

**SURVEY DESCRIPTION:**  
 A Part of the West Half of Section 28, Township 14 North, Range 3 East, Craighead County, Arkansas, being more particularly described as follows:  
 BEGINNING at the Southwest corner of the Northwest Quarter of said Section 28; Thence North 00° 51' 55" East, a distance of 1325.33 feet, to the Southerly Right-of-Way of Strawfloor Road; Thence along said right of way the following courses and distances: South 66° 39' 32" East, a distance of 410.43 feet; South 62° 46' 07" East, a distance of 601.45 feet to the beginning of a non-tangential curve. Said curve turns to the left through an angle of 05° 04' 59", having a radius of 940.25 feet, and whose long chord bears South 65° 59' 33" East for a distance of 99.78 feet to a point of intersection with a non-tangential line; South 00° 27' 22" West leaving right of way, a distance of 255.60 feet; Thence North 06° 06' 07" East, a distance of 50.52 feet; Thence South 00° 35' 43" West, a distance of 204.80 feet; Thence North 87° 05' 41" West, a distance of 17.58 feet to the beginning of a curve. Said curve turning to the left through an angle of 05° 57' 15", having a radius of 170.00 feet, and whose long chord bears South 87° 55' 41" West for a distance of 17.66 feet; Thence South 84° 57' 04" West, a distance of 74.70 feet; Thence South 00° 40' 54" West, a distance of 413.50 feet; Thence South 00° 32' 43" West, a distance of 541.20 feet; Thence North 89° 56' 40" East, a distance of 100.94 feet; Thence South 00° 38' 06" West, a distance of 94.84 feet; Thence North 88° 58' 30" East, a distance of 667.65 feet; Thence South 01° 21' 01" East, a distance of 125.22 feet; Thence North 89° 53' 21" East, a distance of 51.25 feet; Thence South 00° 38' 35" West, a distance of 102.82 feet; Thence South 85° 14' 54" East, a distance of 100.10 feet; Thence South 01° 19' 24" West, a distance of 224.82 feet; Thence South 00° 33' 25" West, a distance of 40.72 feet; Thence North 89° 19' 23" East, a distance of 330.37 feet; Thence South 00° 44' 19" West, a distance of 294.45 feet; to the Northerly right of way of Arkansas Highway #228 (A.H.T.D. Job #10527). Thence along said right of way the following courses and distances: North 83° 36' 54" West, a distance of 542.16 feet to the beginning of a non-tangential curve. Said curve turning to the left through an angle of 25° 24' 59", having a radius of 1029.92 feet, and whose long chord bears North 76° 20' 23" West for a distance of 453.14 feet to a point of intersection with a non-tangential line; North 89° 03' 28" West, a distance of 233.02 feet; North 00° 52' 56" East leaving right of way, a distance of 1027.07 feet; South 89° 02' 24" West, a distance of 500.34 feet; Thence South 00° 52' 33" East a distance of 1549.26 feet to the POINT OF BEGINNING, containing 70.05 acres, more or less, and being subject to all Rights-of-Way and easements of record.

**OWNER'S CERTIFICATION:**  
 I certify that I am the owner of the above described property, and that I dedicate for the perpetual use of the public, all described easements and streets as shown for the express purposes indicated.

Name \_\_\_\_\_ Signature / Date \_\_\_\_\_  
 Name \_\_\_\_\_ Signature / Date \_\_\_\_\_  
 Name \_\_\_\_\_ Signature / Date \_\_\_\_\_

