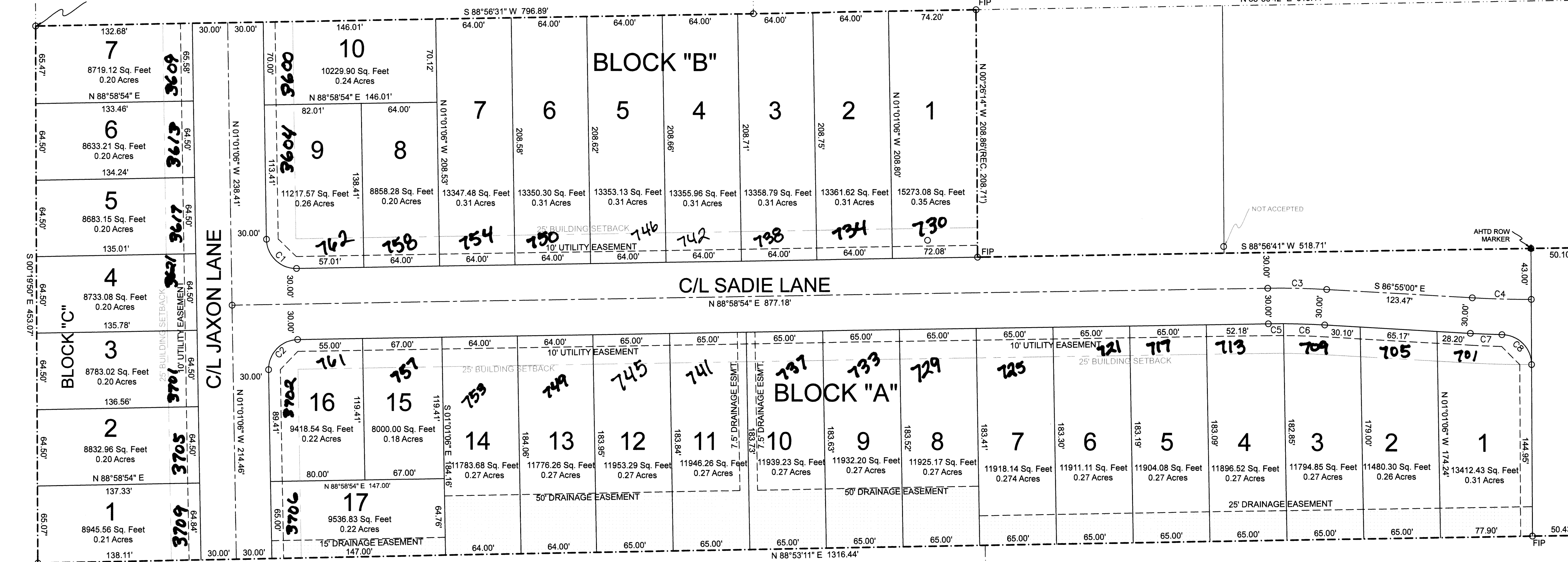


FD IRON PIPE (SHEETS SURVEY)
NW CORNER OF THE NORTHEAST QUARTER
OF THE SOUTHEAST QUARTER OF SECTION
36, TOWNSHIP 14 NORTH, RANGE 3 EAST (E)
MAPPING POINT "A"
N 536223.23
E 1692356.70

ASSOCIATED ENGINEERS SURVEY
BOOK "I" AT PAGE 144
4/17/2003

2017 JUL 26 PM 2:36
CANDACE EDWARDS
CLERK OF CIRCUIT COURT



PROPERTY ZONED: R-1
25' FRONT AND REAR BUILDING SETBACK
7.5' SIDE YARD BUILDING SETBACK

SAINT MATTHEW THE EVANGELIST
DEED BOOK 743 @ PAGE 968 & 970

LOT 1
SARTIN MINOR PLAT
PLAT "C" @ PAGE 187

DESCRIPTION:
A PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 14 NORTH, RANGE 3 EAST, CRAIGHEAD COUNTY, ARKANSAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
Beginning at the Northwest Quarter of the Southeast Quarter of said Section 36;
thence South 00°19'50" East 453.07 feet along the West line of aforesaid;
thence North 88°53'11" East 1316.44 feet to the East line of aforesaid; thence North 00°26'00" West 242.89 feet along the East line of aforesaid; thence South 88°56'41" West 518.71 feet; thence North 00°26'14" West 208.86 feet; thence South 88°56'31" West 796.89 feet to the point of beginning proper, having an area of 487016.89 square feet, 11.180 acres more or less and being subject to all public and private roads and easements.

