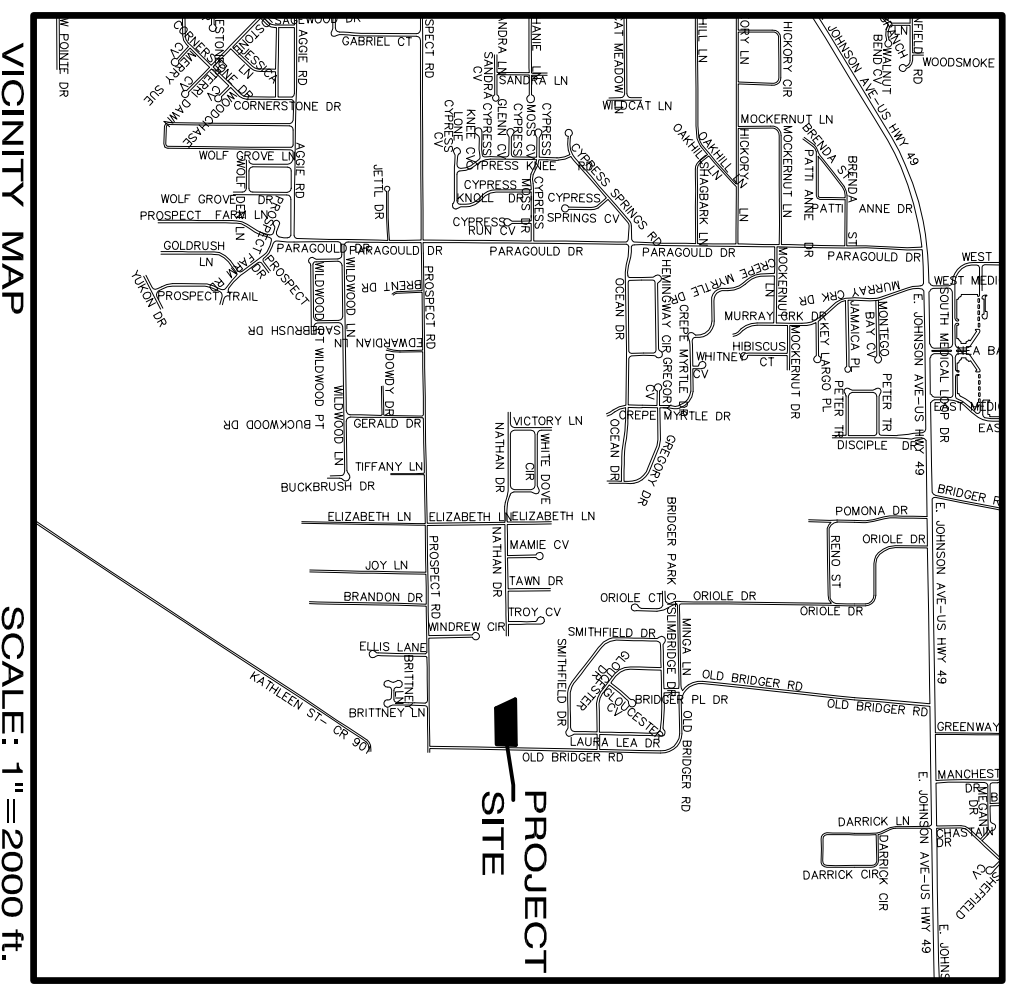
