

DESCRIPTION




PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 14 NORTH, RANGE 4 EAST, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE CENTER OF SECTION 29, TOWNSHIP 14 NORTH, RANGE 4 EAST: THENCE NORTH 89°28'49" EAST, ALONG THE QUARTER SECTION LINE, 50.00 FEET TO THE EAST RIGHT-OF-WAY OF BROWNS LANE: THENCE SOUTH 00°40'29" WEST, ALONG SAID RIGHT-OF-WAY, 528.09 FEET TO THE CENTER OF A DRAINAGE CHANNEL, POINT OF BEGINNING PROPER: THENCE SOUTH 65°43'42" EAST, ALONG SAID DRAINAGE CHANNEL, 254.31 FEET TO THE WEST RIGHT-OF-WAY OF McCLELLAN DRIVE: THENCE SOUTH 00°40'29" WEST, ALONG SAID RIGHT-OF-WAY, 139.60 FEET: THENCE SOUTH 89°28'49" WEST, 233.15 FEET TO THE EAST RIGHT-OF-WAY OF BROWNS LANE: THENCE NORTH 00°40'29" EAST, ALONG SAID RIGHT-OF-WAY, 246.28 FEET TO THE POINT OF BEGINNING PROPER.

CONTAINING IN ALL 44,974 SQ. FT. OR 1.03 ACRES, MORE OR LESS.

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

LEGEND

-  = BOUNDARY LINE
-  = ADJACENT LOT LINE
-  = EASEMENT LINE
-  F.I.P. = FOUND IRON PIPE



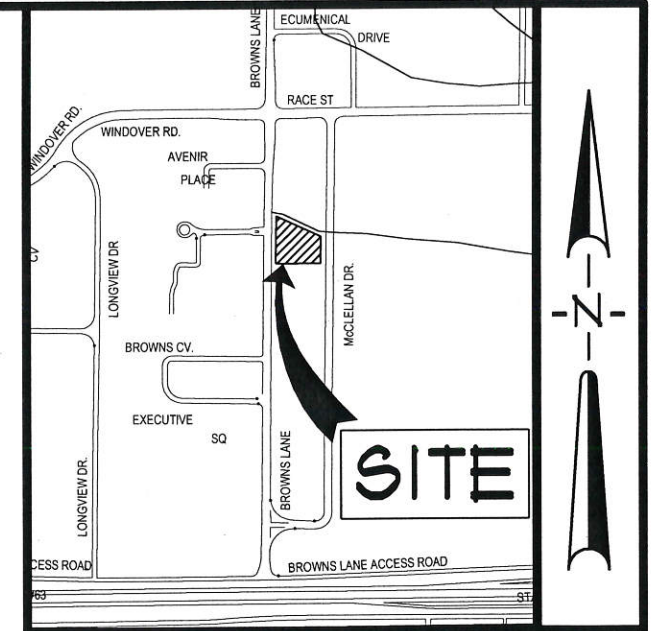
BEARING BASIS
(STATE PLANE COORDINATES - ARKANSAS NORTH ZONE)

100' 50' 0' 100' 200'

