



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.

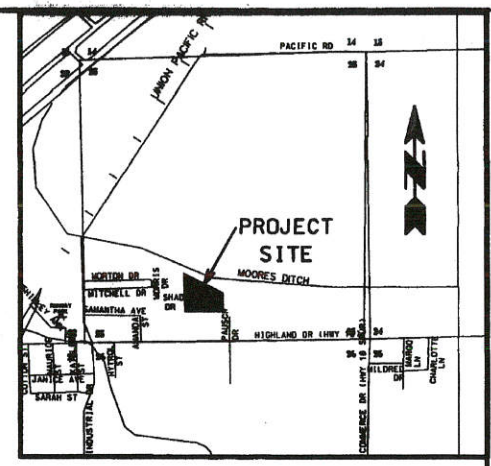
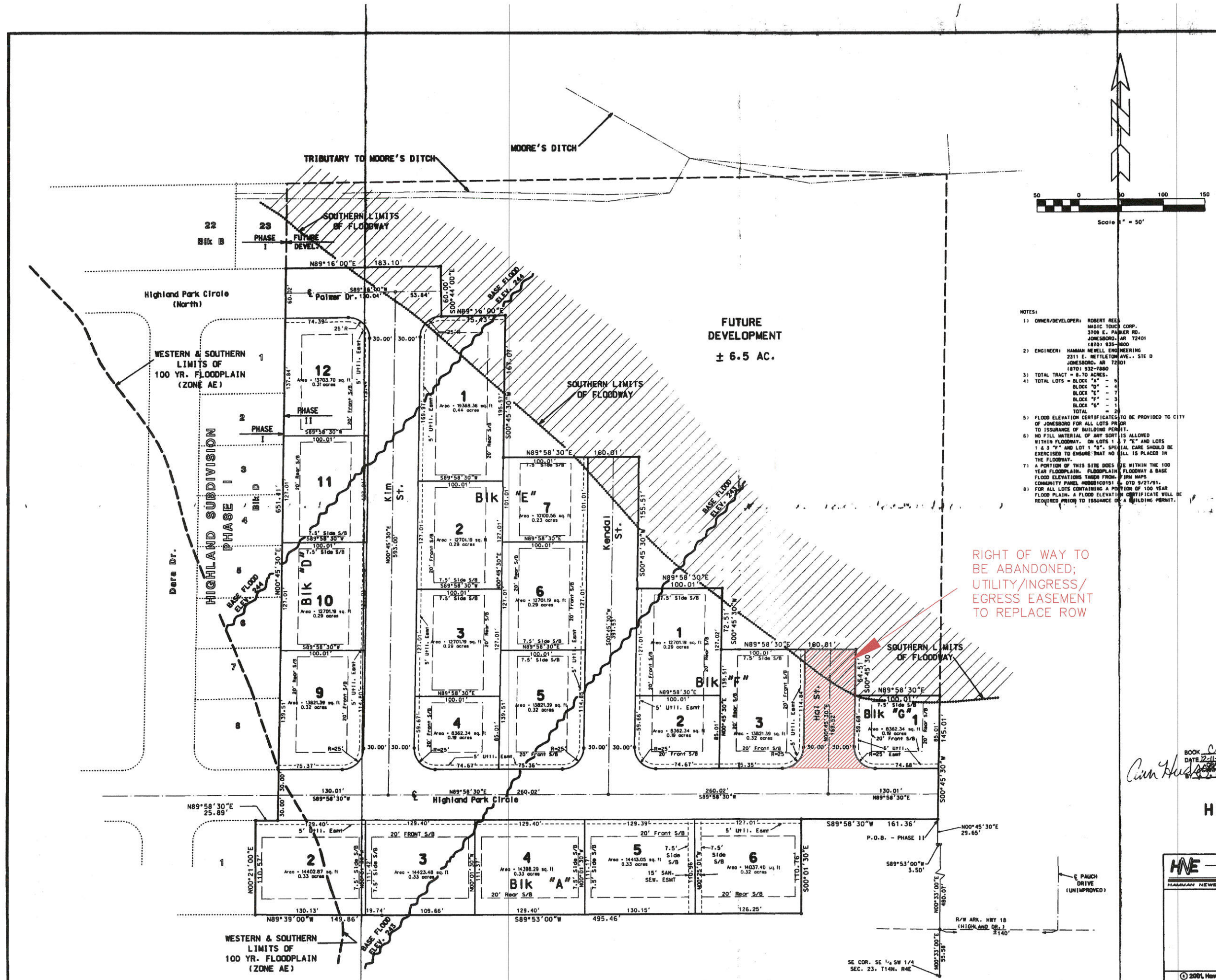
A space has been provided below for your signature acknowledging your concurrence with this proposed action to close the right-of-way shown on the original plat of this subdivision. Please sign and return one copy of this letter.

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. (AKA. HWY 181); 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 495.45 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; THENCE 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
 TABLED

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 JUDITH CLARK

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 OF COURTS