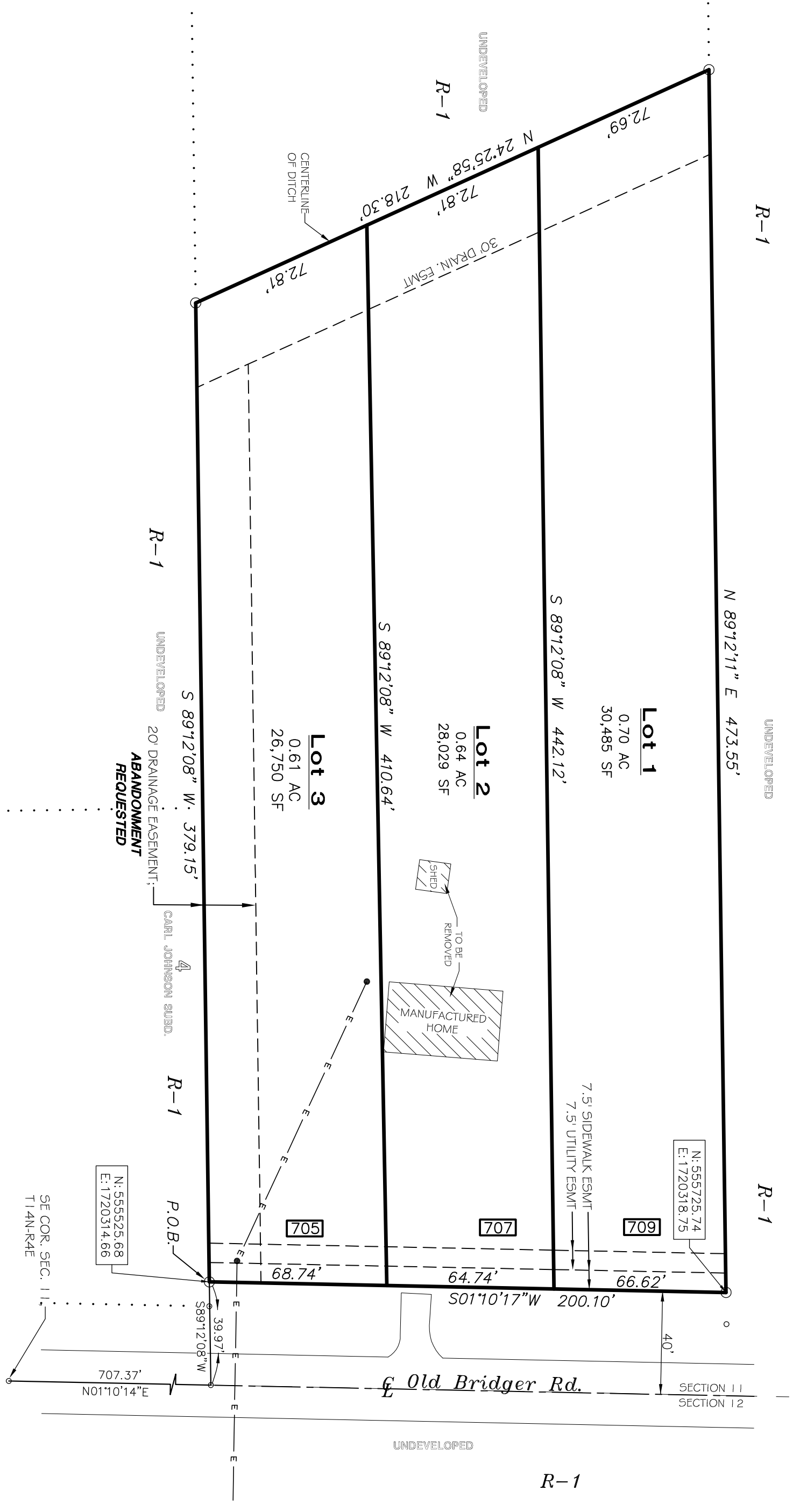


