



July 3, 2018

Clarence W. "Mac" McAlister, PE, PS  
McAlister Engineering, PLLC  
4508 Stadium Blvd, Suite D  
Jonesboro, AR 72404

Re: Hal Street Right-of-Way Abandonment  
(With the stipulation that a 75' Ingress/Egress/Utility Easement shall replace it)

Dear Mr. Harlan:

The City of Jonesboro Engineering and Planning Departments concur with the abandonment of the right-of-way of Hal Street with the stipulation that a 75' ingress/egress/utility easement shall replace it as shown on the record plat for Highland Subdivision Phase II, recorded in Book C, page 119, in the Office of the Circuit Clerk for Craighead County, AR, in Jonesboro, AR.

Please call if more information is needed.

Sincerely,

Craig Light, PE, CFM  
City Engineer

Derrell Smith,  
City Planner

# McALISTER ENGINEERING, PLLC

## CIVIL ENGINEERING AND LAND SURVEYING

June 25, 2018

Engineering Department  
c/o City of Jonesboro  
300 S. Church Street  
Jonesboro, AR 72401

RE: Request to Abandon Hal Street Right-of-Way  
(With the stipulation that a 75' Ingress/Egress/Utility Easement shall replace it)

To whom it may concern:


This street is shown on Highland Subdivision Phase II, recorded in Book C, page 119, in the Office of the Circuit Clerk for Craighead County, AR, in Jonesboro, AR. A copy of this plat is enclosed for your records.

A petition, resolution, and ordinance will be presented to the City Council for their decision.

State law stipulates that the proper procedure for abandonment of a right-of-way requires the passage of an ordinance by majority vote of the elected City Council. Simply recording the replat does not satisfy the legal requirements for closure of the easements. City officials need written evidence from the engineering department agreeing with the closure before passing the required ordinance.

A space has been provided below for your signature acknowledging your concurrence with this proposed action to close the right-of-way shown on the original plat of this subdivision. Please sign and return one copy of this letter.

Sincerely,

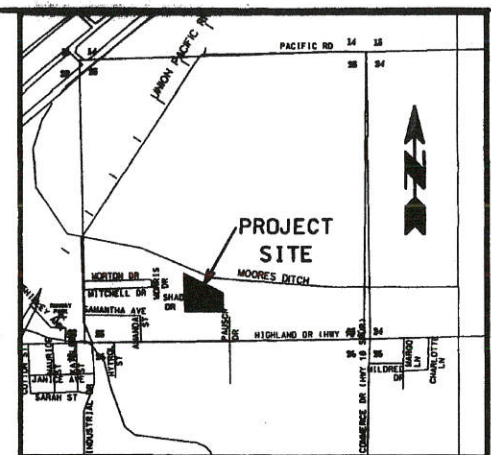
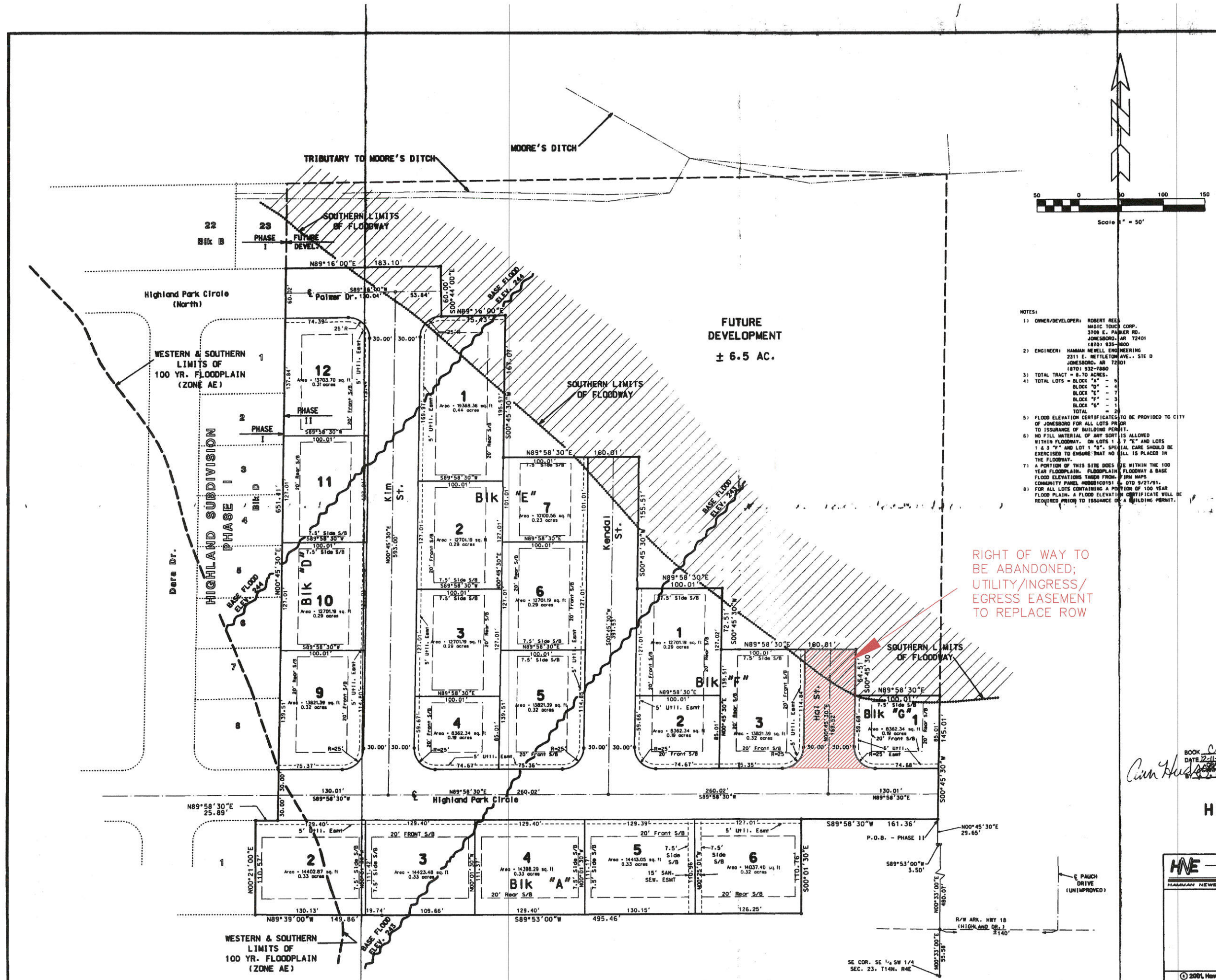