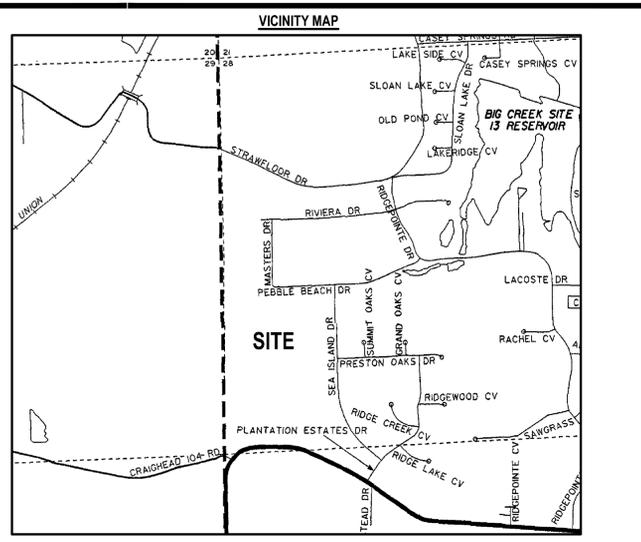
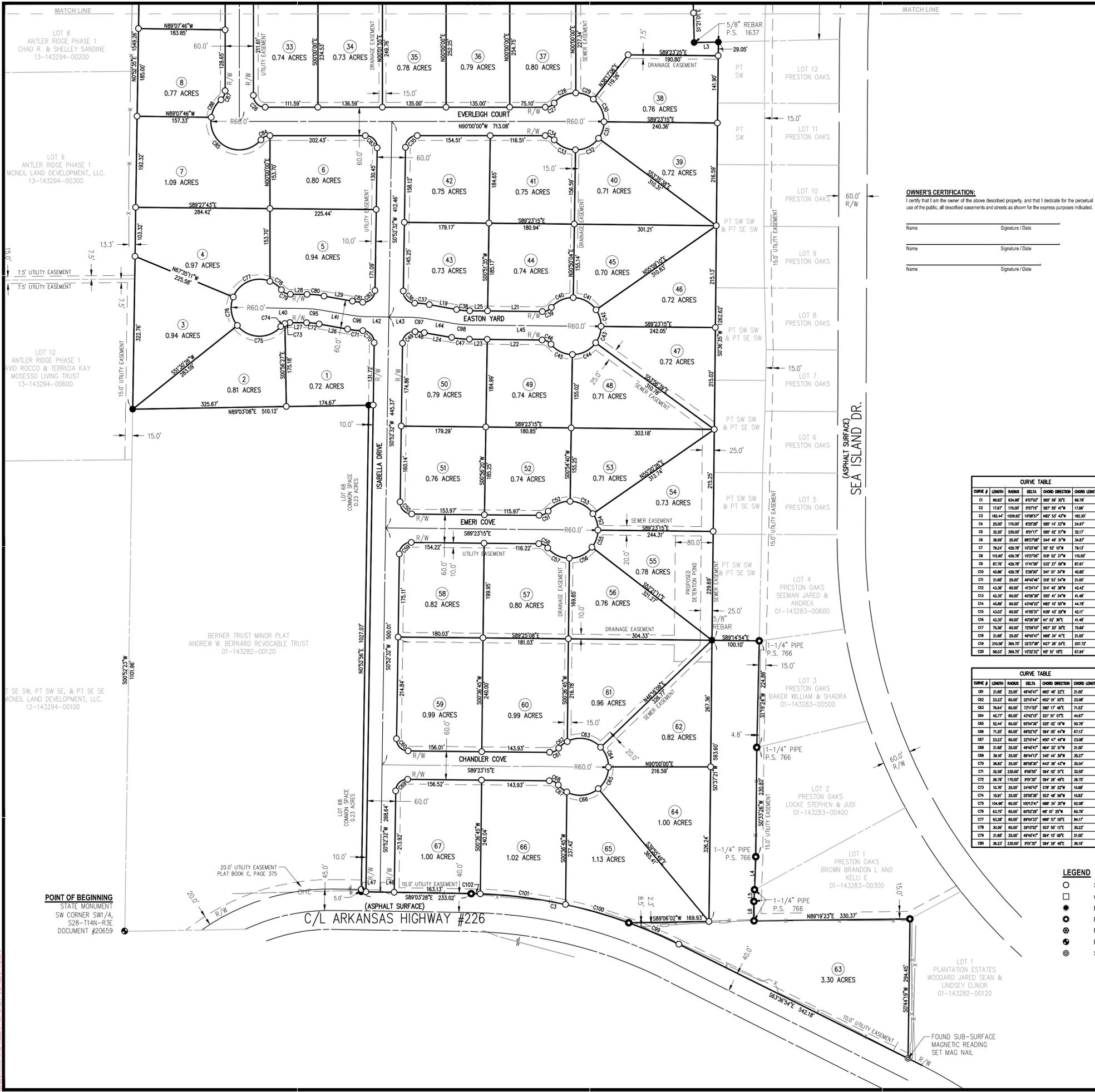
CURVE TABLE					CURVE TABLE					CURVE TABLE							
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH	CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH	CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	98.83	854.98	67°03'	S87°59'30"E	98.78	C21	38.85	25.00	97°32'57"	N45°10'29"W	38.85	C41	58.88	60.00	64°16'44"	S82°00'30"E	58.77
C2	17.67	170.00	97°15'	S87°59'41"W	17.66	C22	12.17	170.00	67°03'	S87°00'04"W	12.16	C42	37.44	60.00	37°27'39"	S17°07'14"E	36.95
C3	182.44	1029.92	107°03'	N82°53'43"W	182.29	C23	23.92	230.00	97°15'	S87°59'41"W	23.89	C43	37.13	60.00	37°27'39"	S17°07'14"E	36.54
C4	25.00	170.00	97°15'	S87°59'41"W	24.97	C24	16.48	230.00	67°03'	S87°00'04"W	16.48	C44	57.44	60.00	54°50'47"	S82°30'19"W	56.27
C5	32.27	230.00	97°15'	S87°59'41"W	32.27	C25	36.29	230.00	97°15'	S87°59'41"W	36.29	C45	51.93	60.00	49°23'13"	N45°24'19"W	50.12
C6	38.16	25.00	89°27'30"	S44°46'30"W	38.07	C26	38.27	25.00	89°27'30"	S44°46'30"W	38.18	C46	21.86	25.00	49°40'47"	N45°13'37"W	21.85
C7	78.24	428.78	107°03'	S82°53'43"W	78.15	C27	21.88	25.00	49°40'47"	N45°13'37"W	21.87	C47	37.88	230.00	97°15'	S87°59'41"W	37.82
C8	115.87	428.78	107°03'	S82°53'43"W	115.85	C28	52.12	60.00	49°40'47"	N45°13'37"W	52.04	C48	26.07	25.00	64°50'01"	S82°30'19"W	26.06
C9	87.78	428.78	107°03'	S82°53'43"W	87.61	C29	40.02	60.00	38°19'50"	S70°46'49"E	39.95	C49	40.29	25.00	82°20'39"	S47°02'57"W	39.07
C10	40.88	428.78	97°15'	S87°59'41"W	40.87	C30	54.82	60.00	52°17'30"	S22°33'04"E	55.81	C50	38.28	25.00	60°10'47"	S44°15'21"E	38.44
C11	21.86	25.00	49°40'47"	N45°13'37"W	21.86	C31	37.48	60.00	38°19'50"	S70°46'49"E	37.48	C51	21.86	25.00	49°40'47"	N45°13'37"W	21.86
C12	43.38	60.00	47°41'41"	S14°43'38"W	43.42	C32	56.89	60.00	54°23'18"	S62°37'29"E	56.87	C52	52.34	60.00	49°50'47"	N45°13'37"W	52.89
C13	42.35	60.00	49°40'47"	N45°13'37"W	42.35	C33	51.15	60.00	49°40'47"	N45°13'37"W	51.15	C53	56.89	60.00	54°23'18"	S62°37'29"E	56.87
C14	45.89	60.00	47°41'41"	S14°43'38"W	45.78	C34	21.87	25.00	49°40'47"	N45°13'37"W	21.87	C54	38.85	60.00	38°19'50"	S70°46'49"E	38.78
C15	42.35	60.00	49°40'47"	N45°13'37"W	42.35	C35	38.85	60.00	38°19'50"	S70°46'49"E	38.85	C55	58.84	60.00	37°29'59"	S19°07'27"W	58.17
C16	42.35	60.00	49°40'47"	N45°13'37"W	42.35	C36	38.85	25.00	89°27'30"	S44°46'30"W	38.85	C56	55.41	60.00	52°25'28"	S45°07'38"W	55.40
C17	78.24	428.78	107°03'	S82°53'43"W	78.15	C37	31.24	230.00	74°03'01"	N45°13'37"W	31.19	C57	52.02	60.00	49°40'47"	N45°13'37"W	52.01
C18	21.86	25.00	49°40'47"	N45°13'37"W	21.86	C38	37.84	170.00	97°15'	S87°59'41"W	37.81	C58	21.86	25.00	49°40'47"	N45°13'37"W	21.86
C19	210.97	388.75	32°37'30"	N67°38'38"E	207.72	C39	21.88	25.00	49°40'47"	N45°13'37"W	21.87	C59	38.16	25.00	49°40'47"	N45°13'37"W	38.27
C20	68.83	388.75	107°03'	N45°13'37"W	67.84	C40	32.27	230.00	49°40'47"	N45°13'37"W	32.27	C60	38.28	25.00	60°10'47"	S44°15'21"E	38.44

