



TYLER K. WILSON - SURVEYOR
ARKANSAS - P.S. 1757

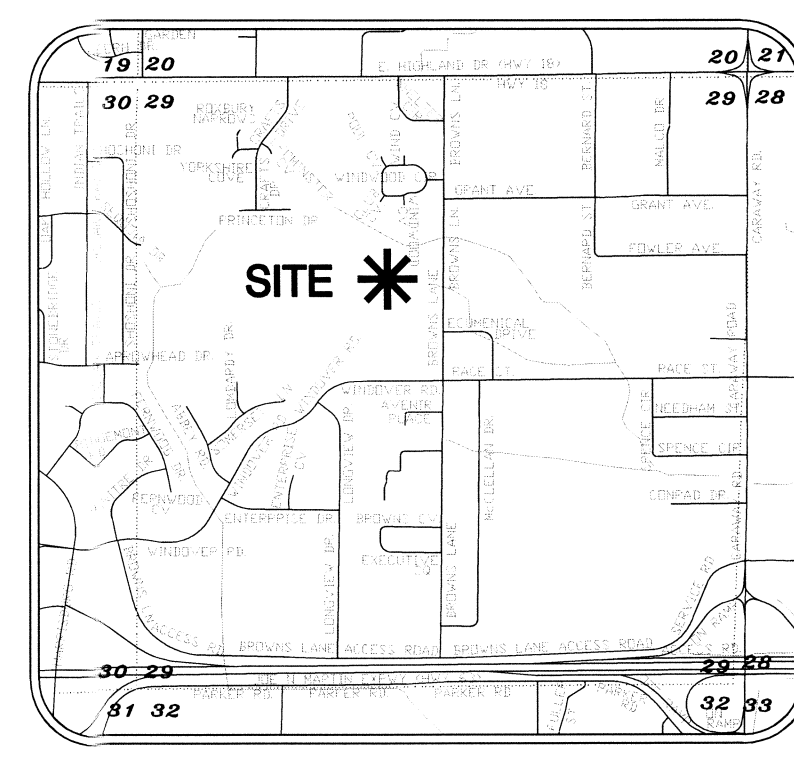


Haywood, Kenward, Bare,
and Associates, Inc.
ARKANSAS - 234

CLIENT:
SCOTT HILL

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REVISIONS		
DATE	BY	DESCRIPTION
PROJECT NO.		
H027-0008-02-Phases 1 & 2		
DRAWN BY	CHECKED BY	
JUN	TKW	
SHEET	SCALE	
1 OF 1	1"=60'	
DATE	DRAWING NO.	
07/23/13	20-52	



VICINITY MAP
NOT TO SCALE

BASES OF BEARING: GRID NORTH
ARKANSAS STATE PLANE NORTH ZONE (0301)
LAT: 35°15'53.89"N, LONG: 90°41'12.3643"W
CON: 0.7276379, CAF: 0.9999345

POINT OF BEGINNING
SE COR, NE 1/4 NW 1/4
SECTION 29, T14N, R4E
(FND PK NAIL)

CURVE TABLE:

NUMBER	DELTA ANGLE	CHORD DIRECTION	RADIUS	ARC LENGTH	CHORD LENGTH
C1	08°43'37"	N04°59'48"E	483.40'	73.63'	73.56'

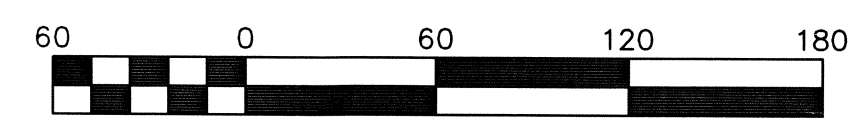
SURVEYOR'S NOTES:

- SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD OR ANY OTHER FACTS WHICH AN ACCURATE TITLE SEARCH MAY DISCLOSE.
- BASIS OF BEARING: GRID NORTH, ARKANSAS STATE PLANE COORDINATES, NORTH ZONE (0301).
- THE FOLLOWING DOCUMENTS WERE USED IN THE CONSTRUCTION OF THIS SURVEY:
 - ALTA / ACSM SURVEY BY TERRY G. BARE, P.S. 1048, DATED 6/23/03, HKB FILE 50-18.
 - REZONING PLAT, BY JASON H. BRANCH P.S. 1596, FILED IN HKB FILE B-151, DATED FEBRUARY 15, 2008.
 - REPLAT OF RITTER COMMUNICATIONS MINOR PLAT, BY DANNY BURNS, P.S. 1590, FILED IN BOOK C, PAGE 213, DATED MARCH 23, 2011.
 - RIGHT OF WAY SURVEY FOR FOREST HOME CHURCH OF THE NAZARENE, BY GEORGE HAMMAN, P.S. 1273, FILED IN BOOK C, PAGE 213, DATED MARCH 23, 2011.
 - DAVID HUGHES SUBDIVISION, RECORDED IN BOOK A, PAGE 175, DATED MARCH 19, 1985.
 - PLAT OF SURVEY, BY JASON H. BRANCH, P.S. 1596, FILED IN HKB FILE B-197, DATED FEB. 07, 2011.
- SUBJECT PROPERTY LIES OUTSIDE THE SPECIAL FLOOD ZONE A, AS SHOWN ON F.E.M.A. FLOOD INSURANCE RATE MAP 0503010132C, DATED SEPTEMBER 27, 1991, REVISED SEPTEMBER 10, 1999.
- SUBJECT PROPERTY IS ZONED C-3 LUO, (GENERAL COMMERCIAL DISTRICT, LIMITED USE OVERLAY).
- C-3 BUILDING SETBACK REQUIREMENTS:
 - STREET SETBACK 25'
 - REAR SETBACK 20'
 - SIDE SETBACK 10'
- THE RECORDING OF THIS SURVEYOR'S FINAL PLAT DOES NOT GUARANTEE COMPLIANCE TO ORDINANCE 1145. SALE OF LOTS MUST SATISFY THE REQUIREMENTS OF THE CITY OF JONESBORO ORDINANCE NO. 1145, COPIED AS 1516.03, REQUIRING A CORPORATE SURETY BOND FOR IMPROVEMENTS IN SUBDIVISION DEVELOPMENTS OTHERWISE, NO BUILDING PERMIT SHALL BE ISSUED BY THE CITY OF JONESBORO ON SAID LOTS.

