

# DEVELOPMENT PLANS

# JAMESTOWN PH-IV RESIDENTIAL SUBDIVISION

PREPARED FOR  
NIX DEVELOPMENT, LLC.

JONESBORO, ARKANSAS  
APRIL 2014

## LOCAL CONTACTS

CITY OF JONESBORO - PLANNING & ZONING DEPARTMENT  
307 Vine Street PH-870-932-0406  
Jonesboro, AR 72401  
PH-870-932-0406

CITY OF JONESBORO - ENGINEERING DEPARTMENT  
307 Vine Street  
Jonesboro, AR 72401  
PH-870-932-2438

CITY OF JONESBORO - FIRE SAFETY DEPARTMENT  
3215 East Johnson  
Jonesboro, AR 72401  
PH-870-932-2428

CITY WATER & LIGHT - ENGINEERING DEPARTMENT  
400 East Monroe  
Jonesboro, AR 72401  
PH-870-935-5581

ARKANSAS STATE HIGHWAY DEPARTMENT - R.O.W. PERMITS  
2510 Hwy. 412 West  
P.O. BOX 98  
Paragould, AR 72451  
PH-870-239-9511

ARKANSAS DEPARTMENT OF ENVIRONMENTAL QUALITY  
1825 Grant Ave. Suite A  
Jonesboro, AR 72401 72401  
PH-870-935-7221

CENTERPOINT ENERGY  
613 Southwest Drive  
Jonesboro, AR 72401  
PH-800-555-6322

AT&T  
723 South Church  
Jonesboro, AR 72401  
PH-870-972-7600

RITTER COMMUNICATIONS  
2109 Fowler Ave.  
Jonesboro, AR 72401  
PH-870-336-3421

SUDDENLINK  
1520 South Caraway  
Jonesboro, AR 72401  
PH-870-219-1355

## VICINITY MAP

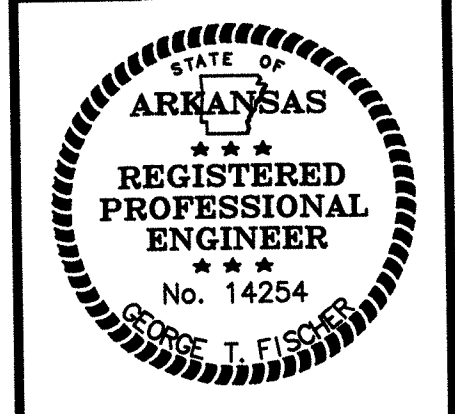
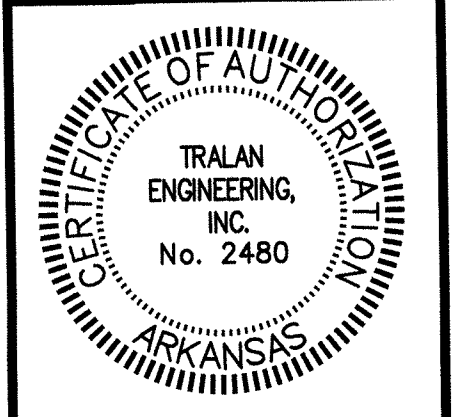


## INDEX

- 1 of 10 TITLE PAGE
- 2 of 10 BOUNDARY SURVEY
- 3 of 10 SWPPP/DEMO PLAN
- 4 of 10 STREET AND DRAINAGE PLAN
- 5 of 10 STREET PLAN AND PROFILE
- 6 of 10 OVERALL UTILITY PLAN
- 7 of 10 SEWER PLAN AND PROFILE
- 8 of 10 WATER DETAILS
- 9 of 10 SEWER DETAILS
- 10 of 10 SITE CONSTRUCTION DETAILS



PROJECT: Jamestown PH-IV	CLIENT: Nix Development, LLC
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REVISIONS		
DATE	BY	DESCRIPTION

