

BASIS OF BEARINGS: GRID NORTH  
ARIZONA STATE PLANE NORTH ZONE (0301)  
LAT: 35°15'35.8389" LONG: 90°45'35.27160"  
CON: 0.72776379; CAF: 0.99993545

POINT OF BEGINNING  
SE COR, NE 1/4 NW 1/4  
SECTION 29, T14N, R4E  
(FND PK NAIL)

**CURVE TABLE:**

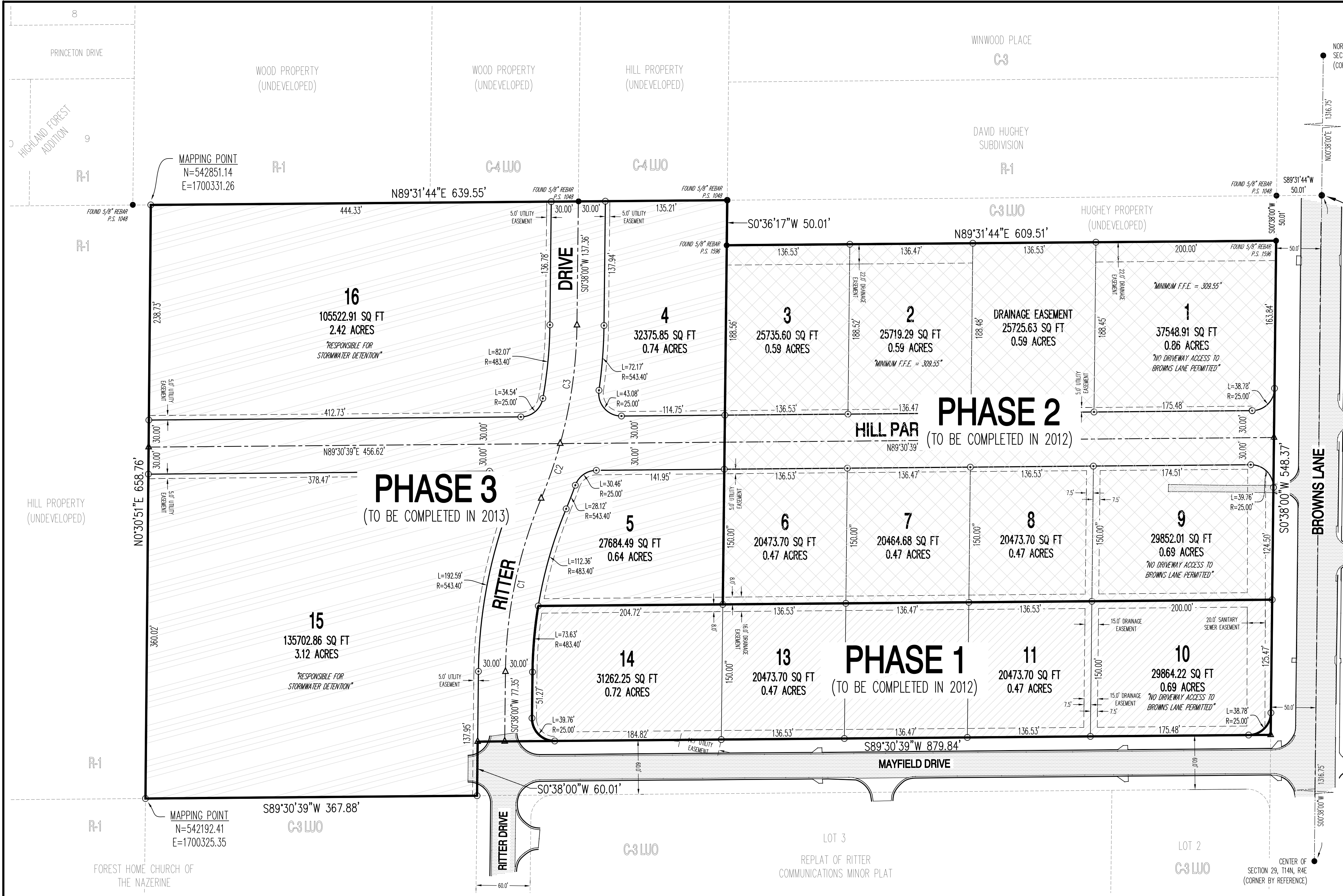
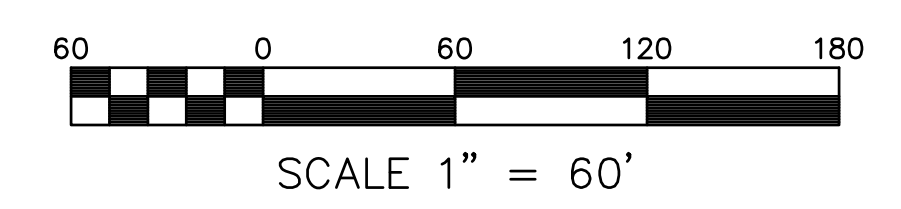
NUMBER	DELTA ANGLE	CHORD DIRECTION	RADIUS	ARC LENGTH	CHORD LENGTH
C1	2202°39'	N11°39'19"E	513.40'	197.53'	196.31'
C2	0711°33'	N19°04'52"E	513.40'	64.45'	64.41'
C3	1451°05'	N08°03'33"E	513.40'	133.08'	132.70'