NOTES:

- 1) All bearings are based on Arkansas North State Plane Coordinate system.
- 2) The closure precision of the plat is in excess of 1" in 216,000'.
- 3) The research completed for this survey includes legal description provided and our own research of the courthouse.
- 4) All corner monuments set are 5/8" rebar, unless otherwise noted on the plat.
- 5) Owner: Clint Jackson
- 6) 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 Panel No. 05031C0063 C, dated 09-27-91. This tract does lie within a Zone "X" Flood Plain, per the map referenced above.
- 7) Current Zoning: R-1 (25' front & rear setback; 7.5' side setback)



VICINITY MAP
SCALE: 1"=2000 ft.



JACKSON MINOR PLAT
PT. SE 1/4, SE 1/4, SEC. 11-T14N-R4E
JONESBORO, ARKANSAS

LEGAL DESCRIPTION:

A part of the Southeast Quarter of the Southeast Quarter, Section 11, Township 14 North, Range 4 East, Craighead County, Arkansas being more particularly described as follows:
From the Southeast corner of said Section 11,
run N01°10'14"E along said section line a distance of 707.37 ft. to a point;
thence leaving said section line,
run S89°12'08"W a distance of 39.97 ft. to the POINT OF BEGINNING and being a point on the West right of way of Old Bridger Road;
thence leaving said Road,
run continue S89°12'08"W a distance of 379.15 ft. to a point in the centerline of a ditch;
thence N24°25'58"W along said ditch centerline, a distance of 218.30 ft. to a point; thence leaving said ditch centerline,
run N89°12'11"E a distance of 473.55 ft. to a point on aforesaid West right of way of Old Bridger Road;
thence S01°10'17"W along said West road right of way, a distance of 200.10 ft. to the POINT OF BEGINNING, containing 1.95 acres and being subject to any easements of record and a 30 foot drainage easement along the West side thereof.

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.

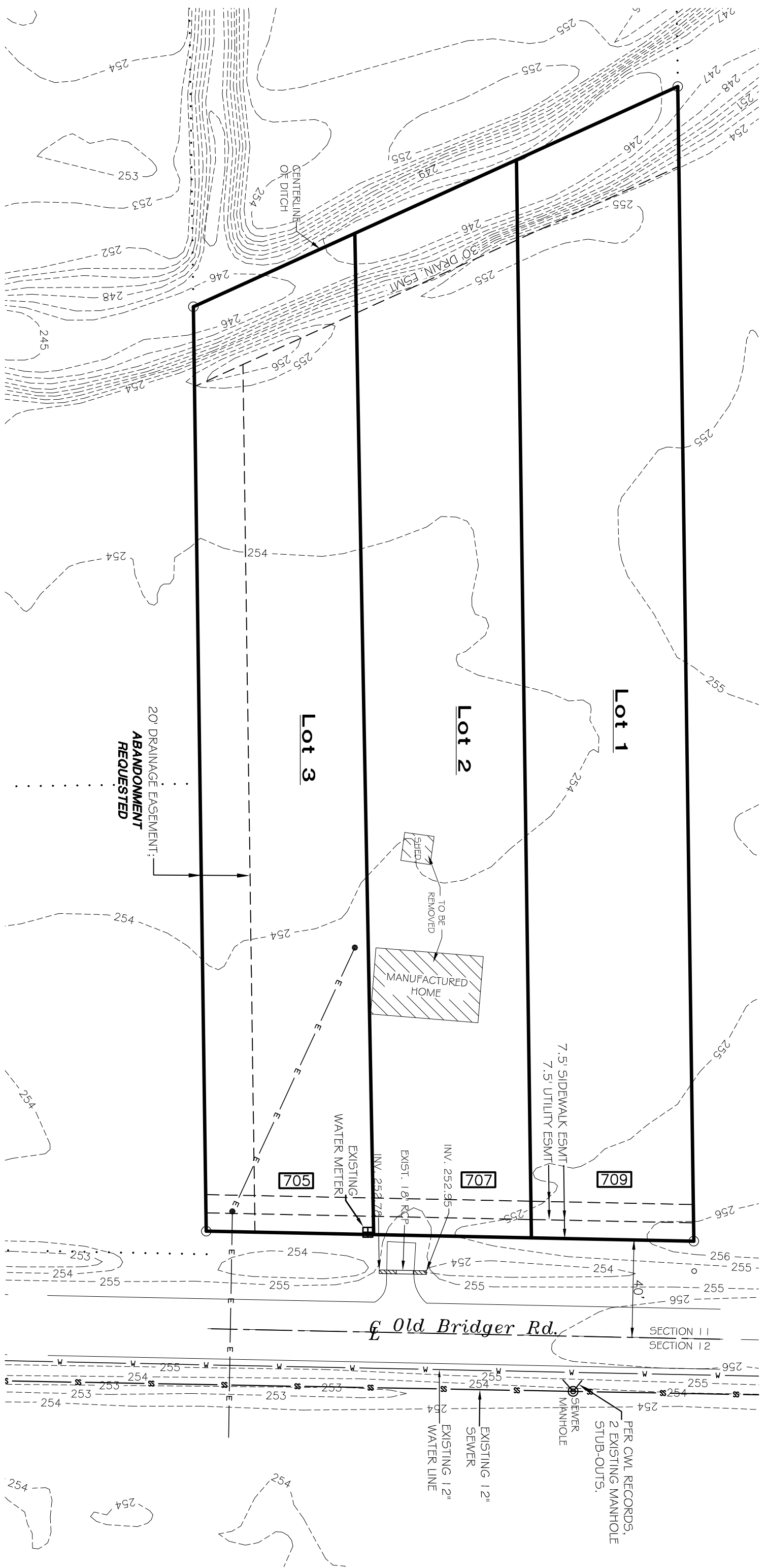
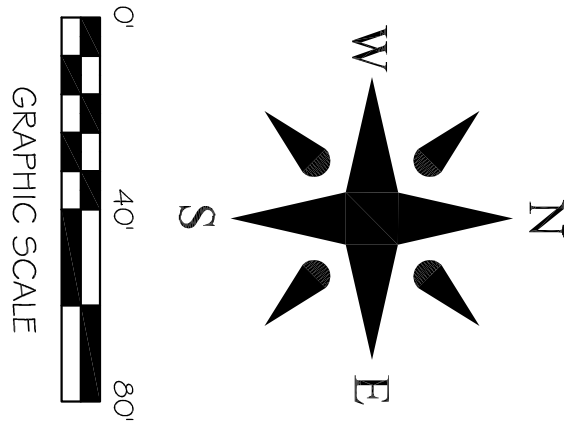
CERTIFICATE OF OWNERSHIP:

