

### DESCRIPTION

A PARCEL OF LAND LYING IN SECTION 14, TOWNSHIP 14 NORTH, RANGE 4 EAST, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 14, TOWNSHIP 14 NORTH, RANGE 4 EAST, CRAIGHEAD COUNTY, ARKANSAS, THENCE SOUTH 00°01'51" WEST, ALONG THE WEST LINE OF SECTION 14 AFORESAID, 1331.58 FEET TO THE NORTHWEST CORNER OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 14, AFORESAID, THENCE NORTH 88°51'42" EAST, ALONG THE NORTH LINE OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 14, AFORESAID, 396.68 FEET, THENCE SOUTH 41°41'54" WEST, DEPARTING FROM SAID NORTH LINE OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 14, AFORESAID, 229.26 FEET TO A POINT LYING ON THE ARC OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 360.00 FEET, THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 11°29'54", A DISTANCE OF 12.14 FEET TO THE POINT OF TANGENCY OF SAID CURVE, THENCE SOUTH 36°49'10" EAST, 333.81 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 340.00 FEET, THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 09°16'23", A DISTANCE OF 59.03 FEET TO THE END OF SAID CURVE, THENCE SOUTH 43°54'21" WEST, 130.00 FEET TO THE POINT OF BEGINNING, SAID POINT ALSO BEING A POINT ON THE ARC OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 470.00 FEET, THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 11°21'32", A DISTANCE OF 94.00 FEET TO A POINT LYING ON THE ARC OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 280.00 FEET, THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 51°09'59", A DISTANCE OF 42.31 FEET TO THE END OF SAID CURVE, THENCE SOUTH 64°39'04" EAST, 60.00 FEET TO A POINT LYING ON THE ARC OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 280.00 FEET, THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 91°09'59", A DISTANCE OF 42.31 FEET TO A POINT LYING ON THE ARC OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 470.00 FEET, THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 1°46'31", A DISTANCE OF 63.78 FEET TO THE END OF SAID CURVE, THENCE SOUTH 10°28'26" WEST, 208.19 FEET, THENCE SOUTH 00°11'21" WEST, 292.64 FEET, THENCE SOUTH 21°12'13" EAST, 400.00 FEET, THENCE SOUTH 62°41'41" WEST, 385.45 FEET, THENCE NORTH 21°12'13" WEST, 395.85 FEET TO THE SOUTHEAST CORNER OF PROSPECT FARMS SUBDIVISION PHASE II, AS RECORDED IN BOOK "C", PAGE 111 IN THE CIRCUIT CLERK'S OFFICE FOR THE WESTERN DISTRICT, CRAIGHEAD COUNTY, ARKANSAS, THENCE NORTH 00°11'21" EAST, ALONG THE EAST LINE OF SAID PROSPECT FARMS SUBDIVISION PHASE II, 586.92 FEET, THENCE NORTH 39°56'42" EAST, ALONG SAID EAST LINE, 180.61 FEET TO A POINT LYING ON THE SOUTHERLY RIGHT-OF-WAY OF PROSPECT FARM ROAD SAID POINT BEING A POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 530.00 FEET, THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 3°51'45", A DISTANCE OF 36.65 FEET TO THE END OF SAID CURVE, THENCE NORTH 43°54'21" EAST, DEPARTING SAID RIGHT-OF-WAY, A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING.

CONTAINING IN ALL 370,423 SQ. FT. OR 8.50 ACRES, MORE OR LESS.