**SURVEYOR'S NOTES:**

- SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD OR ANY OTHER FACTS WHICH AN ACCURATE TITLE SEARCH MAY DISCLOSE.
- BASIS OF BEARINGS: GRID NORTH, ARIZONA STATE PLANE COORDINATES, NORTH ZONE (0301).
- THE FOLLOWING DOCUMENTS WERE USED IN THE CONSTRUCTION OF THIS SURVEY:
  - ALTA/ACSM SURVEY BY TERRY G. BARE, P.S. 1048, DATED 6/23/03, HKB FILE 59-18.
  - REZONING PLAT, BY JASON H. BRANCH P.S. 1596, FILED IN HKB FILE B-151, DATED FEBRUARY 15, 2008.
  - REPLAT OF RITTER COMMUNICATIONS MINOR PLAT, BY DANNY BURNS, P.S. 1590, FILED IN BOOK C, PAGE 213, DATED MARCH 23, 2011.
  - RIGHT OF WAY SURVEY FOR FOREST HOME CHURCH OF THE NAZARENE, BY GEORGE HAMMAN, P.S. 1273, FILED IN BOOK C, PAGE 213, DATED MARCH 23, 2011.
  - DAVID HUGHEY SUBDIVISION, RECORDED IN BOOK A, PAGE 175, DATED MARCH 19, 1985.
  - PLAT OF SURVEY, BY JASON H. BRANCH, P.S. 1596, FILED IN HKB FILE B-197, DATED FEB. 07, 2011.
- SUBJECT PROPERTY LIES OUTSIDE THE SPECIAL FLOOD ZONE A, AS SHOWN ON F.E.M.A. FLOOD INSURANCE RATE MAP 0503010132C, DATED SEPTEMBER 27, 1991, REVISED SEPTEMBER 10, 1999.
- SUBJECT PROPERTY IS ZONED C-3 LUO, GENERAL COMMERCIAL DISTRICT, LIMITED USE OVERLAY.
- C-3 BUILDING SETBACK REQUIREMENTS:
  - STREET SETBACK 25'
  - REAR SETBACK 20'
  - SIDE SETBACK 10'
- THE HORIZONTAL LOCATIONS OF THE MAPPING POINTS, AS SHOWN ON THIS PLAT, HAVE BEEN DETERMINED BY ARIZONA STATE PLANE COORDINATE SYSTEM, NORTH ZONE (0301), NAD 83, AND TIED TO JONESBORO GPS MONUMENTS 64 AND 65.
- THE RECORDING OF THIS SURVEYOR'S FINAL PLAT DOES NOT GUARANTEE COMPLIANCE TO ORDINANCE 1145. SALE OF LOTS MUST SATISFY THE REQUIREMENTS OF THE CITY OF JONESBORO ORDINANCE NO. 1145, CODED AS 15.16.03, REQUIRING A CORPORATE SURETY BOND FOR IMPROVEMENTS IN SUBDIVISION DEVELOPMENTS OTHERWISE, NO BUILDING PERMIT SHALL BE ISSUED BY THE CITY OF JONESBORO ON SAID LOTS.

