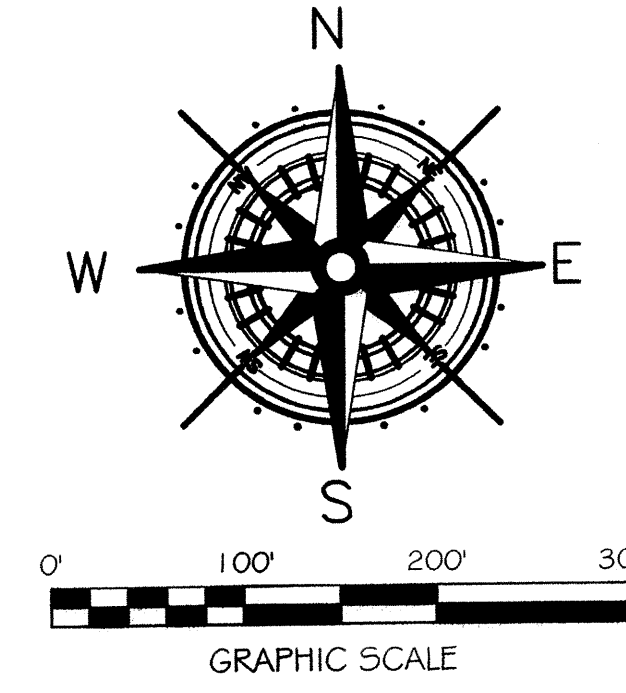




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PAGE 115055
DATE 02/11/2016 TIME 10:54AM
CRAIGHEAD COUNTY
CANDACE EDWARDS, CLERK

BOOK 115055
PAGE 115055
DATE 02/11/2016 TIME 10:54AM
CRAIGHEAD COUNTY
CANDACE EDWARDS, CLERK



U.E. - UTILITY EASEMENT
S.S.E. - SANITARY SEWER EASEMENT
(CENTERED AS CONSTRUCTED)
D.E. - DRAINAGE EASEMENT
S/B - BUILDING EASEMENT
W.E. - WATER EASEMENT (CENTERED AS CONSTRUCTED)
E.E. - ELECTRIC EASEMENT (CENTERED AS CONSTRUCTED)

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C-1	542.55'	12.77'	12.77'	N 01°17'32" E
C-2	542.55'	66.06'	85.57'	N 06°30'38" 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

THE RESERVE AT HILL PARK SUBDIVISION

JONESBORO, ARKANSAS

RECORDED
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DATE 02/11/2016 TIME 10:54AM
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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 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 Mayfield 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 Wynchdchase 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.

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.

