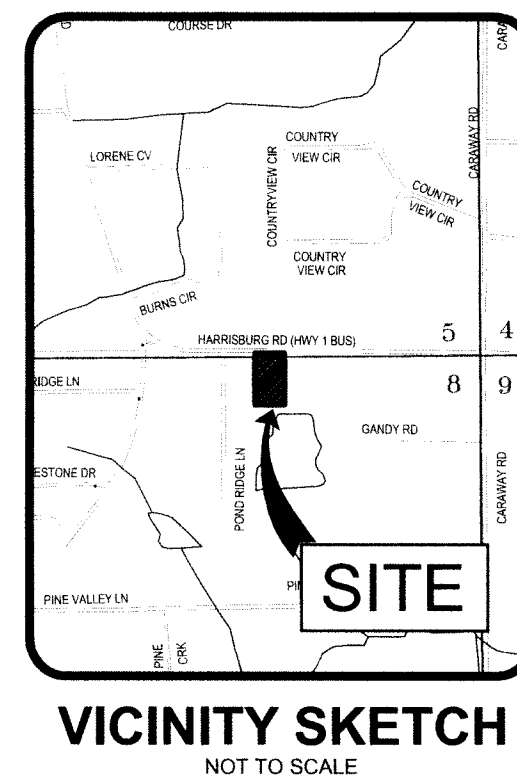
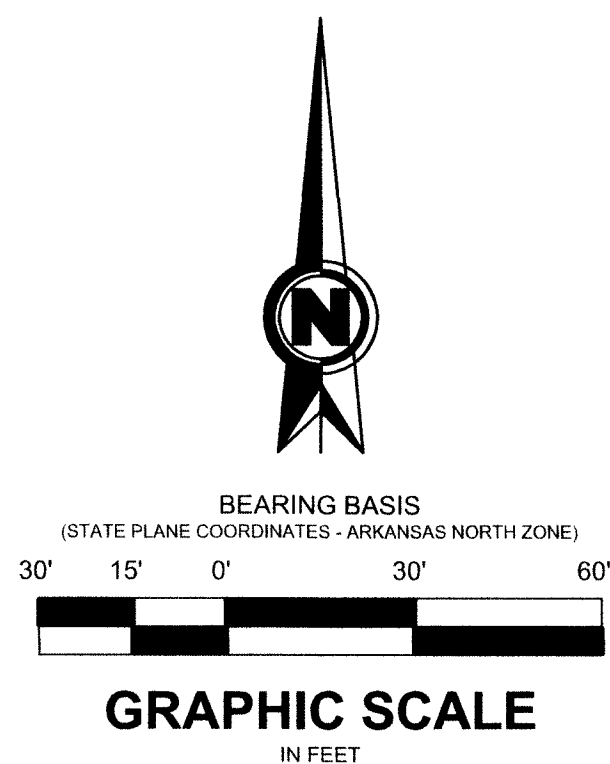
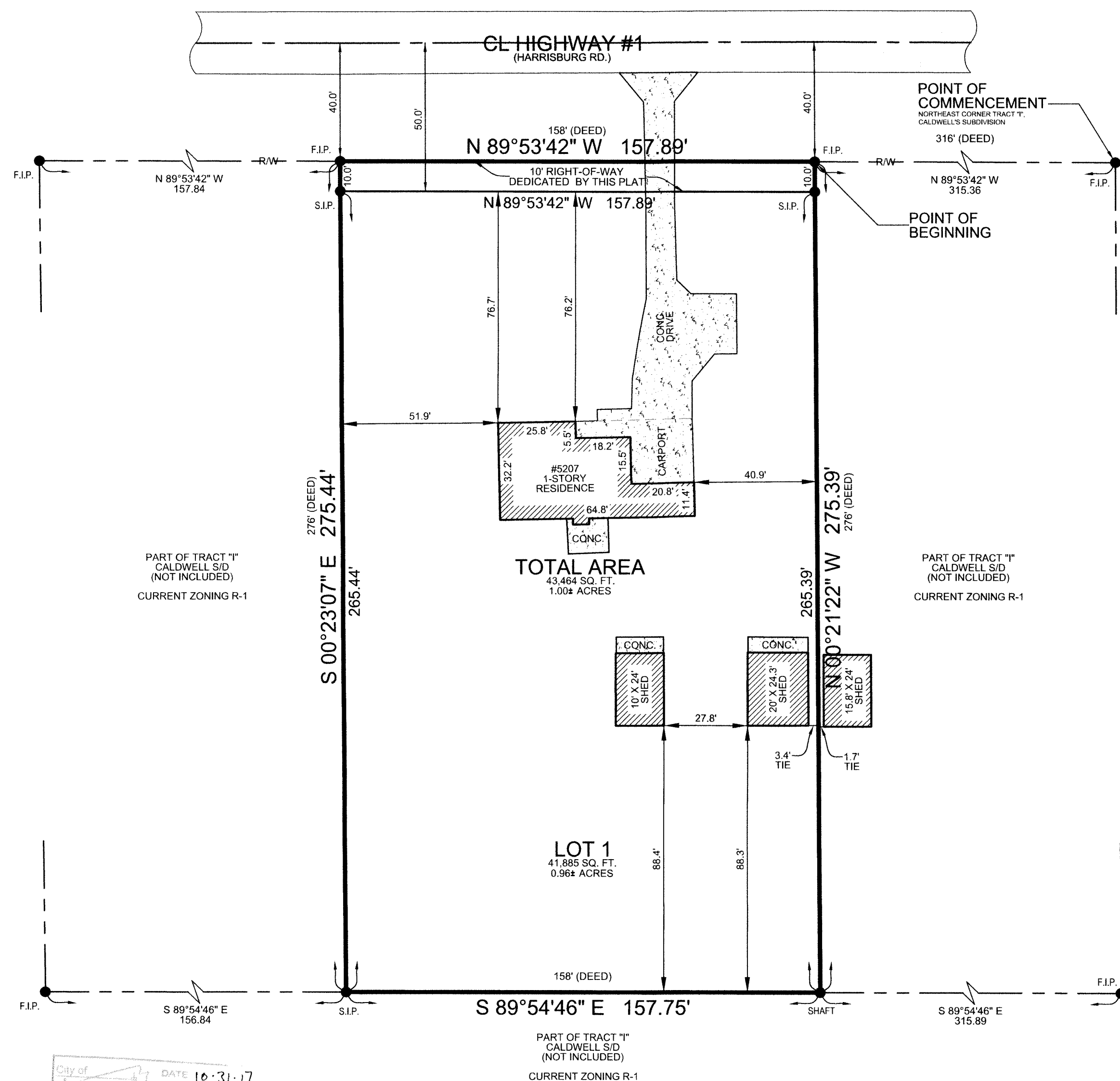