**LEGEND:**

- FOUND 5/8" REBAR W/ BRANCH P.S. 1596 CAP (OR AS NOTED)
- SET 5/8" REBAR W/ RED PLASTIC CAP STAMPED "BRANCH P.S. 1596"
- ▲ COMPUTED POINT (NOT MONUMENTED)



## HILL PARK ADDITION PHASE NOTES:

- PHASES 1 AND 2 TO BE COMPLETED IN 2012.
- PHASE 3 TO BE COMPLETED IN 2013

**CERTIFICATE OF SURVEY:**

THIS IS TO CERTIFY THAT HAYWOOD, KENWARD, BARE AND ASSOCIATES INC., PROFESSIONAL LAND SURVEYORS HAVE SURVEYED THE FOLLOWING DESCRIBED PARCEL OF LAND:

A PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 14 NORTH, RANGE 04 EAST, JONESBORO, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 14 NORTH, RANGE 04 EAST, JONESBORO, CRAIGHEAD COUNTY, ARKANSAS: THENCE SOUTH 89°31'44" WEST 50.01 FEET TO THE WEST RIGHT OF WAY LINE OF BROWN'S LANE; THENCE SOUTH 00°38'00" WEST, ALONG SAID RIGHT OF WAY LINE, 548.37 FEET, TO THE POINT OF BEGINNING PROPER; THENCE CONTINUE SOUTH 00°38'00" WEST, ALONG SAID RIGHT OF WAY LINE, 548.37 FEET, TO A POINT INTERSECTING THE NORTH RIGHT OF WAY LINE OF MAYFIELD DRIVE; THENCE SOUTH 89°30'39" WEST, ALONG SAID RIGHT OF WAY LINE, 879.84 FEET, TO THE WEST RIGHT OF WAY LANE OF MAYFIELD DRIVE; THENCE SOUTH 00°38'00" WEST, ALONG SAID RIGHT OF WAY LINE, 60.01 FEET; THENCE SOUTH 89°30'39" WEST, DEPARTING SAID RIGHT OF WAY LINE, 367.88 FEET; THENCE NORTH 00°30'51" WEST, 658.76 FEET TO THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 29; THENCE NORTH 89°31'44" EAST, ALONG SAID NORTH LINE, 639.55 FEET; THENCE SOUTH 00°36'17" WEST, 50.01 FEET; THENCE NORTH 89°31'44" EAST, 609.51 FEET, TO THE POINT OF BEGINNING PROPER, CONTAINING 16.96 ACRES, MORE OR LESS, SUBJECT TO ALL RIGHTS OF WAY AND EASEMENTS OF RECORD.

**DEDICATION OF PLAT:**

WE BEING THE OWNERS/AGENTS OF THE ABOVE DESCRIBED PARCEL OF LAND, DO HEREBY PLAT AND LAYOUT THE SAME INTO A SUBDIVISION COMPOSED OF LOTS AND STREETS AS SHOWN ON THE PLAT HEREOF.

SAID PLAT SHALL HERE-AFTER BE DESIGNATED AND REFERRED TO AS:

## HILL PARK ADDITION

TO THE CITY OF JONESBORO, CRAIGHEAD COUNTY, ARKANSAS.

AND SAID OWNERS/AGENTS DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER, ALL THE STREETS OF WIDTH, LENGTH AND LOCATION AS SHOWN ON THE PLAT HEREOF, FOR THE PURPOSE OF INGRESS/EGRESS AND UTILITY CONSTRUCTION AND MAINTENANCE, AND SAID OWNERS/AGENTS DO HEREBY DEDICATE ALL EASEMENTS TO THE PUBLIC USE FOR THE EXPRESS PURPOSE AS SHOWN ON THE PLAT HEREOF. SAID DRAINAGE AND UTILITY EASEMENTS SHALL NOT BE USED FOR INGRESS/EGRESS BY THE PUBLIC.

SIGNED THIS 31st DAY OF MAY 2011  
BY NAME SCOTT HILL SIGNATURE \_\_\_\_\_  
TITLE OWNER-REPRESENTATIVE

JASON H. BRANCH, P.S.  
AR - 1596

Haywood, Kenward, Bare,  
and Associates, Inc.  
ARKANSAS - 234

CLIENT:  
SCOTT HILL

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REVISIONS

DATE	BY	DESCRIPTION
6/28/11	JHB	REUSE FOR CITY COMMENTS

PROJECT NO.  
H027-0008-02

DRAWN BY  
JHB

CHECKED BY  
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