SURVEYORS NOTES:
1. BEARINGS ARE STATE PLANE GRID BEARINGS (NAD 83 DATUM) AS PER GPS OBSERVATION ON SITE DURING SURVEY AND ARE TO BE USED TO DEFINE THE GENERAL DIRECTION AND TRUE ANGLE AT THE INTERSECTION OF THE PROPERTY AND LAND LINES.
2. PROPERTY IS SUBJECT TO UTILITY SERVICES AND UNDERGROUND UTILITY LINES NOT LOCATED.

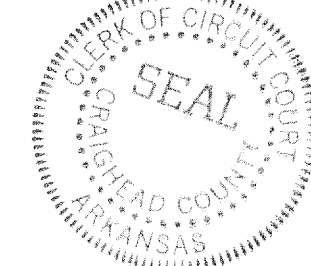
SURVEYOR'S CERTIFICATION:
THIS IS TO CERTIFY I HAVE ON THIS DATE SURVEYED THE ABOVE DESCRIBED PROPERTY IN ACCORDANCE WITH MONUMENTS FOUND THIS PLAT CONFORMS TO THAT SURVEYED.

H&S HIME PROFESSIONAL SURVEYING SERVICES
2619 CARAWAY RD. STE. "D"
JONESBORO, ARKANSAS 72401

OWNER CERTIFICATION:
WE HEREBY CERTIFY THAT WE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT WE ADOPT THE PLAN OF THE SUBDIVISION AND DEDICATED PERPETUAL USE OF ALL STREETS AND EASEMENTS AS NOTED AND WE FURTHER CERTIFY THAT WE HAVE READ AND ACKNOWLEDGED THE FOLLOWING STATEMENT.

Chon Luttrell _____
7/12/17

BOOK C RECORDED PAGE 280
DATE 7-26-17 TIME 2:36 PM
CRAIGHEAD COUNTY
CANDACE EDWARDS, CLERK
BY *Michelle Williams, D.C.*



City of Jonesboro DATE 7/24/17
CITY PLANNER
CITY ENGINEER
CITY SURVEYOR
CITY WATER & LIGHT

2017R-013546
FILED
JONESBORO DISTRICT
CRAIGHEAD COUNTY, ARKANSAS
CANDACE EDWARDS, CLERK & RECORDER
07/26/2017 2:36:48 PM
FEE: 15.00
PAGES: 1
BECKY MAHAN

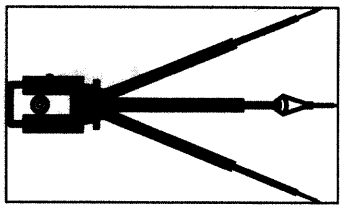
LEGEND

- FOUND CORNER AS NOTED
- SET 1/2" REBAR W/ CAP
- FD COTTON PICKER SPINDLE
- ▲ HIGHWAY RIGHT OF WAY MARKER
- FOUND REBAR
- △ CALCULATED CORNER
- - - FENCE LINE
- - - ELECTRIC
- SET PK NAIL
- ⊕ POWER POLE

H&S HIME PROFESSIONAL SURVEYING SERVICES

PHONE: 870-972-1288
fishime_burt@yahoo.com

2619 SO. CARAWAY RD., SUITE "D"
JONESBORO, ARKANSAS 72401



TWIN OAKS SUBDIVISION
A PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 14 NORTH, RANGE 3 EAST, CRAIGHEAD COUNTY, ARKANSAS

RECORD PLAT

RECORD PLAT

DATE: 7-12-2017
REV:

DRAWN BY: H. HIME



HERBERT C. HIME
PROFESSIONAL LAND SURVEYOR
PLS # 1142



TX:40010969



2017R-013547

FILED

JONESBORO DISTRICT
CRAIGHEAD COUNTY, ARKANSAS
CANDACE EDWARDS, CLERK & RECORDER
07/26/2017 2:36:49 PM

**MAINTENANCE ASSURANCE
FOR STORMWATER MANAGEMENT FACILITIES**

FEE: 20.00

PAGES: 2

BECKY MAHAN

Property Identification

Project Name: Twin Oaks Subdivision
Project Address: Sadie Lane & Jaxon Lane
Owner(s): Futrell Construction, Inc.
Owner Address: 504 Farm Creek Rd
City: Jonesboro **State:** AR **Zip Code:** 72404

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 21 day of JULY, 2017, by Futrell Construction, Inc., 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 Twin Oaks 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, 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.
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 assurance 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: Chris Fytrce Chris Fytrce 7 21 17
Printed Name Signature Date

Owner/Agent: _____ Signature _____ Date _____
Printed Name

STATE OF ARKANSAS
COUNTY OF CRAIGHEAD

On this day before me, the undersigned officer, personally appeared Chris Fytrce 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 21st day of July 2017.

Laurie Denise Hester
Notary Public (Printed Name)
Laurie Denise Hester
Notary Public (Signature)

My Commission Expires: 11-13-17

