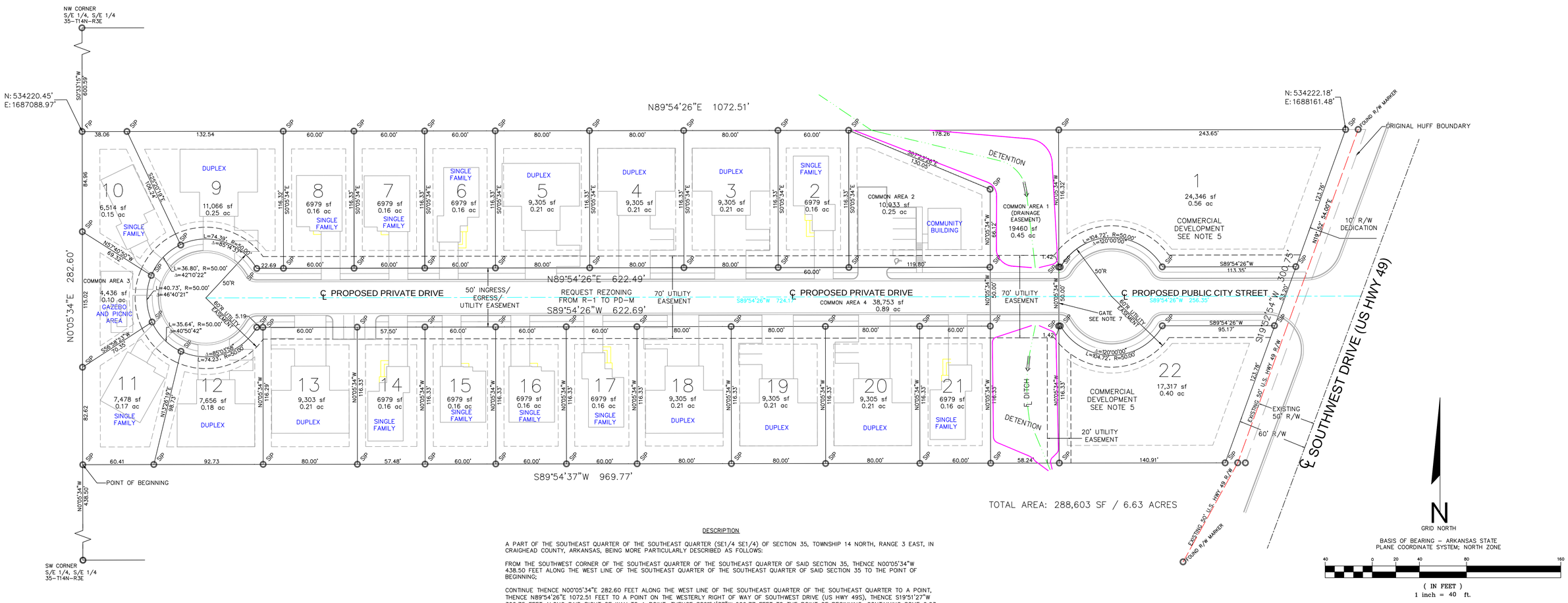

DESCRIPTION

A PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE1/4 SE1/4) OF SECTION 35, TOWNSHIP 14 NORTH, RANGE 3 EAST, IN CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 35, THENCE N00°05'34"W 438.50 FEET ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 35 TO THE POINT OF BEGINNING;

CONTINUE THENCE N00°05'34"E 282.60 FEET ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER TO A POINT, THENCE N89°54'26"E 1072.51 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY OF SOUTHWEST DRIVE (US HWY 49S), THENCE S19°51'27"W 300.75 FEET ALONG SAID RIGHT OF WAY TO A POINT, THENCE S89°54'37"W 969.77 FEET TO THE POINT OF BEGINNING, CONTAINING SOME 6.63 ACRES, MORE OR LESS, BEING SUBJECT TO ALL EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS OF WAY OF RECORD.

