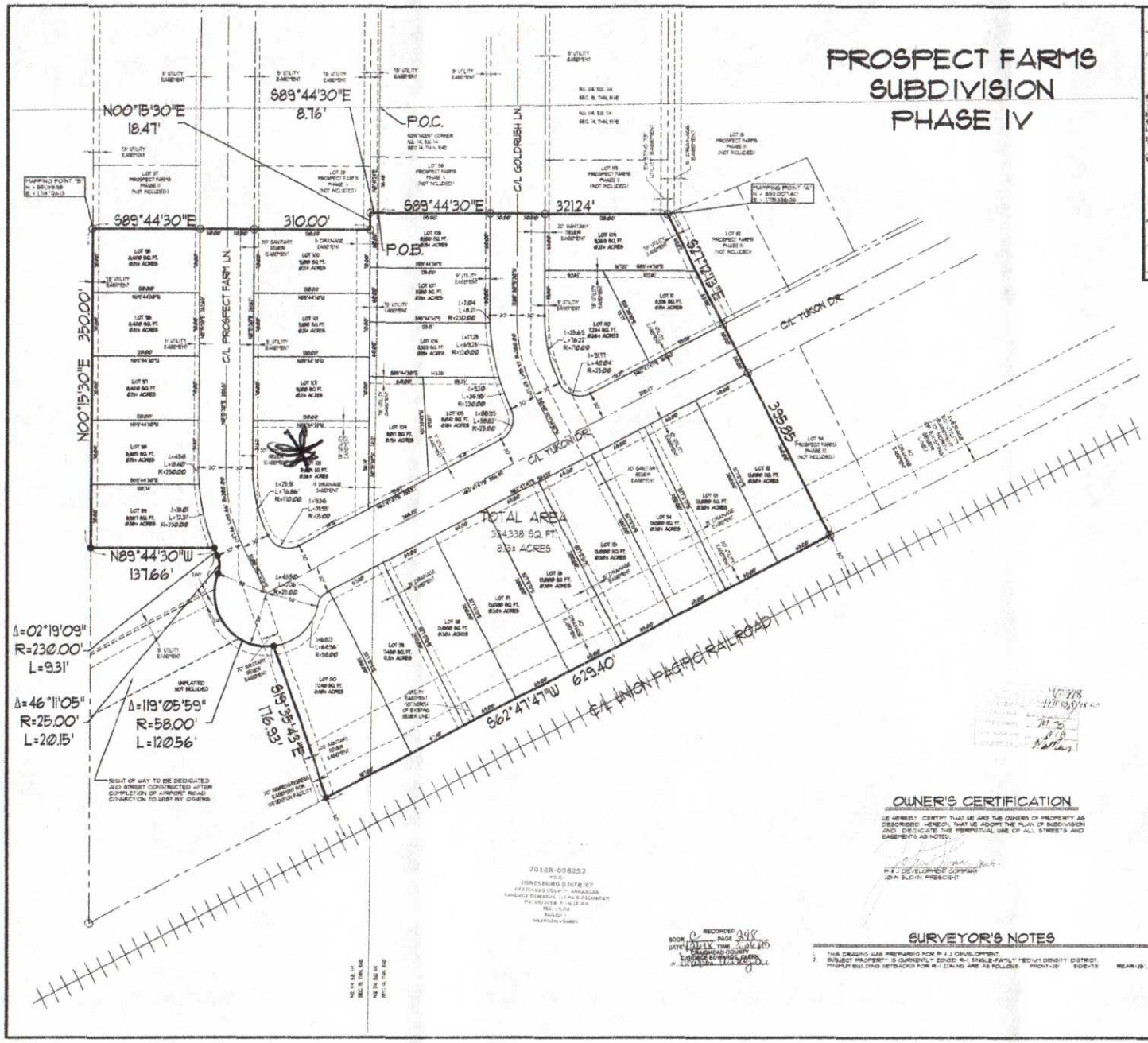
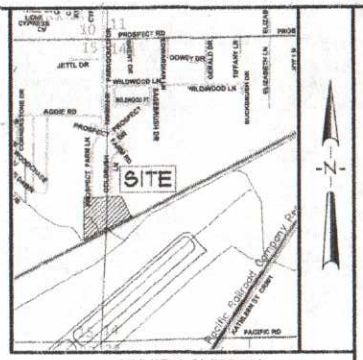
PROSPECT FARMS SUBDIVISION PHASE IV





VICINITY SKETCH
NOT TO SCALE

BEARING BASIS
(STATE PLANE COORDINATES ARKANSAS NORTH ZONE)