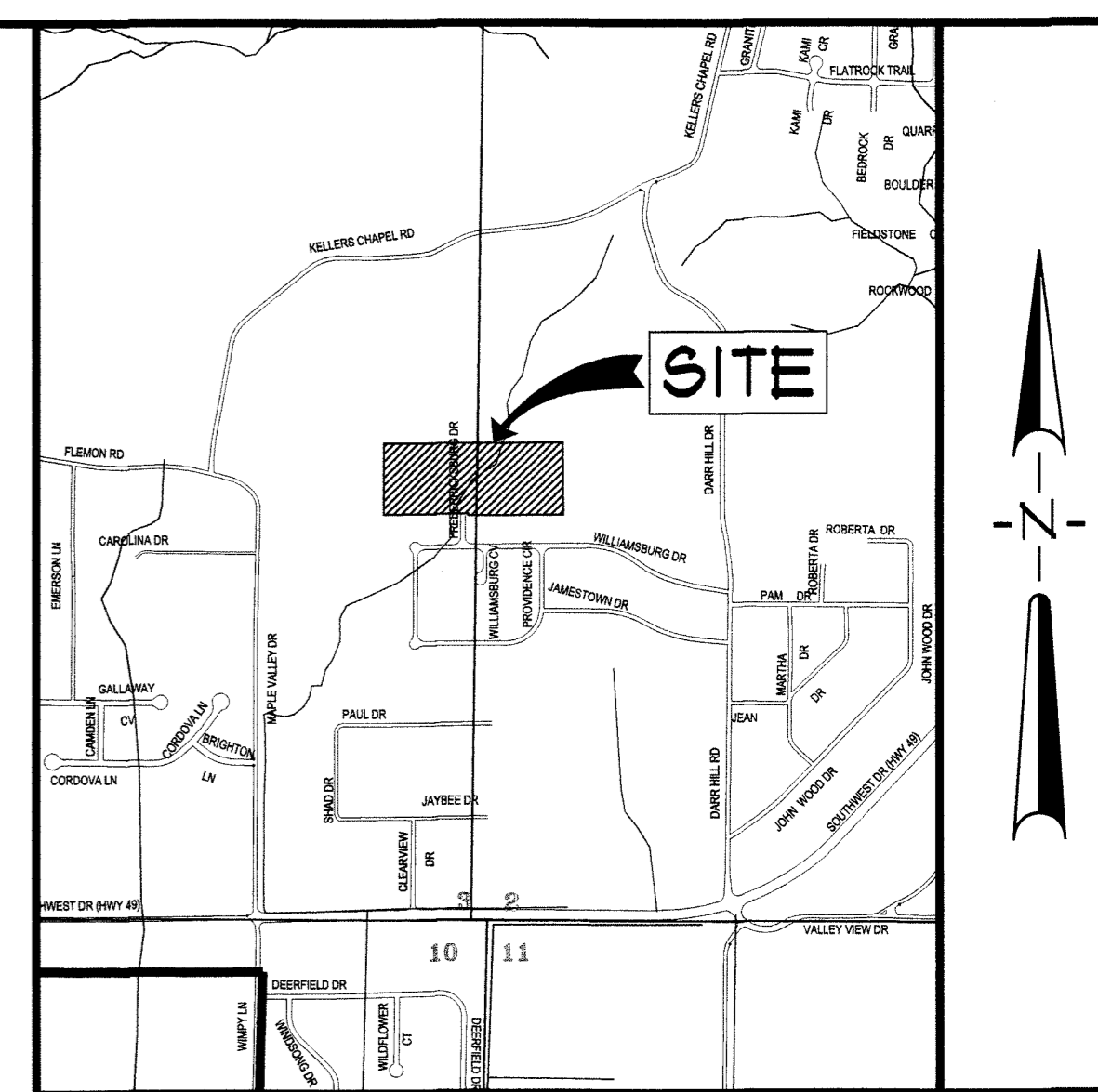
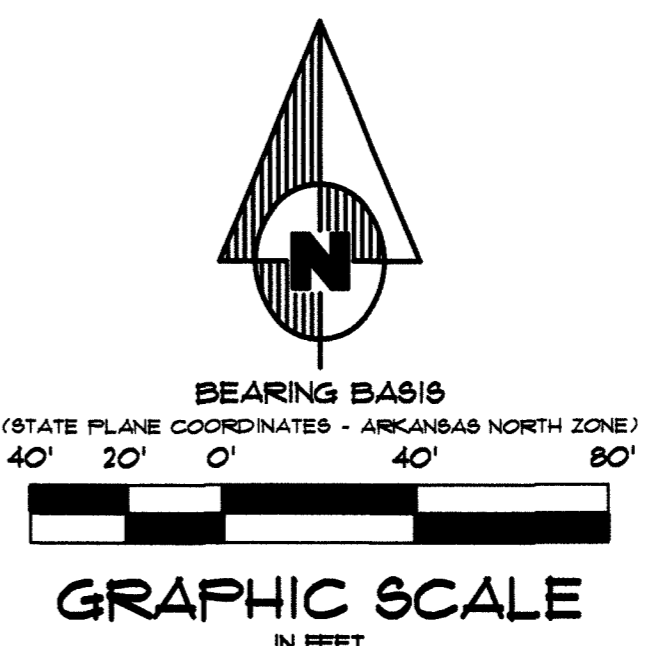
DRAWING INFO.	
DRAWN BY: GTF	DATE: 8/1/2013
SCALE: 1"=30'	JOB NO.:
CAD NO.:	

