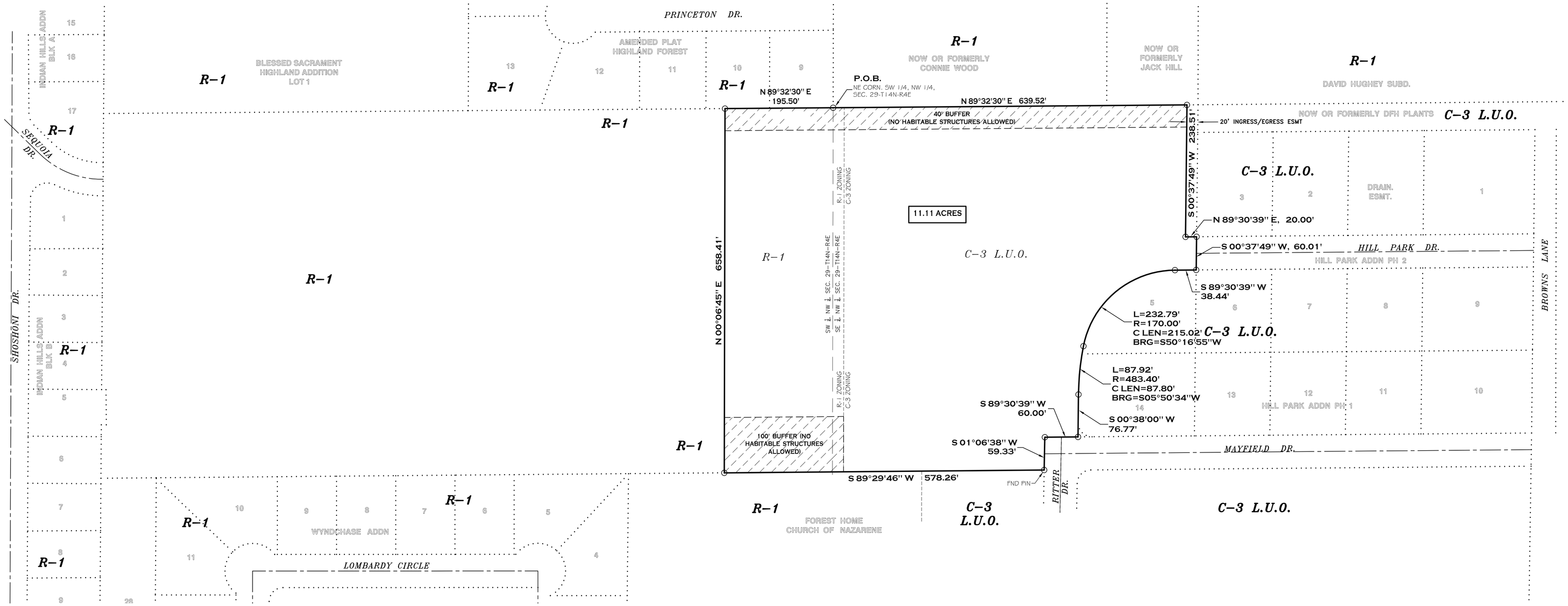
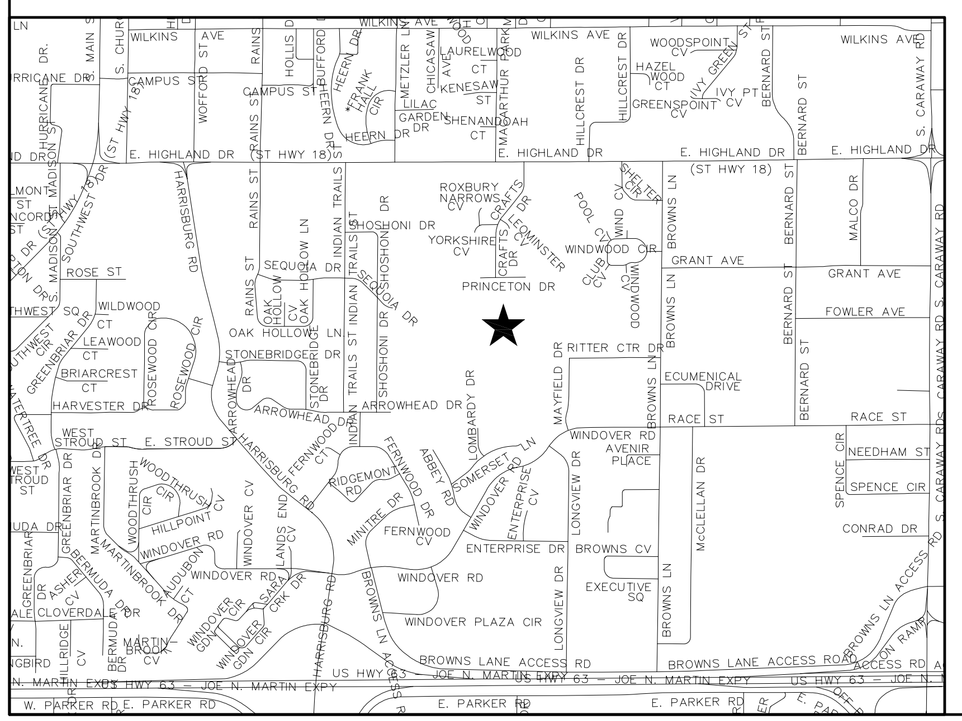