NOTES:

1. PROPERTY OWNER: KAGLE HUFF
2. PROPERTY NOT LOCATED IN THE 100 YEAR FLOODPLAIN AS SHOWN BY FLOOD INSURANCE RATE MAP NUMBER 050048 PANEL 150 C DATED SEPTEMBER 27, 1991
3. ZONING INFORMATION – CURRENT: RESIDENTIAL ONE (R1), PROPOSED: PLANNED UNITS DEVELOPMENT/MULTI-USE (PD-M)
4. BILL OF ASSURANCE TO INCLUDE FORMATION OF PROPERTY OWNER'S ASSOCIATION TO MAINTAIN COMMON AREAS
5. COMMERCIAL DEVELOPMENT LIMITED TO BUSINESSES THAT MAINTAIN THE GENERAL CHARACTER OF THE AREA. EXCLUSIONS INCLUDE SEXUALLY EXPLICIT BUSINESSES, SHOPS THAT SPECIALIZE IN TOBACCO AND/OR LIQUOR SALES, ANY ESTABLISHMENT THAT MINORS SHOULDN'T BE SUBJECTED TO, AND ANY DEVELOPMENT THAT THE PROPERTY OWNERS ASSOCIATION SHALL DEEM UNFIT. THERE SHALL BE NO ACCESS TO US HWY 49; ACCESS SHALL BE LIMITED TO PROPOSED PUBLIC CITY STREET AS SHOWN HEREON.
6. MINIMUM SETBACK REQUIREMENTS--
   STREET = 15'
   REAR = 15'
   SIDE = 7'
7. GATED ENTRANCE TO RESIDENTIAL DEVELOPMENT SHALL BE EQUIPPED WITH KNOX BOX IN CONFORMANCE WITH THE CITY OF JONESBORO FIRE DEPARTMENT, GIVING EMERGENCY RESPONDERS COMPLETE ACCESS TO RESIDENTIAL DEVELOPMENT.

REFERENCE DOCUMENTS:

1. ABSTRACT AND DESCRIPTION OF PROPERTY; PROVIDED BY CLIENT.
2. MEADOW WOOD SUBDIVISION PHASE 1 AS SHOWN ON PLAT RECORDED IN PLAT CABINET C AT PAGE 195 IN THE OFFICE OF THE CIRCUIT CLERK FOR CRAIGHEAD COUNTY IN JONESBORO, ARKANSAS.
3. GRIFFIN PARK SUBDIVISION PHASE V AS SHOWN ON PLAT RECORDED IN PLAT CABINET C AT PAGE 166 IN THE OFFICE OF THE CIRCUIT CLERK FOR CRAIGHEAD COUNTY IN JONESBORO, ARKANSAS.

CERTIFICATION

I HEREBY CERTIFY THAT McALISTER ENGINEERING HAS THIS DATE MADE A BOUNDARY SURVEY OF THE ABOVE DESCRIBED PROPERTY IN COMPLIANCE WITH THE ARKANSAS MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS AND PLATS AND THAT ALL PROPERTY LINES AND CORNER MONUMENTS HAVE BEEN CORRECTLY ESTABLISHED TO THE BEST OF MY KNOWLEDGE AND BELIEF.

CLARENCE W. McALISTER, PROFESSIONAL SURVEYOR NO. 1303 — MAY 17, 2013

OWNER'S CERTIFICATION

WE, KAGLE HUFF AND SHARON HUFF, DO HERBY CERTIFY THAT WE ARE THE OWNERS OF THE ABOVE DESCRIBED PROPERTY AND THAT WE HEREBY REQUEST A CHANGE OF ZONING FROM R1 TO PD-M AS SHOWN HEREON, AND HEREBY DEDICATE ADDITIONAL RIGHT OF WAY AND EASEMENTS AS SHOW HEREON FOR THE PERPETUAL USE OF THE PUBLIC.

KAGLE HUFF — MAY 17, 2013

SHARON HUFF — MAY 17, 2013

LEGEND

- FIP – FOUND IRON PIN (1" PIPE W/ BARE CAP)
- SIP – SET IRON PIN (1" PIPE W/ McALISTER #1303 CAP)
- – COMPUTED POINT / POINT NOT SET
- – SETBACK LINE

Know what's below. Call before you dig.

© Copyright 2013 McALISTER ENGINEERING

DATE	REVISION	BY

REZONING PLAT -- R1 TO PD-M

PLANNED UNIT DEVELOPMENT
HUFF ADDITION
JONESBORO, ARKANSAS

McALISTER ENGINEERING
CIVIL ENGINEERING AND LAND SURVEYING
1013 CR 620 JONESBORO, AR 72404
870-931-1420

CLARENCE W. "MAC" McALISTER, PE, PS

DRAWN BY: DM	CHECKED BY: CM
SCALE: 1" – 40'	
DATE: 12APR13	FILE: 1352133Huff.dwg
DWG REF: 03E-14N-35	
JOB NO. 1352133	SHEET 2 / 6
SURVEY #: 500-14N-03E-0-35-220-16-1303	