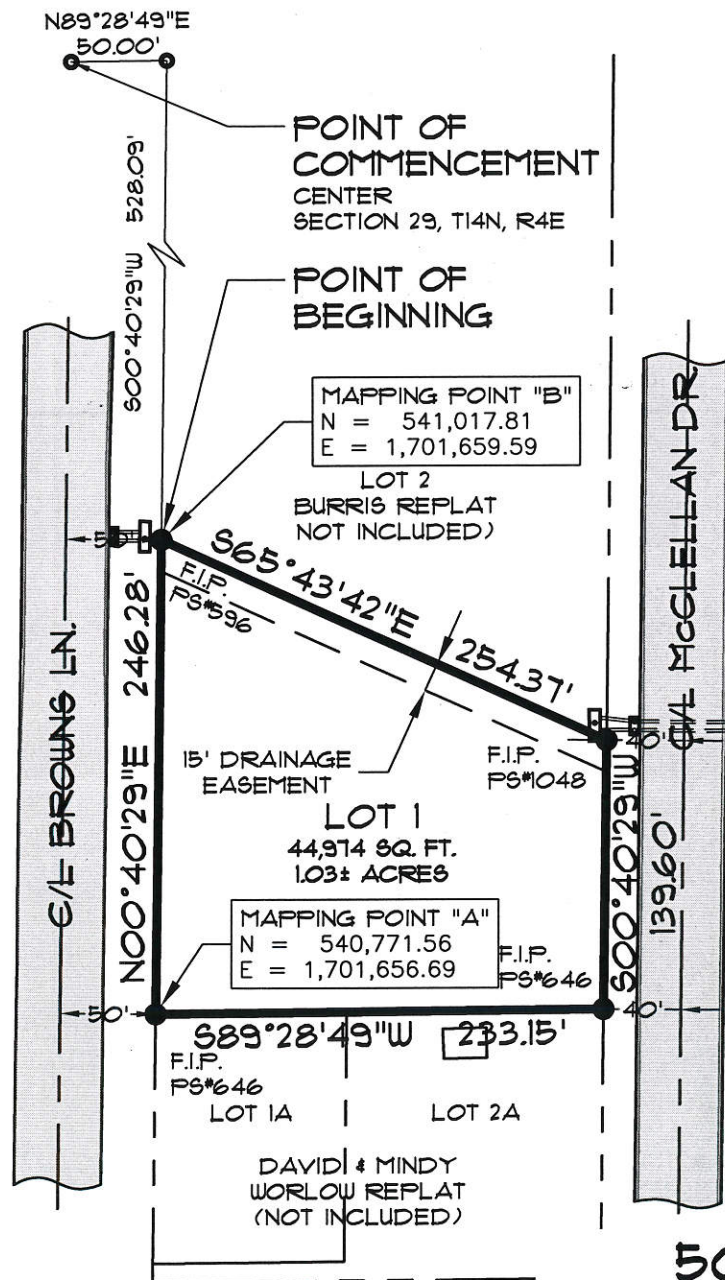


GRAPHIC SCALE

IN FEET



VICINITY SKETCH
NOT TO SCALE



City of Jonesboro ARKANSAS

DATE 1/16/15
FILE # MP15-05

CITY PLANNER _____
CITY ENGINEER _____
CITY SURVEYOR _____
CITY WATER & LIGHT _____

OWNER'S CERTIFICATION

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY AS DESCRIBED HEREON, THAT I ADOPT THE PLAN OF SUBDIVISION AND DEDICATE THE PERPETUAL USE OF ALL STREETS AND EASEMENTS AS NOTED.

Tina Hunt Coats

SON-TINA ENTERPRISES, INC.
TINA COATS, PRESIDENT

SURVEYOR'S NOTES

- THIS DRAWING WAS PREPARED FOR SON-TINA ENTERPRISES, INC.
- 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 C-3 ZONING, GENERAL COMMERCIAL DISTRICT. THE SURROUNDING PROPERTY IS ZONED C-3. THE BUILDING SETBACKS FOR C-3 ZONING ARE:
FRONT = 25' SIDE = 10' REAR = 20'
- SUBJECT PROPERTY IS LOCATED WITHIN "ZONE X", AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN, AS DESIGNATED BY FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR THE CITY OF JONESBORO, COMMUNITY PANEL 05031C0132C (PANEL 132 OF 200). EFFECTIVE DATE - SEPTEMBER 21, 1991. REVISED DATE - JUNE 25, 2007.
- THE FOLLOWING DOCUMENTS WERE USED TO PREPARE THIS SURVEY:
 - GLO MAP/NOTES FOR T14N, R4E, CRAIGHEAD COUNTY, ARKANSAS.
 - RECORD PLAT OF BURRIS REPLAT OF LOT 2 CAMERON'S PROFESSIONAL ADDITION, RECORDED IN PLAT CABINET "C", PAGE 173 AT JONESBORO, ARKANSAS.
 - RECORD PLAT OF DAVID & MINDY WORLOW REPLAT, RECORDED IN PLAT CABINET "C", PAGE 170 AT JONESBORO, ARKANSAS.
 - PLAT OF SURVEY BY DAN MULHOLLEN PS#646, DATED MARCH 25, 1999.
 - WARRANTY DEED TO SON-TINA ENTERPRISES, INC. RECORDED IN CRAIGHEAD COUNTY, ARKANSAS, IN DEED BOOK 554, PAGES 858-860.

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT ASSOCIATED ENGINEERING AND TESTING, LLC 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: 01/16/2015



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

ASSOCIATED ENGINEERING AND TESTING, LLC

CIVIL ENGINEERING AND LAND SURVEYING SERVICES
103 SOUTH CHURCH STREET - P.O. BOX 1462 - JONESBORO, AR 72403
PH: 870-932-3594 FAX: 870-935-1263

SON-TINA BROWNS LANE MINOR PLAT IN THE SOUTHEAST QUARTER OF SECTION 29, T14N, R4E JONESBORO, ARKANSAS

500-14N-04E-0-29-240-16-0766

REV	DATE	REVISIONS	DRAWN	CHK'D	DRAWN: CCH	CHECKED: KLS	DATE: 01/16/15	SHEET
					SCALE: 1" = 100'	CADD FILE: 15102-001	DWG#: 0414292.0031	1 OF 1