$  to a point;  
 thence  $N63^{\circ}45'42''W$  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  $N18^{\circ}59'22''W$  to a point;  
 thence leaving said North right of way line of Sage Meadows Blvd;  
 thence  $N25^{\circ}46'58''E$  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  $S88^{\circ}49'50''E$  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.

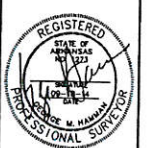
David Onstead

CITY OF JONESBORO  
DATE 05/17/15  
FILE # 114014-24  
CITY PLANNER  
CITY ENGINEER  
CITY SURVEYOR  
CITY WATER & LIGHT

Sheet No. 1 of 1  
Job No. 114014  
County CRAIGHEAD  
Range 04E  
Section 34  
Township 15N  
Plat No. 114014-24  
Checked by: GH

PLANNERS  
SURVEYORS  
**Civilogic**  
ENGINEERS  
203 Southwest Dr. - Jonesboro, AR - (870) 932-7980 - www.civilogic.net

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



RECORDED  
BOOK C PAGE 254  
DATE 5-17-15 TIME 10:55 AM  
CRAIGHEAD COUNTY  
CANDACE EDWARDS, CLERK  
BY: [Signature]

JOB NO.: 114014  
SHEET NUMBER  
1 of 1