

VICINITY MAP
NOT TO SCALE

H.J.H. PROPERTIES REPLAT
OF
LOTS 1 & 2 HJH STADIUM
BOULEVARD ADDITION
AND PART OF SE1/4 OF SW1/4 OF
SECTION 33, TOWNSHIP 14 NORTH,
RANGE 4 EAST

2020R-023481
FILED
JONESBORO DISTRICT
CRAIGHEAD COUNTY, ARKANSAS
CANDACE EDWARDS, CLERK & RECORDER
10/13/2020 09:46:47 AM
FEE: 15.00
PAGES: 1
MACY GRAVES
RECORDED
BOOK C PAGE 355
DATE 10/13/2020 TIME 01:50
CRAIGHEAD COUNTY
CANDACE EDWARDS, CLERK
BY Mary Graves

SURVEYORS NOTES

- 1) BASIS OF BEARINGS: GPS OBSERVATIONS (ARKANSAS NORTH STATE PLANE COORDINATE SYSTEM)
- 2) THE RESEARCH COMPLETED FOR THIS SURVEY INCLUDES:
 - MINOR PLAT HJH STADIUM BOULEVARD ADDITION
 - FIDUCIARY'S DEED, DOCUMENT NO: JB2016R-015528
 - WARRANTY DEED, DOCUMENT NO: JB2013R-016800
 - WARRANTY DEED, DOCUMENT NO: JB2011R-011672
 - WARRANTY DEED, DOCUMENT NO: JB2013R-016281
- 3) ALL CORNER MONUMENTS SET ARE 1/2" REBAR, UNLESS NOTED OTHERWISE ON THE PLAT.
- 4) OWNER: H.J.H. PROPERTIES, LLC / SCOTT YOUNGE
- 5) FLOOD PLAIN: A PORTION OF THIS TRACT DOES LIE WITHIN THE 100-YR FLOOD PLAIN PER FLOOD INSURANCE RATE MAP OF CRAIGHEAD CO., AR, AND INCORPORATED AREAS, COMMUNITY PANEL NO. 05031C0134 C WITH A REVISED EFFECTIVE DATE OF 01/18/2006.
- 6) THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD OR ANY OTHER FACTS WHICH AN ACCURATE TITLE SEARCH MAY DISCLOSE.

OWNERS CERTIFICATION

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.

Scott Young
MEMBER (H.J.H. PROPERTIES, LLC)
Scott Young
SCOTT YOUNGE

OVERALL DESCRIPTION

PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 14 NORTH, RANGE 4 EAST, JONESBORO, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 33, THENCE RUN N00°44'07"E ALONG THE CENTER SECTION LINE A DISTANCE OF 11.00 FT. TO A POINT; THENCE LEAVING SAID HALF SECTION LINE RUN S88°54'07"W A DISTANCE OF 74.49 FT. TO A POINT ALONG THE WEST RIGHT OF WAY LINE OF ARKANSAS HIGHWAY NO. 1 (STADIUM BOULEVARD); THENCE LEAVING SAID RIGHT OF WAY RUN S88°54'07"W A DISTANCE OF 578.91 FT. TO A POINT; THENCE RUN N89°59'00"W A DISTANCE OF 667.85 FT. TO A POINT ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 33; THENCE RUN N00°36'13"E ALONG SAID WEST LINE A DISTANCE OF 672.76 FT. TO A POINT; THENCE LEAVING SAID WEST LINE RUN N89°46'44"E A DISTANCE OF 1234.47 FT. TO A POINT ALONG AFORESAID MENTION RIGHT OF WAY OF ARKANSAS HIGHWAY NO. 1 (STADIUM BOULEVARD); THENCE ALONG SAID RIGHT OF WAY RUN S00°27'02"E A DISTANCE OF 266.10 FT. TO A POINT; THENCE LEAVING SAID RIGHT OF WAY, RUN S88°52'20"W A DISTANCE OF 570.77 FT. TO A POINT; THENCE RUN S00°44'07"W A DISTANCE OF 200.39 FT. TO A POINT; THENCE RUN N88°50'54"E A DISTANCE OF 574.94 FT. TO A POINT ALONG AFORESAID MENTION RIGHT OF WAY OF ARKANSAS HIGHWAY NO. 1 (STADIUM BOULEVARD); THENCE ALONG SAID RIGHT OF WAY RUN S00°24'19"E A DISTANCE OF 200.45 FT. TO THE POINT OF BEGINNING, CONTAINING IN ALL 16.52 ACRES, AND BEING SUBJECT TO ANY EASEMENTS OF RECORD.

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.

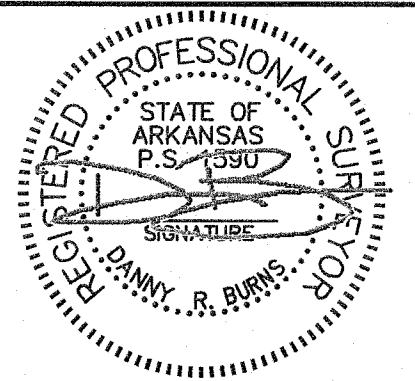
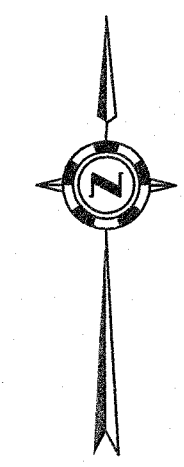
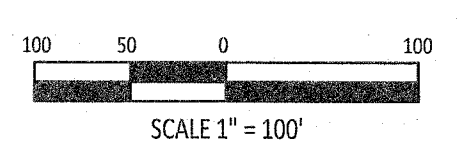
ZONING INFORMATION

CURRENT ZONING PER CITY OF JONESBORO: C-3
SETBACK REQUIREMENTS PER ZONING:
FRONT SETBACK - 25 FT.
REAR SETBACK - 20 FT.
SIDE SETBACK - 10 FT.

City of Jonesboro	DATE 10/9/20
CITY PLANNER	FILE 10/13/20
CITY ENGINEER	
CITY SURVEYOR	
CITY WATER & LIGHT	

LEGEND

- FOUND MONUMENT (AS NOTED)
- SET MONUMENT
- △ CALCULATED (NOT SET)



DRAWING INFO			
DRAWN BY:	DRB	SCALE:	1" = 100'
DATE:	07/31/2020	JOB NO.:	H19-113

REPLAT SURVEY

SHEET NUMBER:
1 of **1**

Horizon
LAND SURVEYING, LLC

2918 WOOD STREET, JONESBORO, AR 72404
PHONE: 870-243-0092