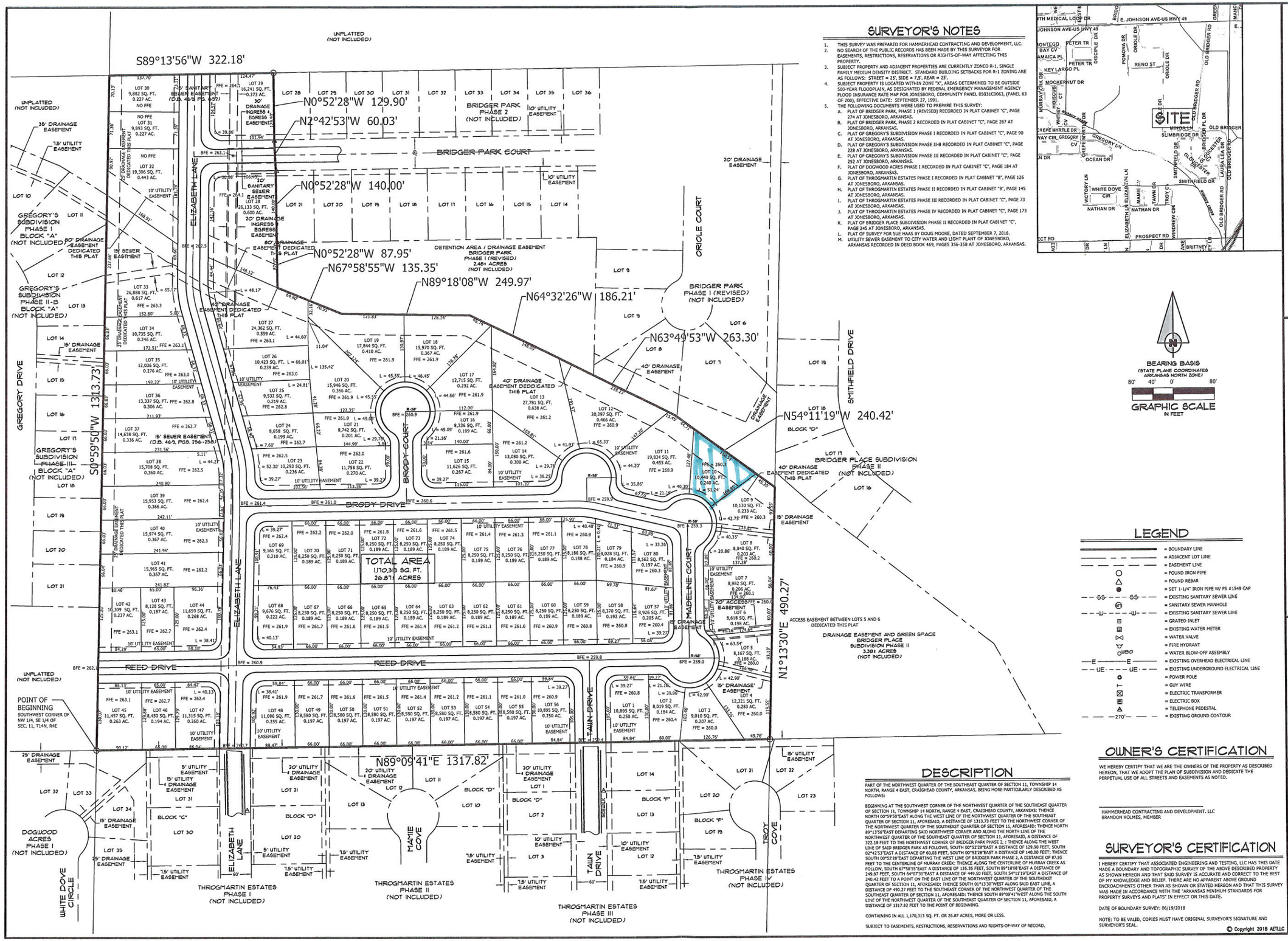
BRODY REED ESTATES
HAMMERHEAD DEVELOPMENT
ELIZABETH LANE
JONESBORO, ARKANSAS

SURVEYOR'S NOTES

1. THIS SURVEY WAS PREPARED FOR HAMMERHEAD CONTRACTING AND DEVELOPMENT, LLC.
2. NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY THIS SURVEYOR FOR EASEMENTS, RESTRICTIONS, RESERVATIONS OR RIGHTS-OF-WAY AFFECTING THIS PROPERTY.
3. SUBJECT PROPERTY AND ADJACENT PROPERTIES ARE CURRENTLY ZONED R-1, SINGLE FAMILY MEDIUM DENSITY DISTRICT. STANDARD BUILDING SETBACKS FOR R-1 ZONING ARE AS FOLLOWS: STREET = 25', SIDE = 7.5', REAR = 25'.
4. SUBJECT PROPERTY IS LOCATED WITHIN ZONE "X", AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN, AS DESIGNATED BY FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR JONESBORO, COMMUNITY PANEL 05031C0063, (PANEL 63 OF 200), EFFECTIVE DATE: SEPTEMBER 27, 1991.
5. THE FOLLOWING DOCUMENTS WERE USED TO PREPARE THIS SURVEY:
   - A. PLAT OF BRIDGER PARK, PHASE 1 (REVISED) RECORDED IN PLAT CABINET "C", PAGE 274 AT JONESBORO, ARKANSAS.
   - B. PLAT OF BRIDGER PARK, PHASE 2 RECORDED IN PLAT CABINET "C", PAGE 287 AT JONESBORO, ARKANSAS.