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.

Clint Jackson
(Mr. Clint Jackson)

	<p>MINOR PLAT 705 OLD BRIDGER ROAD JONESBORO, ARKANSAS FOR CLINT JACKSON</p>	<p>ENGINEERS PLANNERS SURVEYORS</p> <p style="font-size: 2em; font-weight: bold; letter-spacing: 0.5em;">Civilogic</p> <p>203 Southwest Dr. - Jonesboro, AR - (870)932-7880 - www.civilogic.net</p>	<p>Drawn By: RE Checked by: GH</p>
	<p>Date: 11-14-18 Scale: 1"=40'</p>	<p>Job No.: 118159 Sheet No.: 1 of 3</p>	
	<p>Section: 11 Township: 14N Range: 04E</p>	<p>County: CRAIGHEAD</p>	

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WATER NOTES:

- 1) THE DEVELOPER/BUILDER MAY UTILIZE THE EXISTING WATER METER FOR ONE LOT.
- 2) THE DEVELOPER/BUILDER SHALL PAY CWL TO INSTALL TWO ADDITIONAL WATER SERVICES.
- 3) WATER METERS SHALL BE PLACED WEST OF SIDEWALK LOCATION.

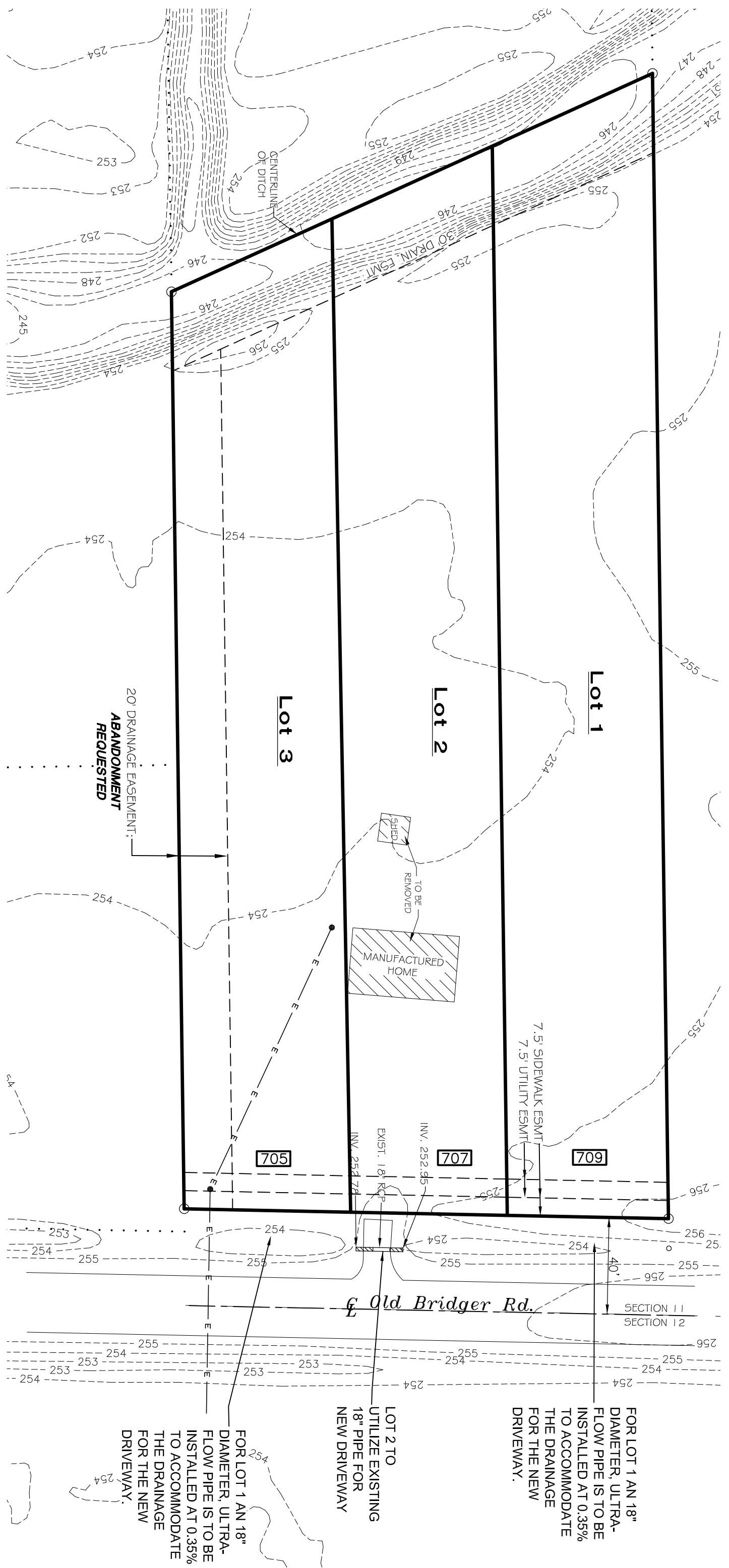
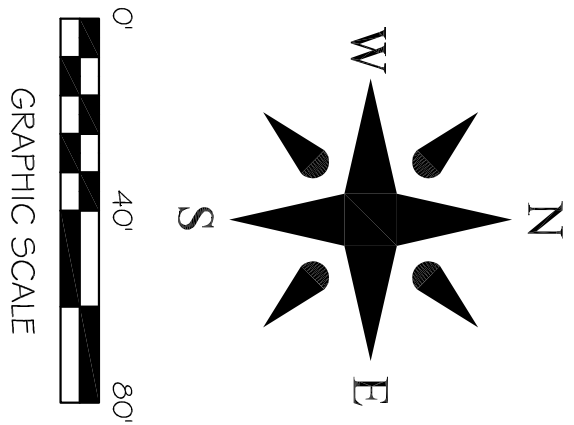
ELECTRIC NOTES:

- 1) THE DEVELOPER/BUILDER SHALL CONSULT WITH CWL ON THE BEST ROUTE TO PROVIDE ELECTRICITY TO ALL THREE LOTS.

