

**SURVEYOR'S NOTES**

- THIS BOUNDARY AND TOPOGRAPHIC SURVEY WAS PREPARED FOR P 4 J DEVELOPMENT.
- NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY THIS SURVEYOR FOR EASEMENTS, RESTRICTIONS, RESERVATIONS OR RIGHTS-OF-WAY AFFECTING THIS PROPERTY.
- ALL UTILITY LOCATIONS SHOWN HEREON WERE LOCATED BY FIELD MEASUREMENTS OF VISIBLE OBSERVATIONS AND/OR EXISTING UTILITY MAPS. ASSOCIATED ENGINEERING AND TESTING, LLC MAKES NO WARRANTY OR GUARANTEE TO THE UTILITIES SHOWN OR NOT SHOWN HEREON. FURTHERMORE, ASSOCIATED ENGINEERING AND TESTING, LLC MAKES NO WARRANTY OR GUARANTEE AS TO THE ACCURACY OF EXISTING UTILITY MAPS. IF PRECISE LOCATIONS OF UNDERGROUND UTILITIES ARE REQUIRED THE CLIENT/ CONTRACTOR SHALL COORDINATE WITH SAID UTILITY OWNER TO EXPOSE SAID UTILITY FOR LOCATION AND/OR DEPTH. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ANY AND ALL UTILITY LOCATIONS AND/OR DEPTHS BEFORE EXCAVATION.
- SUBJECT PROPERTY IS CURRENTLY ZONED R-1, SINGLE-FAMILY MEDIUM DENSITY DISTRICT. ADJACENT PROPERTIES ARE ZONED R-1.
- MINIMUM BUILDING SETBACKS FOR R-1 ZONING ARE AS FOLLOWS: FRONT+25' SIDE+15' REAR+25'. SUBJECT PROPERTY IS LOCATED WITHIN "X" AREAS DETERMINED TO BE OUTSIDE 300-YEAR FLOODPLAIN, AS DESIGNATED BY FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAPS FOR JONESBORO COMMUNITY PANEL 0903000632 (PANEL 63 OF 100). EFFECTIVE DATE: SEPTEMBER 21, 1991.
- THE FOLLOWING DOCUMENTS WERE USED TO PREPARE THIS SURVEY:
  - GLO MAP NOTES FOR TIAN R4E, CRAIGHEAD COUNTY, ARKANSAS.
  - PLAT OF SURVEY OF LOTS 10 THRU 14 AND THE EAST 30 FEET OF LOT 9 IN BLOCK "I" OF HURLEY AND MOORE'S ADDITION AND LOT 13-7 OF THE JONESBORO URBAN RENEWAL AND HOUSING AUTHORITY FIRST REPLAT, LESS AND EXCEPT THE SOUTH 13.5 FEET, JONESBORO, CRAIGHEAD COUNTY, ARKANSAS, BY MICHAEL DANIELS P.S. #563, DATED 02/24/2003.
  - RECORD PLAT OF HURLEY MOORE'S ADDITION, RECORDED IN PLAT BOOK 15, PAGE 521 AT JONESBORO, ARKANSAS.
  - RECORD PLAT OF THE JONESBORO URBAN RENEWAL AND HOUSING AUTHORITY FIRST REPLAT, RECORDED IN PLAT BOOK 138, PAGE 35 AT JONESBORO, ARKANSAS.