CURVE TABLE					CURVE TABLE					CURVE TABLE							
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH	CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH	CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C21	31.88	25.00	89°27'30"	S44°46'30"W	31.88	C61	40.88	25.00	89°27'30"	S44°46'30"W	40.88	C11	104.96	25.00	89°27'30"	S44°46'30"W	104.96
C22	17.67	170.00	97°15'	S87°59'41"W	17.66	C62	21.88	25.00	49°40'47"	N45°13'37"W	21.88	C12	32.27	230.00	97°15'	S87°59'41"W	32.27
C23	182.44	1029.92	107°03'	N82°53'43"W	182.29	C63	21.88	25.00	49°40'47"	N45°13'37"W	21.88	C13	26.07	25.00	64°50'01"	S82°30'19"W	26.06
C24	25.00	170.00	97°15'	S87°59'41"W	24.97	C64	45.77	60.00	47°41'41"	S14°43'38"W	45.67	C14	45.77	60.00	47°41'41"	S14°43'38"W	45.67
C25	32.27	230.00	97°15'	S87°59'41"W	32.27	C65	52.44	60.00	50°29'30"	S22°02'19"W	50.79	C15	42.35	60.00	49°40'47"	N45°13'37"W	42.35
C26	38.16	25.00	89°27'30"	S44°46'30"W	38.07	C66	71.25	60.00	69°02'14"	S48°05'44"W	67.13	C16	71.25	60.00	69°02'14"	S48°05'44"W	67.13
C27	78.24	428.78	107°03'	S82°53'43"W	78.15	C67	23.33	60.00	32°25'14"	N45°13'37"W	23.30	C17	23.33	60.00	32°25'14"	N45°13'37"W	23.30
C28	115.87	428.78	107°03'	S82°53'43"W	115.85	C68	21.86	25.00	49°40'47"	N45°13'37"W	21.86	C18	21.86	25.00	49°40'47"	N45°13'37"W	21.86
C29	87.78	428.78	107°03'	S82°53'43"W	87.61	C69	38.16	25.00	49°40'47"	N45°13'37"W	38.17	C19	38.16	25.00	49°40'47"	N45°13'37"W	38.17
C30	40.88	428.78	97°15'	S87°59'41"W	40.87	C70	38.82	25.00	89°27'30"	S44°46'30"W	38.84	C20	38.82	25.00	89°27'30"	S44°46'30"W	38.84
C31	21.86	25.00	49°40'47"	N45°13'37"W	21.86	C71	32.27	230.00	97°15'	S87°59'41"W	32.27	C21	32.27	230.00	97°15'	S87°59'41"W	32.27
C32	43.38	60.00	47°41'41"	S14°43'38"W	43.42	C72	26.78	170.00	97°15'	S87°59'41"W	26.78	C22	26.78	170.00	97°15'	S87°59'41"W	26.78
C33	42.35	60.00	49°40'47"	N45°13'37"W	42.35	C73	10.78	25.00	34°20'32"	S78°32'22"W	10.68	C23	10.78	25.00	34°20'32"	S78°32'22"W	10.68
C34	45.77	60.00	47°41'41"	S14°43'38"W	45.67	C74	104.96	25.00	89°27'30"	S44°46'30"W	104.96	C24	104.96	25.00	89°27'30"	S44°46'30"W	104.96
C35	42.35	60.00	49°40'47"	N45°13'37"W	42.35	C75	104.96	60.00	100°17'41"	N48°34'37"W	92.08	C25	104.96	60.00	100°17'41"	N48°34'37"W	92.08
C36	42.35	60.00	49°40'47"	N45°13'37"W	42.35	C76	63.75	60.00	60°25'18"	N45°13'37"W	60.79	C26	63.75	60.00	60°25'18"	N45°13'37"W	60.79
C37	78.24	428.78	107°03'	S82°53'43"W	78.15	C77	43.38	60.00	47°41'41"	S14°43'38"W	43.42	C27	43.38	60.00	47°41'41"	S14°43'38"W	43.42
C38	115.87	428.78	107°03'	S82°53'43"W	115.85	C78	30.58	60.00	29°23'52"	S33°55'17"E	30.23	C28	30.58	60.00	29°23'52"	S33°55'17"E	30.23
C39	87.78	428.78	107°03'	S82°53'43"W	87.61	C79	21.86	25.00	49°40'47"	N45°13'37"W	21.86	C29	21.86	25.00	49°40'47"	N45°13'37"W	21.86
C40	40.88	428.78	97°15'	S87°59'41"W	40.87	C80	38.13	230.00	97°15'	S87°59'41"W	38.19	C30	38.13	230.00	97°15'	S87°59'41"W	38.19

