

U.S. HIGHWAY No. 49

FUTURE COMMERCIAL PROPERTY

MAPPING POINT "A"
NORTHING 528219.14
EASTING 1676407.62
E 1/16 CORNER OF SECTION 4 & 9 T13N, R3E AS PER AHTD PLANS

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	39.27'	25.00'	90°00'00"	N 45°44'29" E	35.36'
C2	39.27'	25.00'	90°00'00"	S 44°15'35" E	35.36'
C3	39.27'	25.00'	90°00'00"	S 45°44'25" W	35.36'
C4	39.27'	25.00'	90°00'00"	S 44°15'35" E	35.36'

SETBACK NOTES:
R-1 ZONING
25' FRONT SETBACK
7.5' SIDE YARD SETBACK
25' REAR SETBACK

SURVEYORS NOTES:
1. BEARINGS ARE STATE PLANE GRID BEARINGS (NAD 83 DATUM) AS PER GPS OBSERVATION ON SITE DURING SURVEY AND ARE TO BE USED TO DEFINE THE GENERAL DIRECTION AND TRUE ANGLE AT THE INTERSECTION OF THE PROPERTY AND LAND LINES.
2. PROPERTY IS SUBJECT TO UTILITY SERVICES AND UNDERGROUND UTILITY LINES NOT LOCATED.

OWNER CERTIFICATION:
WE HEREBY CERTIFY THAT WE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT WE ADOPT THE PLAN OF THE SUBDIVISION AND DEDICATED PERPETUAL USE OF ALL STREETS AND EASEMENTS AS NOTED.

[Signature]

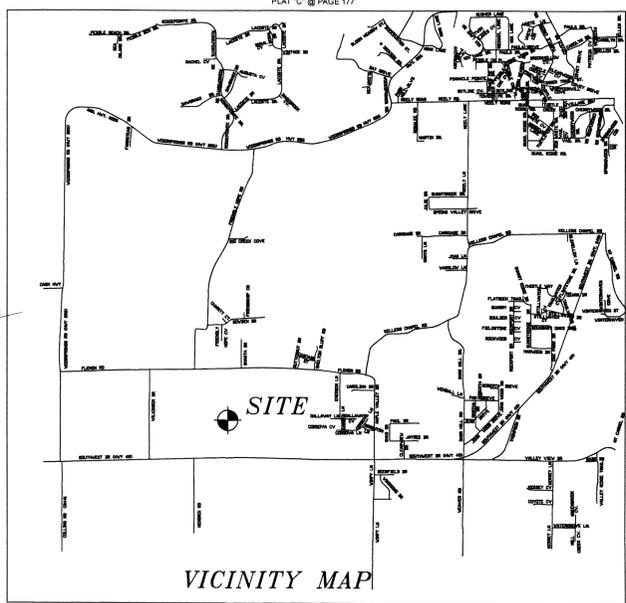
SURVEYOR'S CERTIFICATION:
THIS IS TO CERTIFY IF HAVE ON THIS DATE SURVEYED THE ABOVE DESCRIBED PROPERTY IN ACCORDANCE WITH MONUMENTS FOUND THIS PLAT CONFORMS TO THAT SURVEYED.

H&S HIME PROFESSIONAL SURVEYING SERVICES
2619 CARAWAY RD. STE. "D"
JONESBORO, ARKANSAS 72401

City of Jonesboro
CITY PLANNER
CITY ENGINEER
CITY SURVEYOR
CITY MANAGER

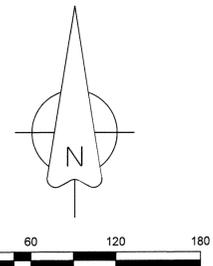
RECORDED
BOOK 272
PAGE 272
DATE 12-27-16 TIME

CRAIGHEAD COUNTY
CLERK
CANDACE EDWARDS
BY: *[Signature]*



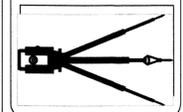
LEGEND

- FOUND CORNER AS NOTED
- SET 1/2" REBAR W/ CAP
- FD COTTON PICKER SPINDLE
- ▲ HIGHWAY RIGHT OF WAY MARKER
- ▲ FOUND REBAR
- △ CALCULATED CORNER
- X — FENCE LINE
- E — ELECTRIC
- SET PK NAIL
- ⊕ POWER POLE



DESCRIPTION:
A PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (0.35 AC.) OF SECTION 3 AND A PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (10.26 AC.) OF SECTION 4, TOWNSHIP 13 NORTH, RANGE 3 EAST, CRAIGHEAD COUNTY, ARKANSAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
Commencing at the Southeast corner of the Southwest Quarter of said Section 3, thence North 00°18'25" East 466.62 feet; thence North 76°28'26" West 152.19 feet; thence North 30°39'19" West 171.19 feet; thence North 89°15'07" West 1362.94 feet to the point of beginning proper;
thence North 00°43'06" East 316.88 feet; thence North 89°15'07" West 1364.65 feet; thence South 00°24'32" West 316.70 feet; thence South 89°15'07" East 1362.94 feet to the point of beginning proper, having an area of 432,029.83 square feet, 9.92 acres more or less and being subject to all public and private roads and easements.

H&S HIME PROFESSIONAL SURVEYING SERVICES
PHONE: 870-972-1288
E-MAIL: hshime_butch@yahoo.com



RECORD PLAT
MERRELL ESTATES, PHASE V (REVISED)
JONESBORO, ARKANSAS

DATE: 9-10-2015
REV: 10-05-2016
11-22-2016
REVIEWED BY: H. HIME
DRAWN BY: B. WOOD