LEGEND:

- FOUND MONUMENT (AS NOTED)
- SET 5/8" REBAR W/ RED PLASTIC CAP
- STAMPED "L. WILSON P.S. 1757"
- △ COMPUTED POINT (NOT MONUMENTED)

City of Jonesboro
DATE 07/13
FILE # H027-0008-02-Phases 1 & 2
FINAL APPROVAL
PRELIMINARY (NOT FOR RECORDING)
APPROVED BY:
PLANNING DEPT
ENGINEERING DEPT



SCALE 1" = 60'

CERTIFICATE OF SURVEY:

THIS IS TO CERTIFY THAT HAYWOOD, KENWARD, BARE AND ASSOCIATES INC., PROFESSIONAL LAND SURVEYORS HAVE SURVEYED THE FOLLOWING DESCRIBED PARCEL OF LAND:

A PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 14 NORTH, RANGE 04 EAST, JONESBORO, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 14 NORTH, RANGE 04 EAST, JONESBORO, CRAIGHEAD COUNTY, ARKANSAS: THENCE SOUTH 89°31'44" WEST 50.01 FEET TO THE WEST RIGHT OF WAY LINE OF BROWN'S LANE; THENCE SOUTH 00°38'00" WEST, ALONG SAID RIGHT OF WAY LINE, 50.01 FEET, TO THE POINT OF BEGINNING PROPER; THENCE CONTINUE SOUTH 00°38'00" WEST, ALONG SAID RIGHT OF WAY LINE, 548.37 FEET, TO A POINT INTERSECTING THE NORTH RIGHT OF WAY LINE OF MAYFIELD DRIVE; THENCE SOUTH 89°30'39" WEST, ALONG SAID RIGHT OF WAY LINE, 819.83 FEET, TO A POINT INTERSECTION THE EAST RIGHT OF WAY LINE OF RITTER DRIVE; THENCE ALONG SAID RIGHT OF WAY THE FOLLOWING COURSES AND DISTANCES: NORTH 00°38'00" EAST, 76.77 FEET, TO A POINT ON A CURVE TO THE RIGHT; THENCE NORTHEASTERLY ALONG SAID CURVE WITH A CENTRAL ANGLE OF 08°43'37", A RADIUS OF 483.40 FEET, 73.63 FEET TO A POINT THAT BEARS NORTH 04°59'48" EAST FROM THE LAST SAID POINT; THENCE NORTH 89°30'39" EAST, LEAVING SAID EAST RIGHT OF WAY LINE, 204.72 FEET; THENCE NORTH 00°38'00" EAST, 398.56 FEET; THENCE NORTH 89°31'44" EAST, 609.51 FEET THE POINT OF BEGINNING PROPER, CONTAINING 8.39 ACRES, MORE OR LESS, SUBJECT TO ALL RIGHTS OF WAY AND EASEMENTS OF RECORD.

DEDICATION OF PLAT:

WE BEING THE OWNERS/AGENTS OF THE ABOVE DESCRIBED PARCEL OF LAND, DO HEREBY PLAT AND LAYOUT SAME INTO A SUBDIVISION COMPOSED OF LOTS AND STREETS AS SHOWN ON THE PLAT HEREON.

SAID PLAT SHALL HERE-IN-AFTER BE DESIGNATED AND REFERRED TO AS:

HILL PARK ADDITION
PHASES 1 AND 2

TO THE CITY OF JONESBORO, CRAIGHEAD COUNTY, ARKANSAS.

AND SAID OWNERS/AGENTS DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER, ALL THE STREETS OF WIDTH, LENGTH AND LOCATION AS SHOWN ON THE PLAT HEREON, FOR THE PURPOSE OF INGRESS/EGRESS AND UTILITY CONSTRUCTION AND MAINTENANCE, AND SAID OWNERS/AGENTS DO HEREBY DEDICATE ALL EASEMENTS TO THE PUBLIC USE FOR THE EXPRESS PURPOSE AS SHOWN ON THE PLAT HEREON. SAID DRAINAGE AND UTILITY EASEMENTS SHALL NOT BE USED FOR INGRESS/EGRESS BY THE PUBLIC.

SIGNED THIS 23rd DAY OF JULY 2013

BY NAME SCOTT HILL SIGNATURE

TITLE OWNER-REPRESENTATIVE

