

MAPPING POINT 'B'
N = 557,411.90
E = 1,717,352.27

S89°13'56"W 322.18'

MAPPING POINT 'A'
N = 556,098.37
E = 1,717,332.41

SO°59'50"W
1313.73'

N0°52'28"W 129.90'
N2°42'53"W 60.03'

N0°52'28"W 140.00'
N0°52'28"W 87.95'

N67°58'55"W 135.35'
N89°18'08"W 249.97'

N64°32'26"W 186.21'
N63°49'53"W 263.30'

N54°11'19"W 240.42'

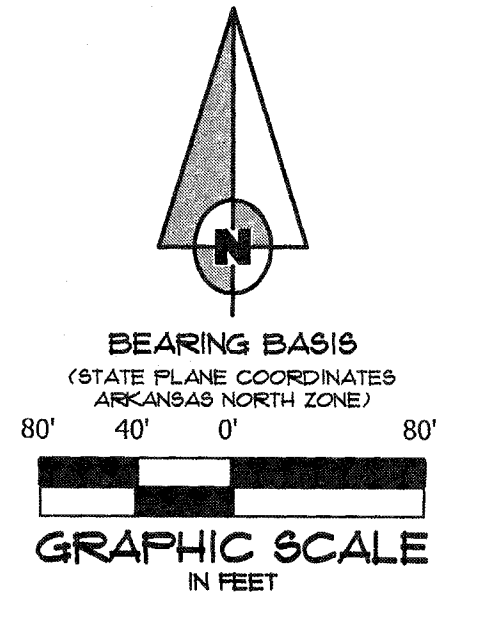
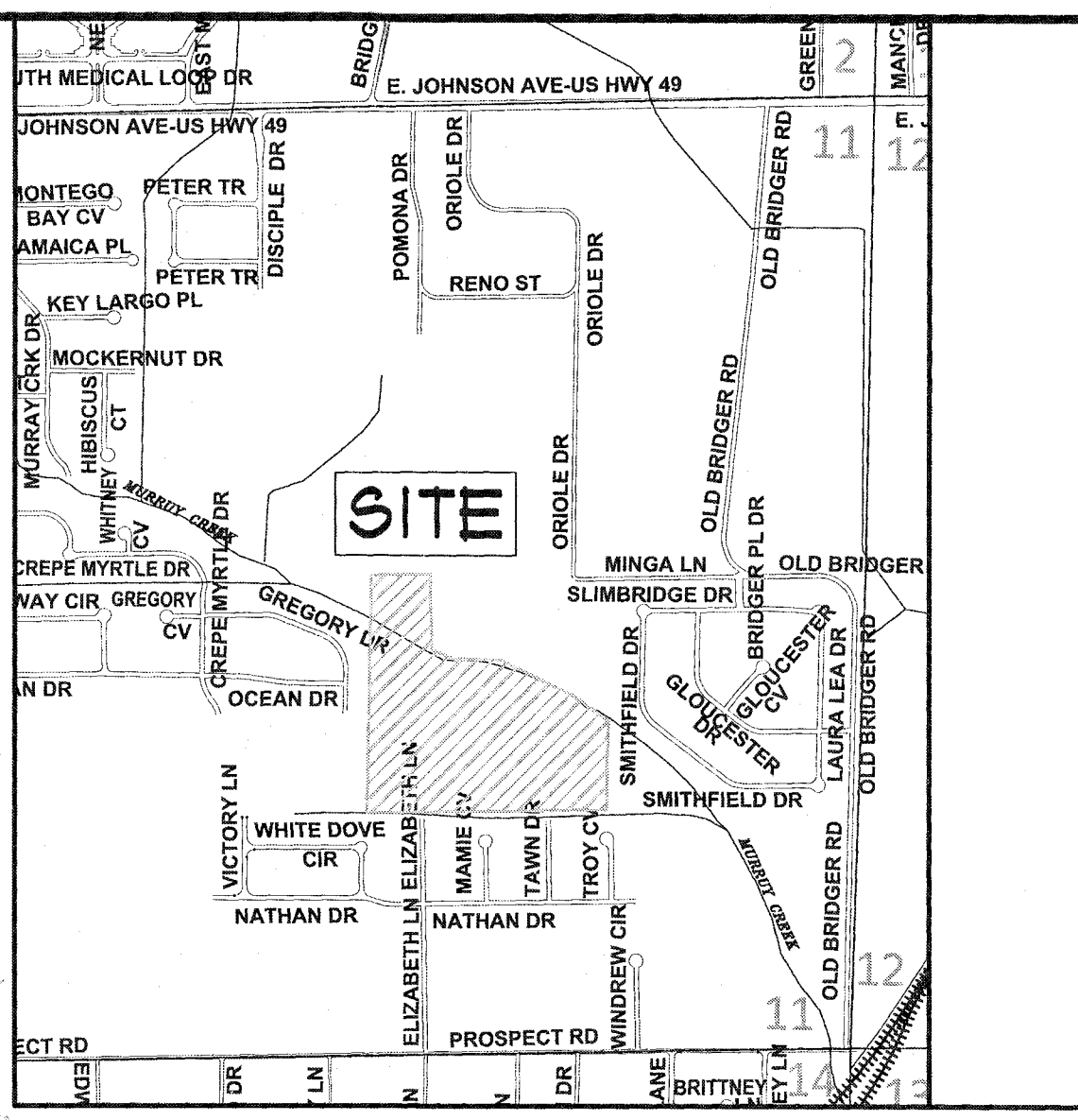
TOTAL AREA
1,170,313 SQ. FT.
26.87+ ACRES