EXISTING R-1 & C-3 L.U.O. ZONING

REQUESTED PD-COMMERCIAL



LEGAL DESCRIPTION:

A part of the Southwest Quarter of the Northwest Quarter AND part of the Southeast Quarter of the Northwest Quarter all in Section 29, Township 14 North, Range 4 East, Jonesboro, Craighead Co., Arkansas being more particularly described as follows:

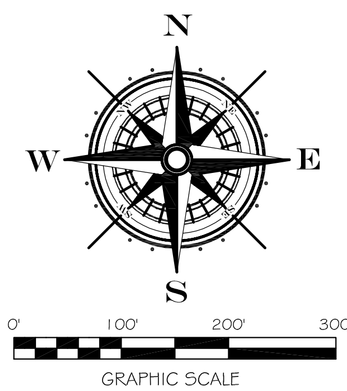
BEGIN at the Northeast corner of said Southwest Quarter of the Northwest Quarter of said section 29, said point also being the Southeast corner of the Amended Plat of Highland Forest;
thence run N89°32'30"E a distance of 639.52 ft. to a point;
thence run S00°37'49"W a distance of 238.51 ft. to a point;
thence N89°30'39"E a distance of 20.00 ft. to a point;
thence S00°37'49"W a distance of 60.01 ft. to a point;
thence S89°30'39"W a distance of 38.44 ft. to a point;
thence along a proposed right of way along a curve to the left, said curve having a radius of 170.00 ft., an arc of 232.79 ft., a chord length of 215.02 ft., and a chord bearing of S50°16'55"W to a point; thence along the West line of Hill Park Addition and along a proposed right of way along a curve to the left, said curve having a radius of 483.40 ft., an arc of 87.92 ft., a chord length of 87.80 ft. and a chord bearing of S05°50'34"W to a point;
thence continue along West line of Hill Park Addition S00°38'00"W a distance of 76.77 ft. to a point on the North right of way line of Mayfield Dr.;
thence S89°30'39"W, a distance of 60.00 ft. to a point;
thence S01°06'38"W along the West right of way line of Ritter Dr. a distance of 59.33 ft. to a point; thence leaving said right of way line of Mayfield Dr., run S 89°29'46"W partway along the North line of Forest Home Church of the Nazarene Tract a distance of 578.26 ft. to a point;
thence N00°06'45"E a distance of 658.41 ft. to a point;
thence N89°32'30"E along Amended Plat of Highland Forest a distance of 195.50 ft. to the POINT OF BEGINNING, containing in all 11.11 acres, and being subject to any 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.

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 700,000'.
3) THE RESEARCH COMPLETED FOR THIS SURVEY INCLUDES OUR OWN RESEARCH AT THE COURTHOUSE.
4) ALL CORNER MONUMENTS SET ARE 3/8" REBAR, UNLESS OTHERWISE NOTED ON THE PLAT.
5) FLOOD PLAIN: THIS TRACT DOES NOT LIE WITHIN THE 100-YR FLOOD PLAIN PER FLOOD INSURANCE RATE MAP OF CRAIGHEAD CO., AR, AND INCORPORTATED AREAS, COMMUNITY PLANEL NO. 05031C0132 C, DATED 09/27/91. THIS TRACT DOES LIE WITHIN A ZONE "X" FLOOD PLAIN, PER THE MAP REFERENCED ABOVE.



REZONING PLAT
THE RESERVE AT HILL PARK
A LIFESTYLE OFFICE ENVIRONMENT
JONESBORO, ARKANSAS
FOR
HAAG BROWN DEVELOPMENT

CERTIFICATE OF AUTHORIZATION
CIVILOGIC
No. 329
ARKANSAS-ENGINEER-NOT

REGISTERED
STATE OF ARKANSAS
NO. 1273
SIGNATURE
07-17-15
DATE
GEORGE M. HAMMAN
PROFESSIONAL SURVEYOR

JOB NO.: 115055
SHEET NUMBER
1 of 1

Sheet No.	Job No.
1 of 1	115055

Date	Scale
07-17-15	1"=100'

Section	Township	Range	County
29	14N	04E	CRAIGHEAD

Drawn By: RE Checked by: GH

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ENGINEERS PLANNERS SURVEYORS
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