SANITARY SEWER NOTES:

- 1) PER CWL RECORDS, THERE ARE TWO EXISTING MANHOLE STUB-OUTS FROM THE MANHOLE ON THE EASE SIDE OF OLD BRIDGER ROAD, POSITIONED SLIGHTLY NORTH OF THE NEW LOT LINE BETWEEN LOTS 1 & 2.
- 2) IF THE PRE-EXISTING MANUFACTURED HOME WAS SERVED WITH SEWER AND NOT ON A SEPTIC SYSTEM, THEN THE NEW HOME TO BE CONSTRUCTED ON LOT 2 MAY REUSE THAT SERVICE LINE. IF THE MANUFACTURED HOME WAS SERVED BY SEPTIC SYSTEM, THEN THE DEVELOPER/BUILDER SHALL PAY CWL TO INSTALL A SEWER SERVICE WHICH SHALL BE INSTALLED BY BORE BENEATH OLD BRIDGER ROAD.
- 3) THE DEVELOPER/BUILDER SHALL PAY CWL TO INSTALL A SEWER SERVICE FOR LOTS 1 AND 3. SAID SERVICE SHALL BE INSTALLED BY BORE BENEATH OLD BRIDGER ROAD.
- 4) CWL SHALL DETERMINE IF \$7.87/FT. REFUND HAS BEEN PAID OR IF IT IS STILL DUE.

	UTILITY PLAN		ENGINEERS PLANNERS SURVEYORS		Drawn By: RE	Checked by: GH
	JACKSON MINOR PLAT				Date 01-02-19	Scale 1"=40'
	OLD BRIDGER ROAD				Job No. 118159	Sheet No. 2 of 3
JONESBORO, ARKANSAS		FOR CLINT JACKSON		Section 11	Township 14N	Range 04E
				COUNTY CRAIGHEAD		ONLY COPIES WITH VIOLET COLORED SIGNATURE ARE ORIGINAL CIVILOGIC COPIES © 2019, Civilogic

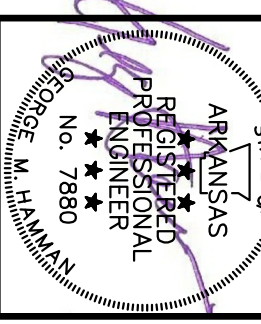
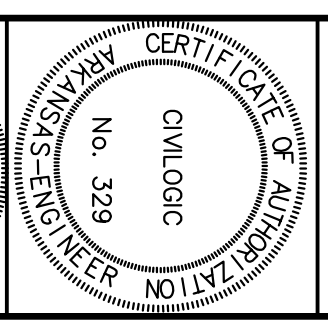


FOR LOT 1 AN 18" DIAMETER, ULTRA-FLOW PIPE IS TO BE INSTALLED AT 0.35% TO ACCOMMODATE THE DRAINAGE FOR THE NEW DRIVEWAY.

LOT 2 TO UTILIZE EXISTING 18" PIPE FOR NEW DRIVEWAY

FOR LOT 1 AN 18" DIAMETER, ULTRA-FLOW PIPE IS TO BE INSTALLED AT 0.35% TO ACCOMMODATE THE DRAINAGE FOR THE NEW DRIVEWAY.

**DRAINAGE PLAN
JACKSON MINOR PLAT
OLD BRIDGER ROAD
JONESBORO, ARKANSAS
FOR
CLINT JACKSON**



ENGINEERS PLANNERS SURVEYORS

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Drawn By: RE		Checked by: GH	
Date	Scale	Job No.	Sheet No.
01-02-19	1"=40'	118159	3 of 3
Section	Township	Range	County
11	14N	04E	CRAIGHEAD
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JOB NO.: 118159
SHEET NUMBER
3 of 3