N1°13'30"E 490.27'

N89°09'41"E 1,317.82'

SURVEYOR'S NOTES

- THIS SURVEY WAS PREPARED FOR HAMMERHEAD CONTRACTING AND DEVELOPMENT, LLC.
- NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY THIS SURVEYOR FOR EASEMENTS, RESTRICTIONS, RESERVATIONS OR RIGHTS-OF-WAY AFFECTING THIS PROPERTY.
- SUBJECT PROPERTY AND ADJACENT PROPERTIES ARE CURRENTLY ZONED R-1, SINGLE FAMILY MEDIUM DENSITY DISTRICT. STANDARD BUILDING SETBACKS FOR R-1 ZONING ARE AS FOLLOWS: STREET = 25', SIDE = 7.5', REAR = 25'.
- A. SUBJECT PROPERTY IS LOCATED WITHIN ZONE "C", AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN, AS DESIGNATED BY FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR JONESBORO, COMMUNITY PANEL 050310063, (PANEL 63 OF 200), EFFECTIVE DATE: SEPTEMBER 27, 1991. BASED ON CITY OF JONESBORO ORDINANCE (ORD 20-112) REFERENCING THE LOWER ST. FRANCIS WATERSHED BLE ANALYSIS, THIS PROPERTY DOES LIE WITHIN A LOCAL SPECIAL FLOOD HAZARD AREA.
- MINIMUM FINISHED FLOOR ELEVATIONS PROVIDED BY JOHN M. EASLEY, PE, ENGINEER OF RECORD - BRODY REED ESTATES AS REQUIRED BY CITY OF JONESBORO ENGINEERING DEPARTMENT.
- THE FOLLOWING DOCUMENTS WERE USED TO PREPARE THIS SURVEY:
 - PLAN OF BRIDGER PARK, PHASE 1 (REVISED) RECORDED IN PLAT CABINET "C", PAGE 274 AT JONESBORO, ARKANSAS.
 - PLAN OF BRIDGER PARK, PHASE 2 RECORDED IN PLAT CABINET "C", PAGE 287 AT JONESBORO, ARKANSAS.
 - PLAN OF GREGORY'S SUBDIVISION PHASE I RECORDED IN PLAT CABINET "C", PAGE 90 AT JONESBORO, ARKANSAS.
 - PLAN OF GREGORY'S SUBDIVISION PHASE II RECORDED IN PLAT CABINET "C", PAGE 228 AT JONESBORO, ARKANSAS.
 - PLAN OF GREGORY'S SUBDIVISION PHASE III RECORDED IN PLAT CABINET "C", PAGE 252 AT JONESBORO, ARKANSAS.
 - PLAN OF DOGWOOD ACRES PHASE I RECORDED IN PLAT CABINET "B", PAGE 184 AT JONESBORO, ARKANSAS.
 - PLAN OF THROGMARTIN ESTATES PHASE II RECORDED IN PLAT CABINET "B", PAGE 145 AT JONESBORO, ARKANSAS.
 - PLAN OF THROGMARTIN ESTATES PHASE III RECORDED IN PLAT CABINET "C", PAGE 73 AT JONESBORO, ARKANSAS.
 - PLAN OF THROGMARTIN ESTATES PHASE IV RECORDED IN PLAT CABINET "C", PAGE 173 AT JONESBORO, ARKANSAS.
 - PLAN OF BRIDGER PLACE SUBDIVISION PHASE II RECORDED IN PLAT CABINET "C", PAGE 245 AT JONESBORO, ARKANSAS.
 - PLAN OF SURVEY FOR SUE HAS BY DOUG MOORE, DATED SEPTEMBER 7, 2016.
 - UTILITY SEWER EASEMENT TO CITY WATER AND LIGHT PLANT OF JONESBORO, ARKANSAS RECORDED IN DEED BOOK 469, PAGES 356-358 AT JONESBORO, ARKANSAS.