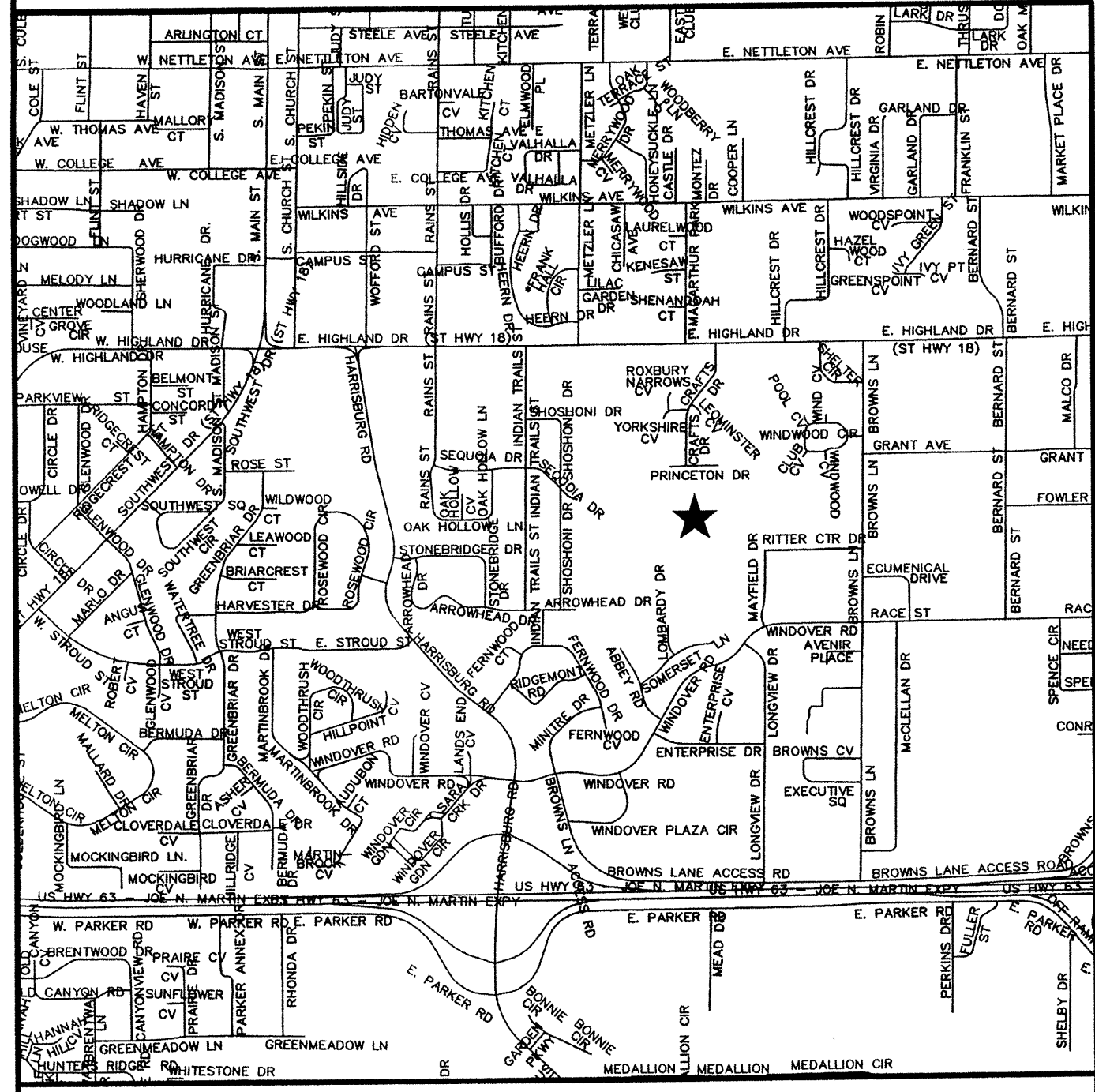
Josh Brown

DRAINAGE EASEMENT ANNOTATIONS

E1	S00°38'00"W	20.00'
E2	S82°11'23"W	48.00'
E3	N69°49'00"W	104.84'
E4	N40°52'56"W	66.41'
E5	N61°20'18"W	58.02'
E6	N26°00'39"W	229.11'
E7	N10°34'27"E	76.90'
E8	N43°30'34"W	91.01'
E9	S45°36'36"W	147.78'
E10	S22°47'33"W	294.33'
E11	S15°04'09"E	56.90'
E12	S69°42'48"E	152.35'
E13	N08°05'53"W	32.19'
E14	N32°37'04"E	62.81'
E15	N65°23'12"E	89.91'
E16	N85°20'58"E	38.31'
E17	N82°16'40"E	57.92'
E18	N00°37'49"E	128.04'
E19	N49°18'48"W	10.14'
E20	N83°38'59"W	55.59'
E21	S88°03'05"W	110.53'
E22	N40°45'51"W	60.32'
E23	N00°41'19"W	26.18'
E24	S89°32'30"W	356.96'

NOTES

- ALL BEARINGS ARE BASED ON ARKANSAS NORTH STATE PLANE COORDINATE SYSTEM.
- THE CLOSURE PRECISION OF THE PLAT IS IN EXCESS OF 1" IN 700,000'.
- THE RESEARCH COMPLETED FOR THIS SURVEY INCLUDES OUR OWN RESEARCH AT THE COURTHOUSE.
- ALL CORNER MONUMENTS SET ARE 3/8" REBAR, UNLESS OTHERWISE NOTED ON THE PLAT.
- 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. 0505100132 C, DATED 09/27/91. THIS TRACT DOES LIE WITHIN A ZONE "X" FLOOD PLAIN, PER THE MAP REFERENCED ABOVE.
- THIS "OUT" PARCEL IS THE SAME AS CONVEYED FROM DOROTHY HILL TO PARK T. VICKERS AND TERESA N. VICKERS PER QUIET CLAIM DEED LISTED AS JB2012R-006265.
- CURRENT ZONING: P.D. L.U.O.
- 25' FRONT SETBACK (LOTS 1, 8, 9, & 11)
- 28' FRONT SETBACK (LOTS 2, 3, 4, 5, 6, & 7)
- 10' SIDE SETBACK
- 20' REAR SETBACK
- 25' SAN. SEWER EASEMENT & INGRESS/EGRESS AND RIGHT OF ENTRY GRANTED TO CITY WATER & LIGHT.
- 35' UTILITY EASEMENT & INGRESS/EGRESS AND RIGHT OF ENTRY GRANTED TO RESPECTIVE UTILITIES.
- 20' WATER LINE EASEMENT & INGRESS/EGRESS AND RIGHT OF ENTRY GRANTED TO CITY WATER & LIGHT.
- 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.
- LOT 10 IS OMITTED.