Clarence W. "Mac" McAlister, PE, PS

I, \_\_\_\_\_ (print name), concur in the closure of the right-of-way as shown on Highland Subdivision Phase II and as shown on the enclosed document.

\_\_\_\_\_  
(Signature)  
Craig Light PE – City Engineer





**LEGAL DESCRIPTION:**  
 A PART OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 14 NORTH, RANGE 4 EAST, CRAIGHHEAD CO., ARK. TO WIT: FROM THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, SAID SECTION 23, RUN N 00°33'00" E A DISTANCE OF 55.58 FT. TO A POINT ON THE NORTH RIGHT OF WAY LINE OF HIGHLAND DR. (ARC. HWY 18); THEN CONTINUE N 00°33'00" E A DISTANCE OF 480.07 FT. TO A POINT; THEN RUN S 89°53'00" W A DISTANCE OF 31.50 FT. TO A POINT; THEN RUN N 00°45'30" E A DISTANCE OF 29.65 FT. TO THE POINT OF BEGINNING; THEN RUN S 89°58'30" W A DISTANCE OF 181.36 FT. TO A POINT; THEN RUN S 00°01'30" E A DISTANCE OF 110.75 FT. TO A POINT; THEN RUN S 89°53'00" W A DISTANCE OF 495.48 FT. TO A POINT; THEN RUN N 89°58'00" W A DISTANCE OF 149.88 FT. TO A POINT; THEN RUN N 00°21'00" E A DISTANCE OF 110.57 FT. TO A POINT; THEN RUN N 89°58'30" E A DISTANCE OF 25.89 FT. TO A POINT; THEN RUN N 00°45'30" E A DISTANCE OF 651.41 FT. TO A POINT; THEN RUN W 89°15'00" E A DISTANCE OF 183.10 FT. TO A POINT; THEN RUN S 00°44'00" E A DISTANCE OF 60.00 FT. TO A POINT; THEN RUN N 89°16'00" E A DISTANCE OF 75.43 FT. TO A POINT; THEN RUN S 00°45'30" W A DISTANCE OF 167.07 FT. TO A POINT; THENCE N 89°58'30" E A DISTANCE OF 160.01 FT. TO A POINT; THENCE RUN S 00°45'30" W A DISTANCE OF 155.51 FT. TO A POINT; THENCE N 89°58'30" E A DISTANCE OF 100.01 FT. TO A POINT; THENCE S 00°45'30" W A DISTANCE OF 72.51 FT. TO A POINT; THENCE N 89°58'30" E A DISTANCE OF 160.01 FT. TO A POINT; THENCE S 00°45'30" W A DISTANCE OF 54.51 FT. TO A POINT; THENCE N 89°58'30" E A DISTANCE OF 100.01 FT. TO A POINT; THEN RUN S 00°45'30" W A DISTANCE OF 145.01 FT. TO THE POINT OF BEGINNING, CONTAINING 8.70 ACRES.

