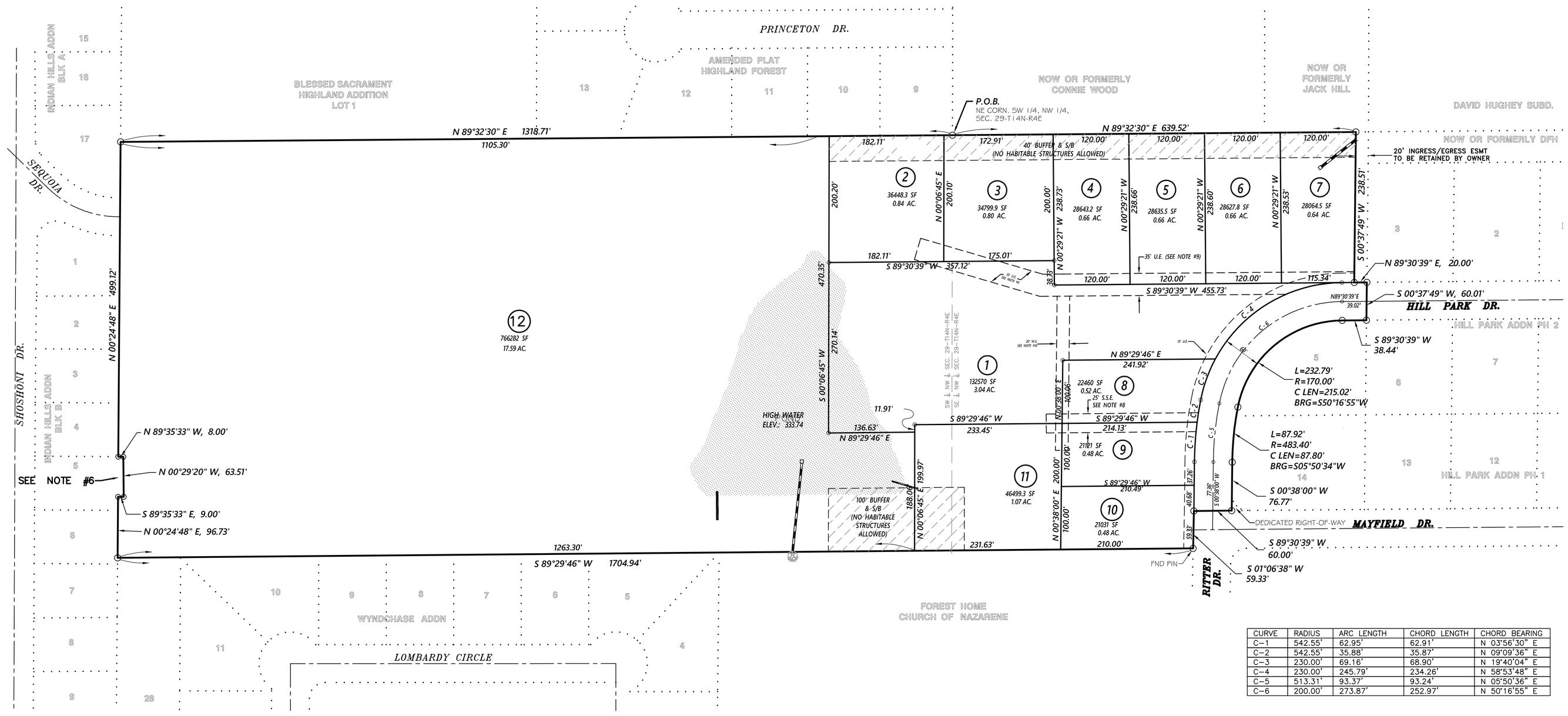
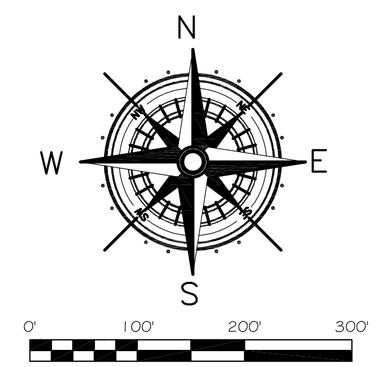