LEGEND

- BOUNDARY LINE
- - - ADJACENT LOT LINE
- - - EASEMENT LINE
- FOUND IRON PIPE
- △ FOUND REBAR
- SET 1/4" IRON PIPE W/ PS #1549 CAP

NOTE: ALL LOT CORNERS ARE SET REBAR EXCEPT REAR LOT CORNERS ALONG MURRAY CREEK DRAINAGE EASEMENT WHICH ARE SET AT EASEMENT LIMITS AS SHOWN.

OWNER'S CERTIFICATION

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY AS DESCRIBED HEREON, THAT WE ADOPT THE PLAN OF SUBDIVISION AND DEDICATE THE PERPETUAL USE OF ALL STREETS AND EASEMENTS AS NOTED.

Brandon Holmes
HAMMERHEAD CONTRACTING AND DEVELOPMENT, LLC
BRANDON HOLMES, MEMBER

DESCRIPTION

PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 14 NORTH, RANGE 4 EAST, CRAIGHARD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 14 NORTH, RANGE 4 EAST, CRAIGHARD COUNTY, ARKANSAS; THENCE NORTH 09°09'41" EAST ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 11, AFORESAID, A DISTANCE OF 1317.82 FEET TO THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 11, AFORESAID; THENCE NORTH 89°18'08" EAST DEPARTING SAID NORTHWEST CORNER AND ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 11, AFORESAID, A DISTANCE OF 249.97 FEET; SOUTH 67°58'55" EAST A DISTANCE OF 135.35 FEET; SOUTH 89°18'08" EAST A DISTANCE OF 263.30 FEET; SOUTH 63°49'53" EAST A DISTANCE OF 186.21 FEET; SOUTH 54°11'19" EAST A DISTANCE OF 240.42 FEET TO A POINT ON THE EAST LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 11, AFORESAID; THENCE SOUTH 01°13'30" WEST ALONG SAID EAST LINE, A DISTANCE OF 490.27 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 11, AFORESAID; THENCE SOUTH 89°09'41" WEST ALONG SAID EAST LINE, A DISTANCE OF 1317.82 FEET TO THE POINT OF BEGINNING.

CONTAINING IN ALL 1,170,313 SQ. FT. OR 26.87 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT ASSOCIATED ENGINEERING AND TESTING, LLC HAS THIS DATE MADE A BOUNDARY AND TOPOGRAPHIC SURVEY OF THE ABOVE DESCRIBED PROPERTY AS SHOWN HEREON AND THAT SAID SURVEY IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THERE ARE NO APPARENT ABOVE GROUND ENCROACHMENTS OTHER THAN AS SHOWN OR STATED HEREON AND THAT THIS SURVEY WAS MADE IN ACCORDANCE WITH THE "ARKANSAS MINIMUM STANDARDS FOR PROPERTY SURVEYS AND PLATS" IN EFFECT ON THIS DATE.