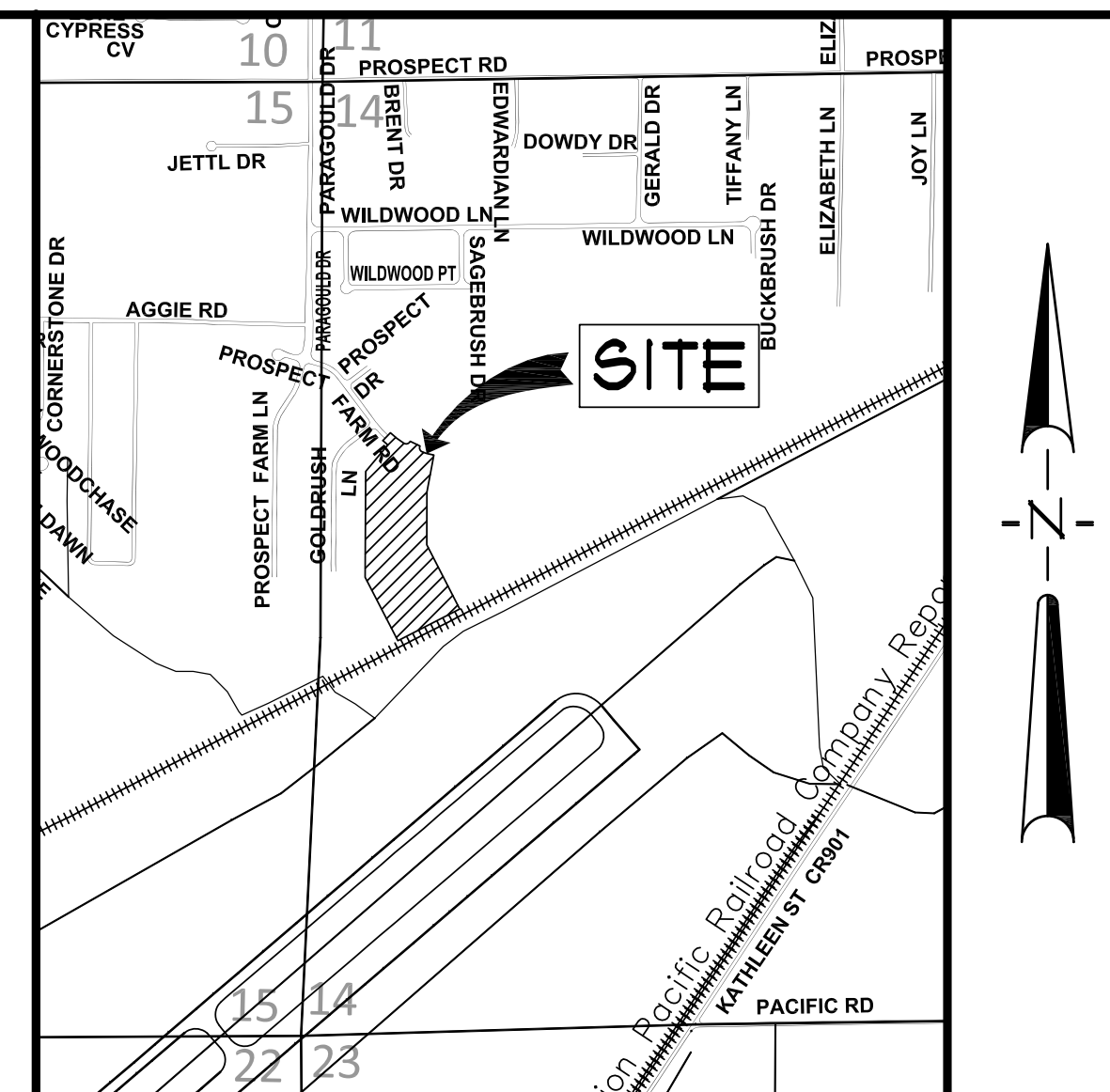
SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.