GRAPHIC SCALE
IN FEET

LEGEND

- = BOUNDARY LINE
- = ADJACENT LOT LINE
- = EASEMENT LINE
- = FOUND IRON PIPE
- = SET 1-1/4" IRON PIPE W/ PS #1749 CAP

DESCRIPTION

PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 14, AND PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 15 ALL LYING IN TOWNSHIP 14 NORTH, RANGE 4 EAST, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH-WEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 14 NORTH, RANGE 4 EAST, CRAIGHEAD COUNTY, ARKANSAS; THENCE SOUTH 00° 41' 24" WEST ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 14 APPROXIMATELY A DISTANCE OF 1321.48 FEET TO A POINT ON THE SOUTH LINE OF PROSPECT FARMS PHASE 2 AS RECORDED IN THE PUBLIC RECORDS OF CRAIGHEAD COUNTY, ARKANSAS, AND ALSO BEING THE POINT OF BEGINNING; THENCE SOUTH 89° 44' 30" EAST ALONG THE SOUTH LINE OF SAID PHASE 2 A DISTANCE OF 32.11 FEET TO THE SOUTHEAST CORNER OF SAID PHASE 2; THENCE SOUTH 27° 12' 13" EAST ALONG THE WESTERLY LINE OF PROSPECT FARMS PHASE 3 AS RECORDED IN THE PUBLIC RECORDS OF CRAIGHEAD COUNTY, ARKANSAS, A DISTANCE OF 395.85 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF THE UNION PACIFIC RAILROAD; THENCE SOUTH 62° 47' 47" WEST ALONG SAID NORTHERLY RIGHT OF WAY LINE A DISTANCE OF 629.40 FEET; THENCE NORTH 19° 38' 43" WEST DEPARTING SAID RIGHT OF WAY LINE A DISTANCE OF 176.93 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE; SAID CURVE TURNING TO THE RIGHT THROUGH A CENTRAL ANGLE OF 119° 05' 59", HAVING A RADIUS OF 58.00 FEET, AND WHOSE LONG CHORD BEARS N 39° 05' 28" W FOR A DISTANCE OF 100.00 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE; SAID CURVE TURNING TO THE LEFT THROUGH A CENTRAL ANGLE OF 46° 11' 05", HAVING A RADIUS OF 25.00 FEET, AND WHOSE LONG CHORD BEARS N 65° 38' 07" W FOR A DISTANCE OF 19.60 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE; SAID CURVE TURNING TO THE RIGHT THROUGH A CENTRAL ANGLE OF 02° 19' 09", HAVING A RADIUS OF 230.00 FEET, AND WHOSE LONG CHORD BEARS N 39° 28' 34" W FOR A DISTANCE OF 9.31 FEET; THENCE NORTH 89° 44' 30" WEST A DISTANCE OF 137.66 FEET; THENCE NORTH 00° 15' 30" EAST A DISTANCE OF 350.00 FEET TO THE SOUTHWEST CORNER OF PROSPECT FARMS PHASE 2 AS RECORDED IN THE PUBLIC RECORDS OF CRAIGHEAD COUNTY, ARKANSAS; THENCE ALONG THE SOUTH LINE OF PROSPECT FARMS PHASE 2 AS FOLLOWS: SOUTH 89° 47' 30" EAST A DISTANCE OF 310.00 FEET; NORTH 00° 15' 30" EAST A DISTANCE OF 18.47 FEET; SOUTH 89° 47' 30" EAST A DISTANCE OF 8.76 FEET TO THE POINT OF BEGINNING.

CONTAINING IN ALL 334,338.13 FT. OR 8.33 ACRES, MORE OR LESS.

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

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.

R & J DEVELOPMENT CORPORATION
JOHN SLOAN, PRESIDENT

2016R-008252
FILED
JONESBORO DISTRICT
CRAIGHEAD COUNTY, ARKANSAS
CHARLES PENNIMAN, CLERK & RECORDER
RECEIVED FOR RECORD
DATE: 12-01-2016
TIME: 3:06:00 PM
FEE: $15.00
BY: CHARLES PENNIMAN
DEPUTY CLERK

RECORDED
BOOK C PAGE 298
DATE 12-1-16 TIME 3:06:00 PM
CRAIGHEAD COUNTY
CHARLES PENNIMAN, CLERK
BY: [illegible] DEPUTY CLERK

SURVEYOR'S NOTES

1. THIS DRAWING WAS PREPARED FOR R & J DEVELOPMENT. SUBJECT PROPERTY IS CURRENTLY ZONED R-1 SINGLE-FAMILY MEDIUM DENSITY DISTRICT. MINIMUM BUILDING SETBACKS FOR R-1 ZONING ARE AS FOLLOWS: FRONT=25' SIDE=7.5' REAR=25'.

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT ASSOCIATED ENGINEERING, LLC HAS THIS DATE MADE A 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 ON 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: 11/04/2016

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

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PROSPECT FARMS
SUBDIVISION
PHASE IV
JONESBORO, ARKANSAS

ASSOCIATED ENGINEERING, LLC
CIVIL ENGINEERING • LAND SURVEYING
LAND PLANNING
103 SOUTH CHURCH STREET • P.O. BOX 1452
JONESBORO, AR 72403
PH: 870-932-2534 • FAX: 870-932-1283

Associated Engineering & Testing, LLC
W.O. 289
CERTIFICATE OF AUTHORIZATION
ARKANSAS

REGISTERED
STATE OF ARKANSAS
RICHARD D. TRAP
PROFESSIONAL LAND SURVEYOR

NO.	DESCRIPTION	DATE
1	CGI COMMENTS LOTS 100-103	CHANGE

RECORD PLAT

DATE: 3/9/2017	DRAWN: DEWITT
CADD FILE: CH254-17	CHECKED: PRL
DWG#: CH254-17-SURV	SHEET
SCALE: 1" = 50'	1 OF 1