LOCATION MAP

Sheet No. 1 of 12
Job No. 115055
Scale 1"=100'
Date 02-03-16
Section 29
Township 14N
Range 04E
County CRAIGHEAD
Checked by: GH
Drawn by: RE
© 2016, Civilogic

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

CIVILOGIC
No. 329
REGISTERED PROFESSIONAL SURVEYOR

JOB NO.: 115055
SHEET NUMBER
1 of 12

PP16-02/FP 16-02



* J B 2 0 1 6 R - 0 0 1 9 1 0 2 *

JB2016R-001910

CANDACE EDWARDS

CRAIGHEAD COUNTY

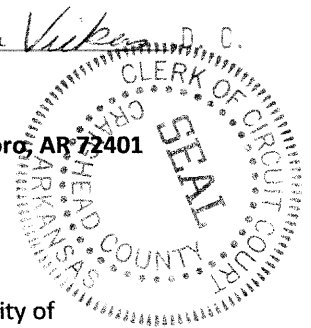
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**MAINTENANCE ASSURANCE
FOR STORMWATER MANAGEMENT FACILITIES**

PAGE 1 OF 2

BY Shanna Vikes D. C.



Property Identification

Project Name: The Reserve at Hill Park Subdivision

Project Address: Several addresses assigned; New street ties Ritter Drive to Hill Park Drive, Jonesboro, AR 72401

Owner(s): Haag Brown Development, LLC

Owner Address: 2915 Brown's Lane

City: Jonesboro, AR 72401

In accordance with Section 112-157 of the Jonesboro Municipal Code, this assurance is made to the City of Jonesboro, an Arkansas municipal corporation, hereinafter called the "City" on ____ day of _____, 2016, by Haag Brown Development, LLC, hereinafter called the "Developer".

WITNESSTH, that:

WHEREAS, The Developer is proceeding to build on and develop the property in accordance with the Stormwater Management Plan (the "Plan") approved by the City and the recorded plat or easement (the "Plat" or "Easement") for **The Reserve at Hill Park Subdivision**, as recorded in the records of Craighead County, Arkansas.

WHEREAS, the Developer, its successors and assigns, including any property owners' association or homeowners' association, agree that the health, safety, and welfare of the residents of the City of Jonesboro, Arkansas require that on-site stormwater runoff management facilities be constructed and maintained on the property.

WHEREAS, the City requires that on-site stormwater runoff management facilities as shown on the plan be constructed and adequately maintained by the Developer, its successors and assigns, including any property owners' association or homeowners' association in perpetuity.

WHEREAS, adequate maintenance is defined herein as the general upkeep of the facilities, specifically the mowing and trimming of grasses or other vegetative cover and the removal of litter and other minor debris that could impact the functionality of the facility or that would otherwise be considered unsightly or a nuisance.

NOW, THEREFORE, in consideration of the foregoing premises, the Developer agrees as follows:

1. The on-site stormwater runoff management facilities shall be constructed by the Developer, its successors and assigns, in accordance with the plans and specifications identified in the Plan.
2. The Developer, its successors and assigns, including any property owners' association or homeowners' association, shall adequately maintain the on-site stormwater runoff management facilities in perpetuity.

**MAINTENANCE ASSURANCE
FOR STORMWATER MANAGEMENT FACILITIES
PAGE 2 OF 2**

3. In the event the Developer, its successors and assigns, fails to adequately maintain the stormwater runoff management facilities, the City may enter upon the Property upon thirty (30) days written notification or earlier, if deemed an emergency, and take whatever steps necessary to correct the deficiencies and charge the costs of such corrective action to the Developer, its successors and assigns. The Developer, its successors and assigns, shall reimburse the City upon demand, within thirty (30) days of receipt thereof for all actual costs incurred by the City including all labor, equipment, supplies, materials, and the like. This provision shall not be construed to allow the City to erect any structure of permanent nature on the land of the Developer outside of the easement for the on-site stormwater runoff management facilities. It is expressly understood and agreed that the City is under no obligation to routinely maintain or repair said facilities, and in no event shall this agreement be construed to impose any such obligation on the City.

4. This agreement shall be recorded among the land records of Craighead County, Arkansas and shall constitute a covenant running with the land, and shall be binding on the Developer, its administrators, executors, assigns, heirs and any other successors in interests, including any property owners' association or homeowners' association.

Owner/Agent: **Mr. Josh Brown**
Printed Name


Signature

2/2/16
Date

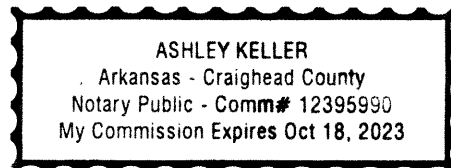
STATE OF ARKANSAS
COUNTY OF CRAIGHEAD

On this day before me, the undersigned officer, personally appeared Mr. Jimmy Wade, to me well known to be the person whose name is subscribed to the foregoing instrument, and acknowledged that he had executed the same for the purposes therein stated and set forth.

WITNESS my hand and seal this 2nd day of Feb, 2016.

Ashley Keller
Notary Public (Printed Name)

Ashley Keller
Notary Public (Signature)



My Commission Expires: 10-18-23