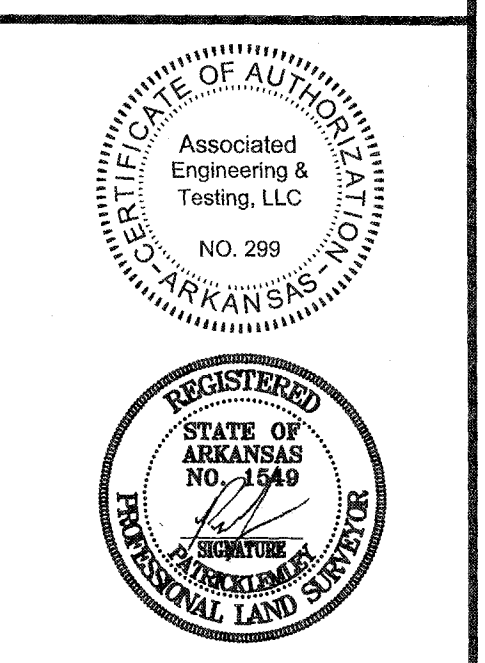
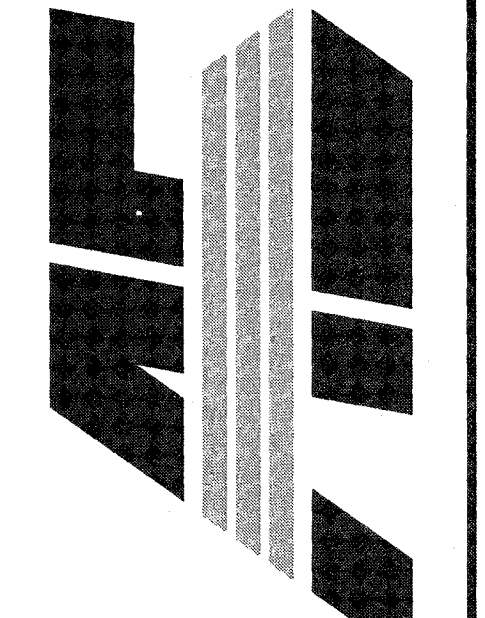
DATE OF BOUNDARY SURVEY: 06/19/2018

NOTE: TO BE VALID, COPIES MUST HAVE ORIGINAL SURVEYOR'S SIGNATURE AND SURVEYOR'S SEAL.

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BRODY REED ESTATES
HAMMERHEAD DEVELOPMENT
ELIZABETH LANE
JONESBORO, ARKANSAS

ASSOCIATED ENGINEERING, LLC
CIVIL ENGINEERING • LAND SURVEYING
LAND PLANNING
103 SOUTH CHURCH STREET • P.O. BOX 1462
JONESBORO, AR 72403
PH: 870-932-3594 • FAX: 870-939-1263



NO.	DESCRIPTION	DATE

DATE: 10/28/2020 DRAWN: CCH
CADD FILE: 18101-001 CHECKED: PWL
DWG #: 041412.0002 SHEET
SCALE: 1" = 80' 1 OF 1

2020R-026559

FILED

JONESBORO DISTRICT

CRAIGHEAD COUNTY, ARKANSAS
CANDACE EDWARDS, CLERK & RECORDER

11/17/2020 01:03:09 PM

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PAGES: 2

MACY GRAVES

**MAINTENANCE ASSURANCE
FOR STORMWATER MANAGEMENT FACILITIES**

Property Identification

Project Name: Brody Reed Estates
Project Address: 720 Elizabeth Lane
Owner(s): Hammerhead Contracting & Development, LLC
Owner Address: 3791 Highway 351
City: Jonesboro **State:** AR **Zip Code:** 72405

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 30 day of October, 2020, by Hammerhead Contracting and Development, LLC, 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 Brody Reed Estates, 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

TX:40070794



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: Brandon Holmes [Signature] 10-22-20
Printed Name Signature Date

Owner/Agent: _____
Printed Name Signature Date

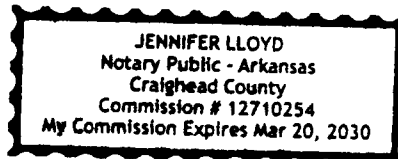
STATE OF ARKANSAS
COUNTY OF CRAIGHEAD

On this day before me, the undersigned officer, personally appeared Brandon Holmes, 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 22nd day of October, 2020.

Jennifer Lloyd
Notary Public (Printed Name)

[Signature]
Notary Public (Signature)



My Commission Expires: March 20th 2030