- NOTES:**
- OWNER/DEVELOPER: ROBERT REES MAGIC TONIC COMP. 3709 E. PALMER RD. JONESBORO, AR 72401 (870) 935-1800
  - ENGINEER: HAMMAN NEWELL ENGINEERING 2311 E. NETTLETON AVE., STE D JONESBORO, AR 72401 (870) 932-7880
  - TOTAL TRACT = 8.70 ACRES.
  - TOTAL LOTS = BLOCK "A" - 5  
BLOCK "B" - 4  
BLOCK "C" - 7  
BLOCK "D" - 3  
BLOCK "E" - 1  
TOTAL = 28
  - FLOOD ELEVATION CERTIFICATES TO BE PROVIDED TO CITY OF JONESBORO FOR ALL LOTS PRIOR TO ISSUANCE OF BUILDING PERMIT.
  - NO FILL MATERIAL OF ANY SORT IS ALLOWED WITHIN FLOODWAY. ON LOTS 1, 7, 9 AND LOTS 1 & 3 "E" AND LOT 1 "D", SPECIAL CARE SHOULD BE EXERCISED TO ENSURE THAT NO FILL IS PLACED IN THE FLOODWAY.
  - A PORTION OF THIS SITE DOES NOT WITHIN THE 100 YEAR FLOODPLAIN, FLOODPLAIN FLOODWAY & BASE FLOOD ELEVATIONS TAKEN FROM FIRM MAPS COMMUNITY PANEL 880001C01S1, DTD 8/27/91.
  - FOR ALL LOTS CONTAINING A PORTION OF 100 YEAR FLOOD PLAIN, A FLOOD ELEVATION CERTIFICATE WILL BE REQUIRED PRIOR TO ISSUANCE OF A BUILDING PERMIT.

**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 PLAN OF SURVEY HEREON. THE PROPERTY LINES AND CORNER MARKINGS, TO THE BEST OF MY KNOWLEDGE AND ABILITY, ARE CORRECTLY ESTABLISHED. ENCROACHMENTS, IF ANY, AS DISCLOSED BY SURVEY, ARE SHOWN HEREON.

REGISTERED PROFESSIONAL LAND SURVEYOR  
 STATE OF ARKANSAS  
 GEORGE M. HAMMAN  
 DATE: 11/14/98

RIGHT OF WAY TO BE ABANDONED;  
 UTILITY/INGRESS/  
 EGRESS EASEMENT  
 TO REPLACE ROW

**METROPOLITAN AREA PLANNING COMMISSION**  
 Jonesboro - Craighead County

PRELIMINARY APPROVAL  
 FINAL APPROVAL  
 AS NOTED  
 DISAPPROVED

Chairman: *Paul Buda*  
 Secretary: *Janice*  
 Date: 4-14-98

**HIGHLAND SUBDIVISION PHASE II**

RECORDED BOOK 119 PAGE 119  
 DATE 12-11-01 TIME 10:27AM  
 CRAIGHHEAD COUNTY CLERK

**ENGINEERS SURVEYORS PLANNERS**  
 2311 East Nettleton  
 Jonesboro, Arkansas 72401  
 Telephone (870) 932-7880

**RECORD PLAT FOR ROBERT REES JONESBORO, ARKANSAS**

Date	Scale	Job No.	Sheet No.
11-14-01	1"=60'	98001	1 of 1
Section	Township	Range	County
23	14 North	4 East	Craighead

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FILED  
 01 DEC 11 AM 8:40  
 ANTHONY CHANDLER  
 CLERK