   - C. PLAT OF GREGORY'S SUBDIVISION PHASE I RECORDED IN PLAT CABINET "C", PAGE 90 AT JONESBORO, ARKANSAS.
   - D. PLAT OF GREGORY'S SUBDIVISION PHASE II-B RECORDED IN PLAT CABINET "C", PAGE 228 AT JONESBORO, ARKANSAS.
   - E. PLAT OF GREGORY'S SUBDIVISION PHASE III RECORDED IN PLAT CABINET "C", PAGE 252 AT JONESBORO, ARKANSAS.
   - F. PLAT OF DOGWOOD ACRES PHASE I RECORDED IN PLAT CABINET "C", PAGE 184 AT JONESBORO, ARKANSAS.
   - G. PLAT OF THROGMARTIN ESTATES PHASE I RECORDED IN PLAT CABINET "B", PAGE 126 AT JONESBORO, ARKANSAS.
   - H. PLAT OF THROGMARTIN ESTATES PHASE II RECORDED IN PLAT CABINET "B", PAGE 145 AT JONESBORO, ARKANSAS.
   - I. PLAT OF THROGMARTIN ESTATES PHASE III RECORDED IN PLAT CABINET "C", PAGE 73 AT JONESBORO, ARKANSAS.
   - J. PLAT OF THROGMARTIN ESTATES PHASE IV RECORDED IN PLAT CABINET "C", PAGE 173 AT JONESBORO, ARKANSAS.
   - K. PLAT OF BRIDGER PLACE SUBDIVISION PHASE II RECORDED IN PLAT CABINET "C", PAGE 245 AT JONESBORO, ARKANSAS.
   - L. PLAT OF SURVEY FOR SUE HAAS BY DOUG MOORE, DATED SEPTEMBER 7, 2016.
   - M. UTILITY SEWER EASEMENT TO CITY WATER AND LIGHT PLANT OF JONESBORO, ARKANSAS RECORDED IN DEED BOOK 469, PAGES 356-358 AT JONESBORO, ARKANSAS.