TITLE PAGE

SHEET NUMBER:  
**1** of **10**

**LEGEND**

- BOUNDARY LINE
- - - ADJACENT LOT LINE
- - - EASEMENT LINE
- - - BUILDING SETBACK LINE
- F.I.P. FOUND IRON PIPE
- F.R. FOUND REBAR
- B.I.P. SET 1-1/4" IRON PIPE W/ P8 #166 CAP



VICINITY SKETCH  
NOT TO SCALE

**DESCRIPTION**

A PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 13 NORTH, RANGE 3 EAST AND A PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 13 NORTH, RANGE 3 EAST, CRAIGHEAD COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 2; THENCE NORTH 89°52'14" WEST 1300.65 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 2; THENCE SOUTH 89°39'00" WEST 660.61 FEET TO THE SOUTHWEST CORNER OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 3; THENCE NORTH 00°11'34" EAST 98.08 FEET TO THE POINT OF BEGINNING PROPER; THENCE CONTINUE NORTH 00°11'34" EAST 403.38 FEET TO THE NORTHEAST CORNER OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 3; THENCE NORTH 89°51'26" EAST 662.63 FEET TO THE NORTHEAST CORNER OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 3; THENCE SOUTH 00°20'58" EAST 402.21 FEET; THENCE SOUTH 89°41'48" WEST 530.07 FEET; THENCE NORTH 00°12'50" EAST 100.03 FEET; THENCE SOUTH 89°41'48" WEST 432.21 FEET TO THE POINT OF BEGINNING PROPER.

CONTAINING IN ALL 407,988 SQ. FT. OR 9.31 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.

**OWNER'S CERTIFICATION**

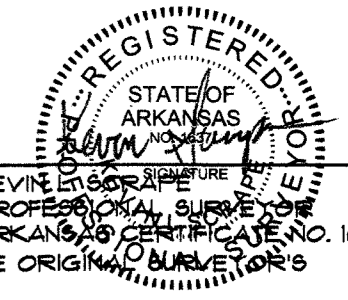
WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY AS DESCRIBED HEREON, THAT WE ADOPT THE PLAN OF SUBDIVISION AND DEDICATE THE PERPETUAL USE OF ALL STREETS AND EASEMENTS AS NOTED.

*[Signature]*  
ROBIN NIX  
NIX DEVELOPMENT CORPORATION

**SURVEYOR'S CERTIFICATION**

I HEREBY CERTIFY THAT I, KEVIN L. SCRAPE HAS THIS DATE MADE A BOUNDARY AND TOPOGRAPHIC SURVEY OF THE ABOVE DESCRIBED PROPERTY AS SHOWN HEREON AND THAT SAID SURVEY IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THERE ARE NO APPARENT ABOVE-GROUND ENCROACHMENTS OTHER THAN THOSE SHOWN OR STATED HEREON AND THAT THIS SURVEY WAS MADE IN ACCORDANCE WITH THE "ARKANSAS MINIMUM STANDARDS FOR PROPERTY SURVEYS AND PLATS" IN EFFECT ON THIS DATE.