PARCEL LINE TABLE			PARCEL LINE TABLE			PARCEL LINE TABLE		
LINE #	DIRECTION	LENGTH	LINE #	DIRECTION	LENGTH	LINE #	DIRECTION	LENGTH
L1	S87°30'45"W	60.00'	L17	S84°57'04"W	60.88'	L34	N45°13'37"E	60.00'
L2	S84°57'04"W	24.79'	L18	S89°03'05"W	76.84'	L35	N45°13'37"E	24.79'
L3	N45°13'37"E	24.79'	L19	S89°03'05"W	58.87'	L36	N45°13'37"E	24.79'
L4	S17°07'14"E	36.95'	L20	N45°13'37"E	7.26'	L37	N45°13'37"E	198.83'
L5	S17°07'14"E	36.54'	L21	S89°23'55"W	116.12'	L38	N45°13'37"E	100.23'
L6	S82°30'19"W	56.27'	L22	N45°13'37"E	116.11'	L39	N45°13'37"E	61.18'
L7	S82°30'19"W	26.06'	L23	N45°13'37"E	37.82'	L40	N45°13'37"E	58.87'
L8	S82°30'19"W	26.06'	L24	S89°03'05"W	58.87'	L41	N45°13'37"E	61.18'
L9	S82°30'19"W	26.06'	L25	S89°23'55"W	37.82'	L42	N45°13'37"E	58.87'
L10	S82°30'19"W	26.06'	L26	S89°23'55"W	116.11'	L43	N45°13'37"E	61.18'
L11	S44°46'30"W	19.79'	L27	N45°13'37"E	38.42'	L44	N45°13'37"E	58.87'
L12	N45°13'37"E	19.79'	L28	S89°03'05"W	38.42'	L45	N45°13'37"E	58.87'
L13	N45°13'37"E	19.79'	L29	S89°03'05"W	61.19'	L46	S89°03'05"W	60.00'
L14	S89°03'05"W	61.19'	L30	S89°03'05"W	18.85'	L47	N45°13'37"E	58.87'
L15	S89°03'05"W	18.85'	L31	S89°03'05"W	18.85'	L48	N45°13'37"E	58.87'
L16								