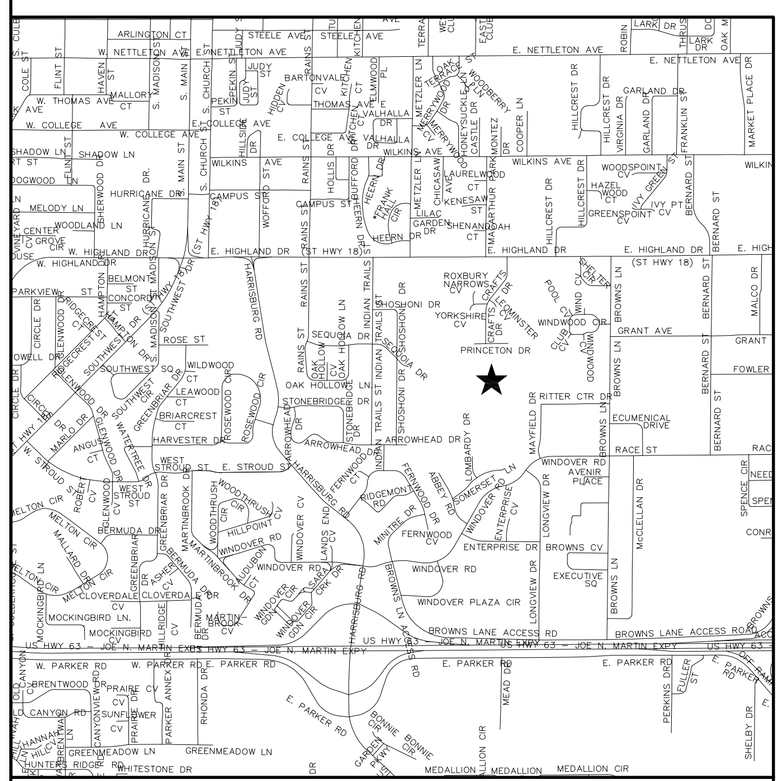
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C-1	542.55'	62.95'	62.91'	N 03°56'30" E
C-2	542.55'	35.88'	35.87'	N 09°09'36" E
C-3	230.00'	69.16'	68.90'	N 19°40'04" E
C-4	230.00'	245.79'	234.26'	N 58°53'48" E
C-5	513.31'	93.37'	93.24'	N 05°50'36" E
C-6	200.00'	273.87'	252.97'	N 50°16'55" E



U.E. - UTILITY EASEMENT
S.S.E. - SANITARY SEWER EASEMENT
D.E. - DRAINAGE EASEMENT
S/B - BUILDING SETBACK
W.E. - WATER EASEMENT

THE RESERVE AT HILL PARK SUBDIVISION

JONESBORO, ARKANSAS



LOCATION MAP

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.
6) THIS "OUT" PARCEL IS THE SAME AS CONVEYED FROM DOROTHY HILL TO PARK T. VICKERS AND TERESA N. VICKERS PER QUIT CLAIM DEED LISTED AS JB2012R-006265.
7) CURRENT ZONING: P.D. L.U.O.
   25' FRONT SETBACK (LOTS 1, 8, 9, 10, & 11)
   28' FRONT SETBACK (LOTS 2, 3, 4, 5, 6, & 7)
   10' SIDE SETBACK
   20' REAR SETBACK
8) INGRESS/EGRESS AND RIGHT OF ENTRY GRANTED TO RESPECTIVE UTILITIES AND TO MUNICIPAL AND EMERGENCY SERVICES OVER AND ACROSS ALL PAVED DRIVING SURFACES UPON COMPLETION OF SAID SURFACES.

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.

_____

_____

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 and partway along the North line of Wyndchase Addition a distance of 1704.94 ft. to a point on the East line of Indian Hills Addition;
thence N00°24'48"E along said East line of Indian Hills Addition a distance of 96.73 ft. to a point; thence leaving said East line of Indian Hills Addition,
thence S89°35'33"E a distance of 9.00 ft. to a point;
thence N00°29'20"W a distance of 63.51 ft. to a point;
thence N89°35'33"W a distance of 8.00 ft. to a point;
thence N00°24'48"E along aforesaid East line of Indian Hills Addition a distance of 499.12 ft. to a point;
thence N89°32'30"E partway along the Blessed Sacrament Highland Addition and the Amended Plat of Highland Forest a distance of 1318.71 ft. to the POINT OF BEGINNING, containing in all 28.11 acres, and being subject to any easements of record.

Date	Scale	Job No.	Sheet No.
06-11-15	1"=100	115055	1 of 12
Section 29	Township 14N	Range 04E	County CRAIGHEAD
Drawn by: RE		Checked by: GH	

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ENGINEERS PLANNERS SURVEYORS

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RECORD PLAT

THE RESERVE AT HILL PARK SUBDIVISION
JONESBORO, ARKANSAS
FOR
HAAG BROWN DEVELOPMENT

CERTIFICATE OF AUTHORIZATION
CIVILOGIC
No. 329
ARKANSAS-ENGINEER

REGISTERED
STATE OF ARKANSAS
NO. 1273
SIGNATURE
06-11-15
DATE
GEORGE M. HAMMAN
PROFESSIONAL SURVEYOR

JOB NO.: 115055

SHEET NUMBER

1 of 12