DATE OF BOUNDARY SURVEY: 04/08/14



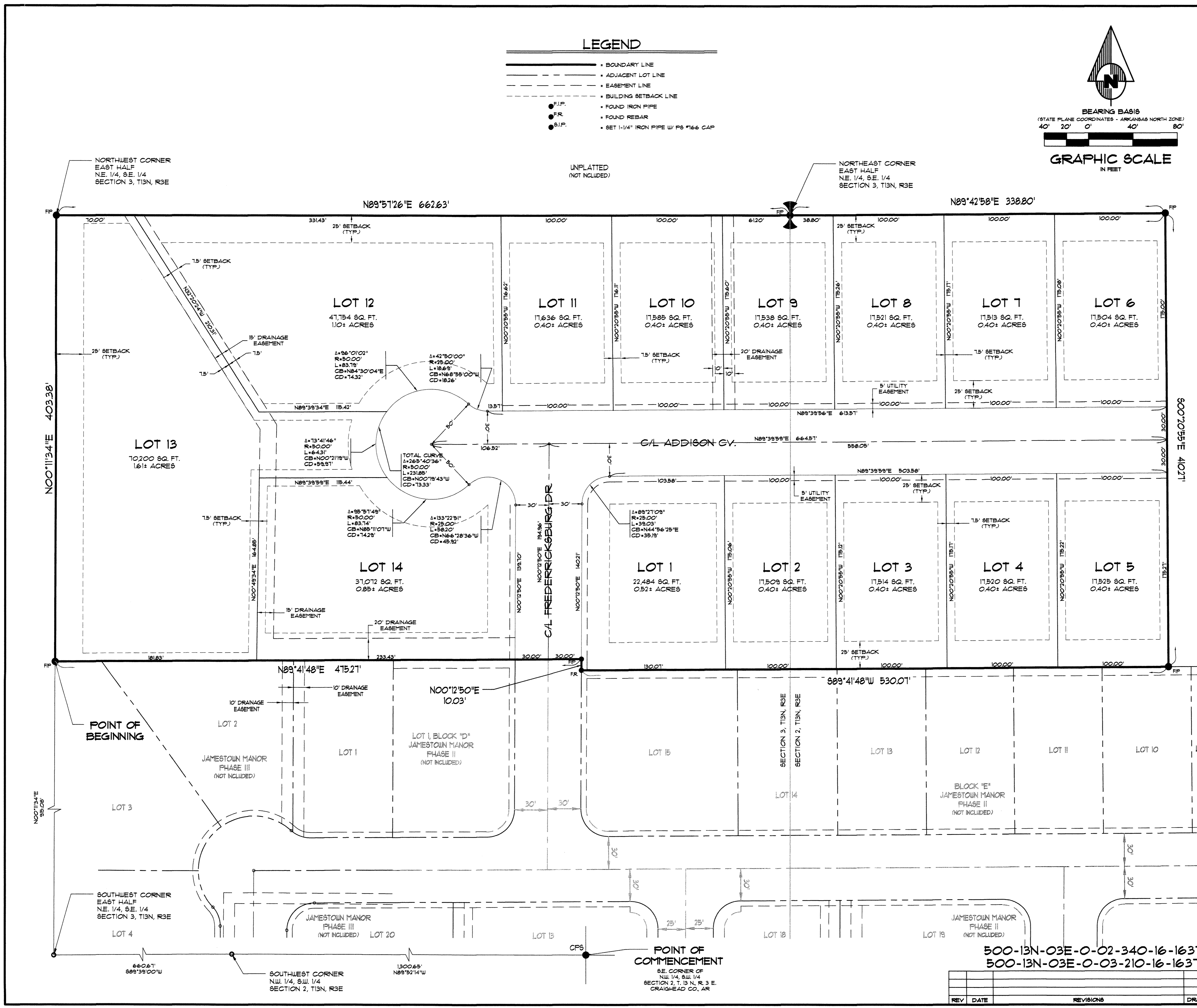
NOTE: TO BE VALID, COPIES MUST HAVE ORIGINAL SURVEYOR'S SIGNATURE AND SURVEYOR'S SEAL.

**KEVIN L. SCRAPE, P.S.**  
PROFESSIONAL SURVEYOR  
3901 MARDISWOOD COVE - JONESBORO, ARKANSAS  
PH: 870-243-1881

**RECORD PLAT**  
NIX DEVELOPMENT CORPORATION  
JAMESTOWN MANOR PHASE IV  
JONESBORO, ARKANSAS

500-13N-03E-0-02-340-16-1637  
500-13N-03E-0-03-210-16-1637

REV	DATE	REVISIONS	DRAWN	CHKD



UNPLATTED  
(NOT INCLUDED)

NORTHEAST CORNER  
EAST HALF  
NE 1/4, S.E. 1/4  
SECTION 3, T13N, R3E

NORTHWEST CORNER  
EAST HALF  
N.E. 1/4, S.E. 1/4  
SECTION 3, T13N, R3E

LOT 13  
10,200 SQ. FT.  
1.61± ACRES

LOT 12  
47,754 SQ. FT.  
1.10± ACRES

LOT 11  
17,636 SQ. FT.  
0.40± ACRES

LOT 10  
17,585 SQ. FT.  
0.40± ACRES

LOT 9  
17,538 SQ. FT.  
0.40± ACRES

LOT 8  
17,521 SQ. FT.  
0.40± ACRES

LOT 7  
17,513 SQ. FT.  
0.40± ACRES

LOT 6  
17,504 SQ. FT.  
0.40± ACRES

LOT 14  
37,012 SQ. FT.  
0.85± ACRES

LOT 1  
22,484 SQ. FT.  
0.52± ACRES

LOT 2  
17,509 SQ. FT.  
0.40± ACRES

LOT 3  
17,514 SQ. FT.  
0.40± ACRES

LOT 4  
17,520 SQ. FT.  
0.40± ACRES

LOT 5  
17,525 SQ. FT.  
0.40± ACRES

POINT OF BEGINNING

POINT OF COMMENCEMENT

SOUTHWEST CORNER  
EAST HALF  
N.E. 1/4, S.E. 1/4  
SECTION 3, T13N, R3E

SOUTHWEST CORNER  
N.W. 1/4, S.W. 1/4  
SECTION 2, T13N, R3E

S.E. CORNER OF  
N.W. 1/4, S.W. 1/4  
SECTION 2, T13N, R3E  
CRAIGHEAD CO., AR