BEARING BASIS
(STATE PLANE COORDINATES ARKANSAS NORTH ZONE)

80' 40' 0' 80'
GRAPHIC SCALE
IN FEET

LEGEND

- = BOUNDARY LINE
- = ADJACENT LOT LINE
- = EASEMENT LINE
- = FOUND IRON PIPE
- = FOUND REBAR
- = SET 1-1/4" IRON PIPE W/ PS #1549 CAP
- = EXISTING SANITARY SEWER LINE
- = SANITARY SEWER MANHOLE
- = EXISTING SANITARY SEWER LINE
- = GRATED INLET
- = EXISTING WATER METER
- = WATER VALVE
- = FIRE HYDRANT
- = WATER BLOW-OFF ASSEMBLY
- = EXISTING OVERHEAD ELECTRICAL LINE
- = EXISTING UNDERGROUND ELECTRICAL LINE
- = POWER POLE
- = GUY WIRE
- = ELECTRIC TRANSFORMER
- = ELECTRIC BOX
- = TELEPHONE PEDESTAL
- = 270' = EXISTING GROUND CONTOUR

DESCRIPTION

PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 14 NORTH, RANGE 4 EAST, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 14 NORTH, RANGE 4 EAST, CRAIGHEAD COUNTY, ARKANSAS: THENCE NORTH 00°59'50"EAST ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 11, AFORESAID, A DISTANCE OF 1313.73 FEET TO THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 11, AFORESAID: THENCE NORTH 89°13'56"EAST DEPARTING SAID NORTHWEST CORNER AND ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 11, AFORESAID, A DISTANCE OF 322.18 FEET TO THE NORTHWEST CORNER OF BRIDGER PARK PHASE 2, ; THENCE ALONG THE WEST LINE OF SAID BRIDGER PARK AS FOLLOWS, SOUTH 00°52'28"EAST A DISTANCE OF 129.90 FEET, SOUTH 02°42'53"EAST A DISTANCE OF 60.03 FEET, SOUTH 00°52'28"EAST A DISTANCE OF 140.00 FEET: THENCE SOUTH 00°52'28"EAST DEPARTING THE WEST LINE OF BRIDGER PARK PHASE 2, A DISTANCE OF 87.95 FEET TO THE CENTERLINE OF MURRAY CREEK: THENCE ALONG THE CENTERLINE OF MURRAY CREEK AS FOLLOW, SOUTH 67°58'55"EAST A DISTANCE OF 135.35 FEET, SOUTH 89°18'08"EAST A DISTANCE OF 249.97 FEET, SOUTH 64°00'31"EAST A DISTANCE OF 449.50 FEET, SOUTH 54°11'19"EAST A DISTANCE OF 240.42 FEET TO A POINT ON THE EAST LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 11, AFORESAID: THENCE SOUTH 01°13'30"WEST ALONG SAID EAST LINE, A DISTANCE OF 490.27 FEET TO THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 11, AFORESAID: THENCE SOUTH 89°09'41"WEST ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 11, AFORESAID, A DISTANCE OF 1317.82 FEET TO THE POINT OF BEGINNING.

CONTAINING IN ALL 1,170,313 SQ. FT. OR 26.87 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.

HAMMERHEAD CONTRACTING AND DEVELOPMENT, LLC
BRANDON HOLMES, MEMBER

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT ASSOCIATED ENGINEERING AND TESTING, LLC 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 AS 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: 06/19/2018

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

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ASSOCIATED ENGINEERING, LLC
CIVIL ENGINEERING • LAND SURVEYING
LAND PLANNING
103 SOUTH CHURCH STREET • P.O. BOX 1462
JONESBORO, AR 72403
PH: 870-932-3594 • FAX: 870-935-1263

Associated Engineering & Testing, LLC
NO. 299
CERTIFICATE OF AUTHORIZATION
ARKANSAS

PRELIMINARY

NO.	DESCRIPTION	DATE

RECORD PLAT

DATE:	09/22/2018	DRAWN:	CCH
CADD FILE:	18101-001	CHECKED:	PWL
DWG#:	0414112.0002	SHEET	
SCALE:	1" = 80'		1 OF 1