### SURVEYOR'S NOTES

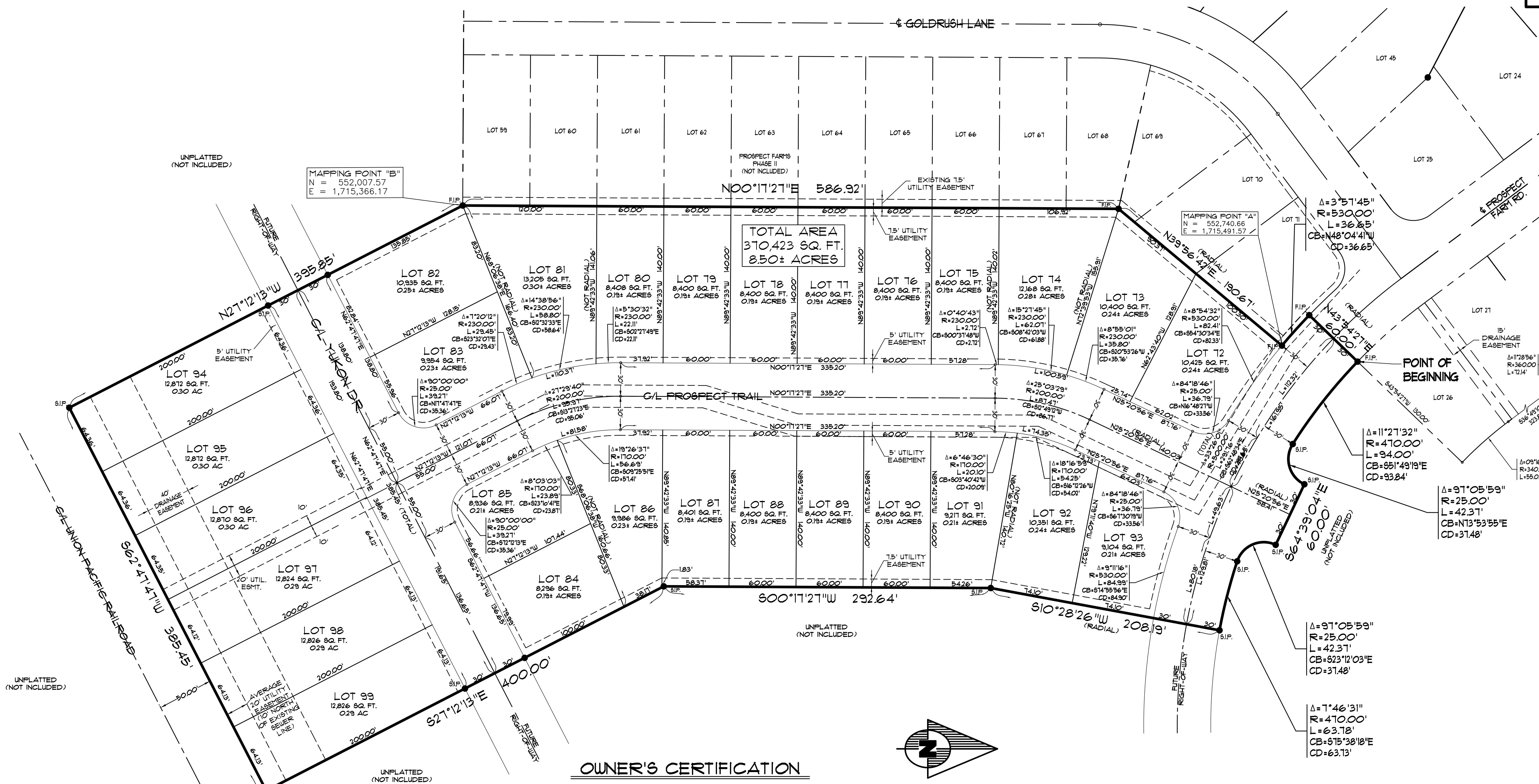
- THIS DRAWING WAS PREPARED FOR P 4 J DEVELOPMENT.
- SUBJECT PROPERTY IS CURRENTLY ZONED R-1, SINGLE-FAMILY MEDIUM DENSITY DISTRICT. MINIMUM BUILDING SETBACKS FOR R-1 ZONING ARE AS FOLLOWS: FRONT+25' SIDE+15' REAR+25'

### LEGEND

- BOUNDARY LINE
- ADJACENT LOT LINE
- LOT LINE
- EASEMENT LINE
- FOUND IRON PIPE
- SET 1-1/4" IRON PIPE W/ P8 #637 CAP



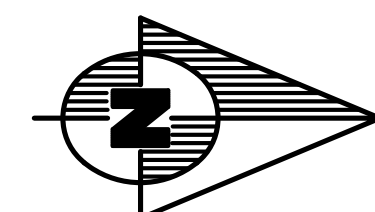
VICINITY SKETCH  
NOT TO SCALE



### 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.

P 4 J DEVELOPMENT COMPANY  
JOHN SLOAN, PRESIDENT



BEARING BASIS  
(STATE PLANE COORDINATES - ARKANSAS NORTH ZONE)

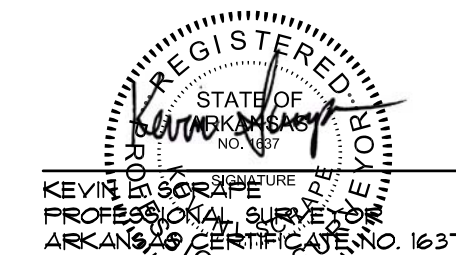


GRAPHIC SCALE  
IN FEET

### 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: 02/21/2015



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: 810-932-3594 FAX: 810-935-1263

RECORD PLAT  
PROSPECT FARMS  
PHASE III  
JONESBORO, ARKANSAS

1	1-24-15	REVISE BOUNDARY PER OWNER	BFC	KL8	DRAWN: CCH	CHECKED: KLS	DATE: 04/28/15	8 SHEET
	REV	DATE	REVISIONS	DRAWN	CHKD	SCALE: 1" = 50'	CADD FILE: 0424-04-RI.DWG	0414144.0014