**SURVEY DESCRIPTION:**  
A Part of the West Half of Section 28, Township 14 North, Range 3 East, Craighead County, Arkansas, being more particularly described as follows:

BEGINNING at the Southwest corner of the Northwest Quarter of said Section 28; Thence North 00° 51' 55" East, a distance of 1325.33 feet; to the Southerly Right-of-Way of Shaw Road; Thence along said right of way the following courses and distances: South 66° 39' 32" East, a distance of 410.43 feet; South 67° 46' 00" East, a distance of 601.45 feet to the beginning of a non-tangential curve, said curve turning to the left through an angle of 00° 04' 59", having a radius of 940.25 feet, and whose long chord bears South 65° 59' 35" East for a distance of 99.78 feet to a point of intersection with a non-tangential line; South 00° 50' 27" West leaving right of way, a distance of 255.5 feet; Thence North 89° 00' 07" West, a distance of 500.52 feet; Thence South 00° 35' 43" West, a distance of 240.00 feet; Thence North 89° 05' 41" West, a distance of 7.58 feet to the beginning of a curve, said curve turning to the left through an angle of 09° 57' 15", having a radius of 1700.00 feet, and whose long chord bears South 87° 55' 41" West for a distance of 17.86 feet; Thence South 64° 57' 04" West, a distance of 174.70 feet; Thence South 00° 43' 54" West, a distance of 413.52 feet; Thence South 00° 32' 45" West, a distance of 541.20 feet; Thence North 88° 58' 49" East, a distance of 100.04 feet; Thence South 00° 38' 00" West, a distance of 84.34 feet; Thence North 88° 58' 20" East, a distance of 657.85 feet; Thence South 01° 21' 01" East, a distance of 125.22 feet; Thence North 88° 53' 21" East, a distance of 51.25 feet; Thence South 00° 36' 35" West, a distance of 192.02 feet; Thence South 89° 14' 54" East, a distance of 100.10 feet; Thence South 01° 19' 24" West, a distance of 224.88 feet; Thence South 00° 33' 25" West, a distance of 230.82 feet; Thence South 02° 08' 18" West, a distance of 68.57 feet; Thence South 02° 35' 33" West, a distance of 24.91 feet; Thence South 00° 37' 33" East, a distance of 40.72 feet; Thence North 89° 18' 23" East, a distance of 330.37 feet; Thence North 00° 44' 19" West, a distance of 294.45 feet; to the Northerly right of way of Arkansas Highway #226 (A.H.T.D. 208 #1027); Thence along said right of way the following courses and distances: North 63° 38' 54" West, a distance of 542.18 feet to the beginning of a non-tangential curve, said curve turning to the left through an angle of 25° 24' 59", having a radius of 1029.92 feet, and whose long chord bears North 76° 20' 23" West for a distance of 453.14 feet to a point of intersection with a non-tangential line; North 89° 03' 28" West, a distance of 233.02 feet; North 00° 52' 56" East leaving right of way, a distance of 1027.07 feet; South 89° 02' 24" West, a distance of 500.34 feet; Thence North 00° 52' 55" East a distance of 1549.26 feet to the POINT OF BEGINNING, containing 70.05 acres, more or less, and being subject to all Rights-of-Way and easements of record.