DIXON'S HARRISBURG ROAD MINOR PLAT JONESBORO, ARKANSAS



- ### LEGEND
- = BOUNDARY LINE
 - - - = ADJACENT LOT LINES
 - F.I.P. = FOUND IRON PIPE
 - F.I.P. = FOUND IRON PIPE
 - S.I.P. = SET 1-1/4" IRON PIPE W/ PLS #1637 CAP

- ### SURVEYOR'S NOTES
- THIS BOUNDARY SURVEY WAS PREPARED FOR ARTHUR L. DIXON AND NANCY DIXON. 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 IS CURRENTLY ZONED R-1. R-1 ZONING IS DEFINED AS SINGLE-FAMILY MEDIUM DENSITY DISTRICT. THE SURROUNDING PROPERTY IS ZONED R-1. BUILDING SETBACKS FOR R-1 ARE:
FRONT= 25' SIDE= 7.5' REAR= 25'
 - THE FOLLOWING DOCUMENTS WERE USED TO PREPARE THIS SURVEY:
A. RECORD PLAT OF CALDWELL'S SUBDIVISION, RECORDED IN DEED RECORD BOOK 158, PAGE 32, PUBLIC RECORDS OF CRAIGHEAD COUNTY, AT JONESBORO, ARKANSAS.
B. WARRANTY DEED TO ARTHUR L. DIXON AND NANCY DIXON, DATED OCTOBER 7, 1977, RECORDED IN DEED RECORD 249, PAGE 640, PUBLIC RECORDS OF CRAIGHEAD COUNTY, AT JONESBORO, ARKANSAS.

DESCRIPTION

A PART OF TRACT "I", CALDWELL'S SUBDIVISION OF A PART OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 13 NORTH, RANGE 4 EAST, CRAIGHEAD COUNTY, JONESBORO, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF TRACT "I", CALDWELL'S SUBDIVISION OF A PART OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 13 NORTH, RANGE 4 EAST, CRAIGHEAD COUNTY, JONESBORO, ARKANSAS; THENCE NORTH 89°53'42" WEST, ALONG THE SOUTH RIGHT-OF-WAY LINE OF ARKANSAS HIGHWAY #1, A DISTANCE OF 315.36 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89°53'42" WEST, CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY, A DISTANCE OF 157.89 FEET; THENCE SOUTH 00°23'07" WEST, DEPARTING SAID SOUTH RIGHT-OF-WAY, A DISTANCE OF 275.44 FEET; THENCE SOUTH 89°54'46" EAST, A DISTANCE OF 157.75 FEET; THENCE NORTH 00°21'22" WEST, A DISTANCE OF 275.39 FEET TO THE POINT OF BEGINNING.

CONTAINING IN ALL 43,464 SQ. FT. OR 1.00 ACRES, MORE OR LESS.

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

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT BENCHMARK LAND SURVEYING, INC. HAS THIS DATE MADE A BOUNDARY 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: 10/26/2017

OWNER'S CERTIFICATION

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

ARTHUR L. DIXON, OWNER
NANCY DIXON, OWNER

DIXON'S HARRISBURG ROAD
MINOR PLAT

ARTHUR L. DIXON
AND NANCY DIXON

PART OF TRACT "I"
CALDWELL'S SUBDIVISION
JONESBORO, ARKANSAS

BENCHMARK LAND SURVEYING, INC. NO. 3020 ARKANSAS C.O.A. #3020		
BENCHMARK LAND SURVEYING, INC. ARKANSAS C.O.A. #3020		
REGISTERED PROFESSIONAL SURVEYOR STATE OF ARKANSAS KEVIN L. SCRAPE ARKANSAS PS#1637		
DATE:	BY:	DESCRIPTION:
500-13N-04E-0-08-110-16-1637		
CADD FILE:	17152-001	SCALE: 1"=30'
DATE:	10/26/17	SHEET
DWG#:	0413081-0055	1 OF 1