

CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	206.50'	160.00'	73°56'37"	N39°27'06"E	192.46'

LINE #	DIRECTION	LENGTH	RECORD LENGTH
L1	N77°47'42"E	76.75'	76.47'
L2	S11°59'50"E	88.73'	88.60'
L3	N78°22'40"E	100.04'	
L4	N12°01'35"W	85.15'	85.04'

1. SUBJECT PROPERTY IS ZONED R-1, SINGLE-FAMILY MEDIUM DENSITY DISTRICT.

- CITY WATER & LIGHT PLANT OF JONESBORO
- 4. THE SUBJECT PROPERTY LIES OUTSIDE THE 100 YEAR SPECIAL FLOOD HAZARD ZONE, AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP: PANEL NO. 05031C0150C, EFFECTIVE DATE SEPTEMBER 27, 1991.



(N.T.S)

LEGEND:

- SET 5/8" REBAR W/ BLUE PLASTIC CAP STAMPED "J. BEARD P.S. 1691"
- △ COMPUTED POINT (NOT MONUMENTED)

- CPS COTTON PICKER SPINDLE
- BOUNDARY LINE

VICINITY MAP

FOUND MONUMENT (AS NOTED)

- (OR AS NOTED)
- UTILITY POLE
- ₩ WATER VALVE
- FIRE HYDRANT
- TELECOMMUNICATIONS PEDESTAL
- -E- OVERHEAD ELECTRIC LINE
- → CHAIN LINK FENCE LINE

LEGAL DESCRIPTION (AS PROVIDED):

PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 14 NORTH, RANGE 03 EAST, JONESBORO, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 14 NORTH, RANGE 03 EAST, JONESBORO, CRAIGHEAD COUNTY, ARKANSAS; THENCE SOUTH 88°29'56" WEST, 959.16 FEET; THENCE SOUTH 88°24'32" WEST, 1092.80 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00°53'36" EAST, 607.65 FEET; THENCE NORTH 88°00'12" WEST, 536.49 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF KELLERS CHAPEL ROAD; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE THE FOLLOWING COURSES AND DISTANCES: NORTH 02°29'37" EAST, 203.62 FEET TO A POINT ON A CURVE TO THE RIGHT; NORTHEASTERLY ALONG SAID CURVE WITH A CENTRAL ANGLE OF 73°56'37", A RADIUS OF 160.00 FEET, 206.50 FEET TO A POINT THAT BEARS NORTH 39°27'06" EAST, 192.46 FEET FROM THE LAST SAID POINT; NORTH 77°47'42" EAST, 76.75 FEET; THENCE SOUTH 11°59'50" EAST, LEAVING SAID EASTERLY RIGHT-OF-WAY LINE, 88.73 FEET; THENCE NORTH 78°22'40" EAST, 100.04 FEET; THENCE NORTH 12°01'35" WEST, 85.15 FEET TO THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF KELLERS CHAPEL ROAD; THENCE NORTH 82°01'09" EAST, ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, 240.46 FEET; THENCE SOUTH 00°53'36" WEST, LEAVING SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, 437.03 FEET TO THE POINT OF BEGINNING PROPER, CONTAINING 4.45 ACRES (193,846 SQ. FT.), MORE OR LESS, SUBJECT TO ALL RIGHTS-OF-WAY AND EASEMENTS OF RECORD.

0	40	80	
GRAPHIC SCALE	1" = 40'		

BEARINGS BASED ON ARKANSAS STATE PLANE GRID NORTH ZONE (0301)