**OWNER'S CERTIFICATION:**  
I certify that I am the owner of the above described property, and that I dedicate for the perpetual use of the public, all described easements and streets as shown for the express purposes indicated.

Name: \_\_\_\_\_ Signature / Date: \_\_\_\_\_  
Name: \_\_\_\_\_ Signature / Date: \_\_\_\_\_  
Name: \_\_\_\_\_ Signature / Date: \_\_\_\_\_

CURVE TABLE					CURVE TABLE					CURVE TABLE							
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH	CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH	CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	88.87	834.88	87°07'	S82°59'30"E	99.78	C21	38.85	25.00	87°23'	N46°10'20"W	35.87	C41	58.88	60.00	54°14'	S82°07'30"E	54.77

**LEGEND**

- SET 5/8" REBAR P.S. 1563
- CALCULATED (NOT SET)
- FOUND REBAR (AS NOTED)
- FOUND PIPE (AS NOTED)
- ⊙ FOUND COTTON PICKER SPINDLE
- ⊙ FOUND STATE MONUMENT
- ⊙ SET MAG NAIL

**PROPERTY LINE** \_\_\_\_\_

**ADJACENT PROPERTY LINE** \_\_\_\_\_

**CENTERLINE ROAD** \_\_\_\_\_

**EXISTING EASEMENT** \_\_\_\_\_

**OVERHEAD ELECTRIC** \_\_\_\_\_

**FENCE (WOOD)** \_\_\_\_\_

**FENCE (WROUGHT IRON)** \_\_\_\_\_

**FENCE (BARBED WIRE)** \_\_\_\_\_

**FENCE (CHAIN LINK)** \_\_\_\_\_

**EXISTING RIGHT-OF-WAY** \_\_\_\_\_

**MATCH LINE** \_\_\_\_\_

RECORD INFORMATION

ARKANSAS STATE PLANE COORDINATE SYSTEM NORTH ZONE

GRAPHIC SCALE IN FEET  
100' 0 100'

SEAL

**PRELIMINARY**

REGISTERED PROFESSIONAL SURVEYOR  
STATE OF ARKANSAS  
NO. 109  
TIMOTHY A. DANIELS

PRELIMINARY PLAT  
PONDEROSA POINTE SUBDIVISION  
A PART OF THE W1/2 OF SECTION 28,  
TOWNSHIP 14 NORTH, RANGE 3 EAST,  
CRAIGHEAD COUNTY, ARKANSAS

PREPARED FOR:  
PONDEROSA POINTE, LLC.

ISSUE DATE: 5/6/2024  
PROJECT NO: 24R0720  
CONTACT: M.DANIELS

2520 Alexander Drive Suite C  
Jonesboro, AR 72401-7194

**Crafton Tull**  
870.203.7876  
www.craftontull.com

CERTIFICATE OF AUTHORIZATION  
CRAFTON TULL & ASSOCIATES, INC.  
NO. 109  
REGISTERED PROFESSIONAL SURVEYOR

DELTA DESCRIPTION DATE

SHEET NO. 2 OF 2