**DESCRIPTION**

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

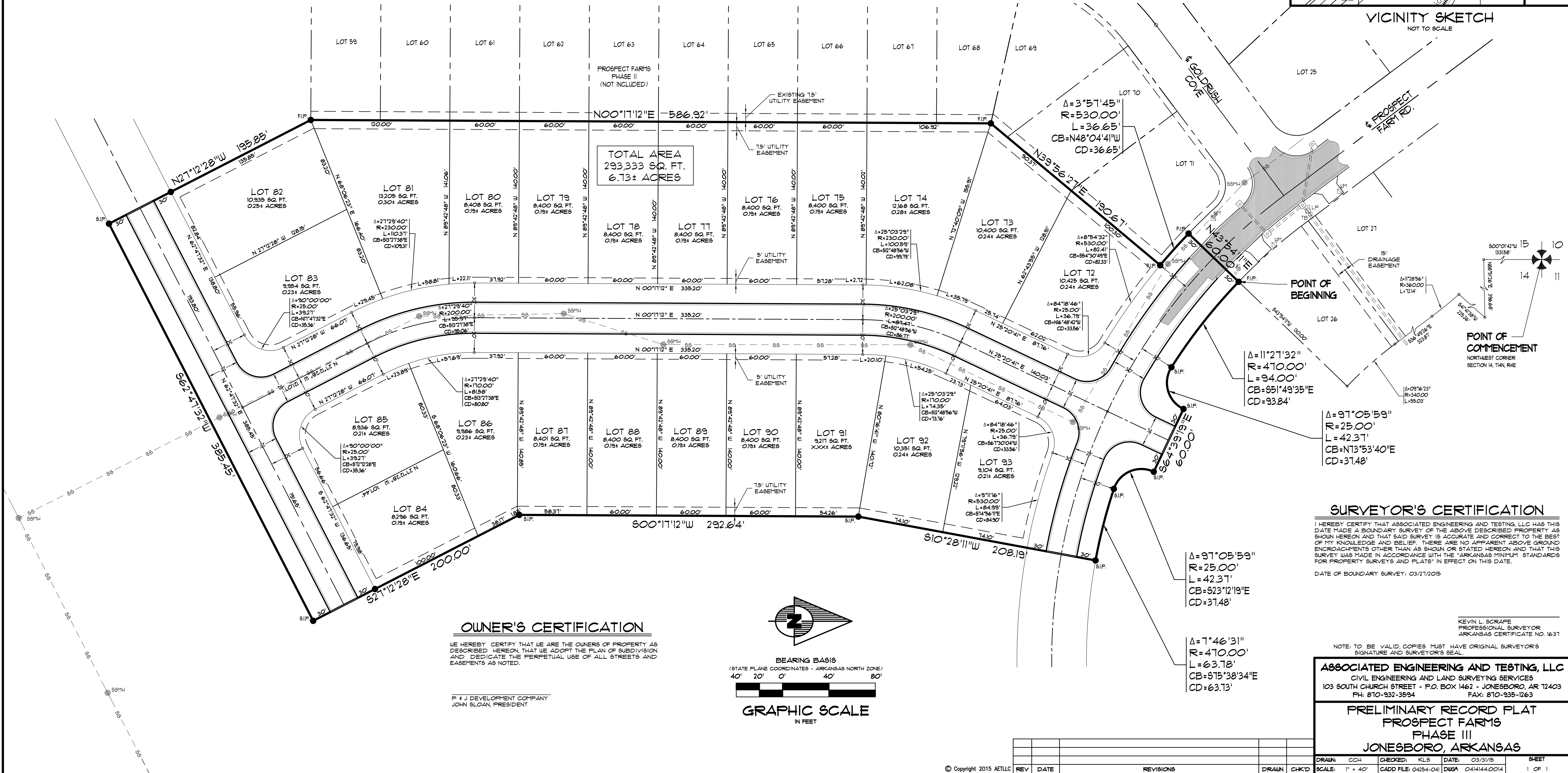
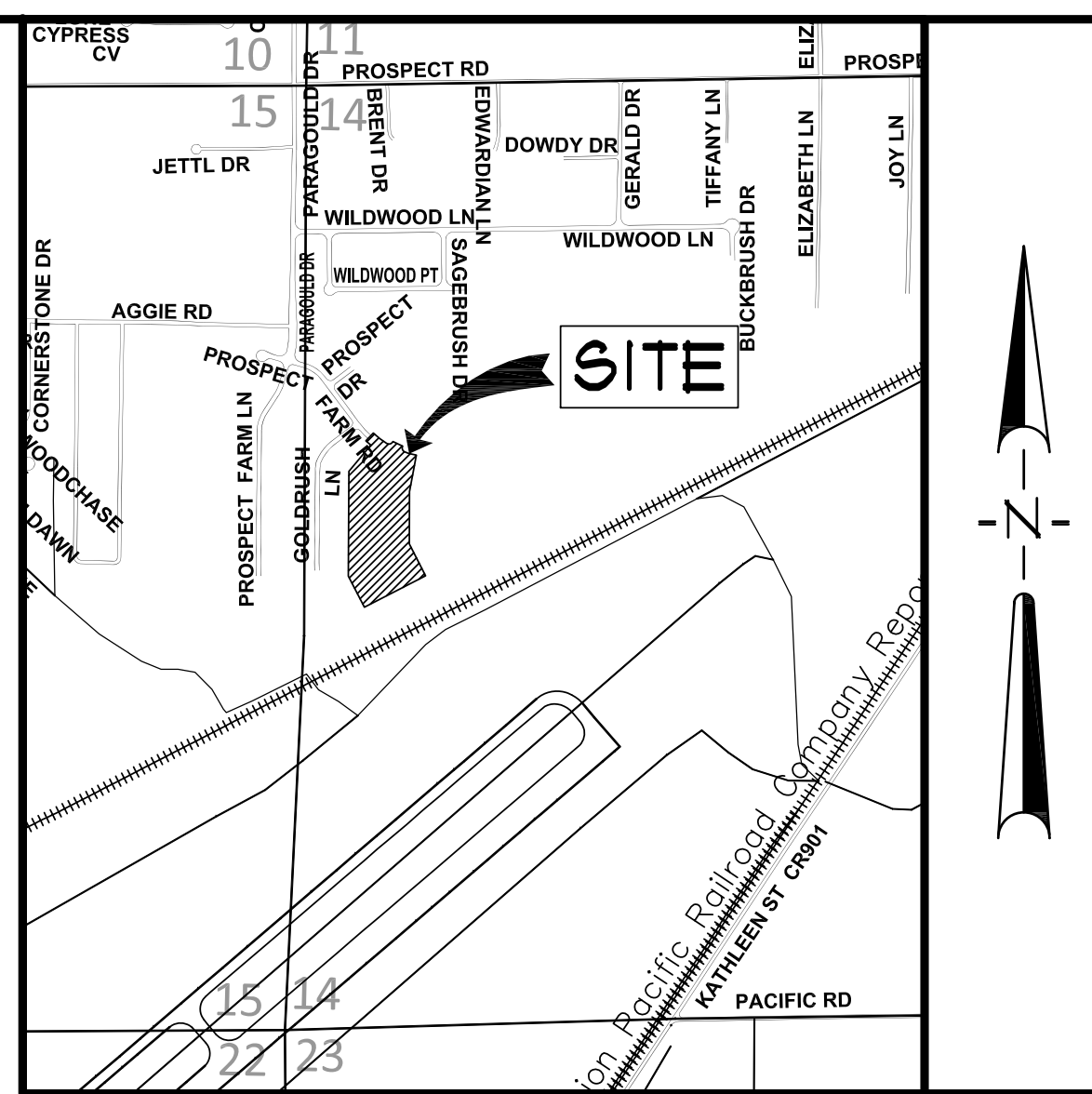
COMMENCING AT THE NORTHWEST CORNER OF SECTION 14, TOWNSHIP 14 NORTH, RANGE 4 EAST, CRAIGHEAD COUNTY, ARKANSAS, THENCE SOUTH 00°01'42" WEST, ALONG THE WEST LINE OF SECTION 14 AFORESAID, 1331.58 FEET TO THE NORTHWEST CORNER OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 14, AFORESAID, THENCE NORTH 88°51'26" EAST, ALONG THE NORTH LINE OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 14, AFORESAID, 396.68 FEET, THENCE SOUTH 41°41'38" 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°28'56", A DISTANCE OF 72.14 FEET TO THE POINT OF TANGENCY OF SAID CURVE, THENCE SOUTH 36°49'16" EAST, 323.91 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°54'11" 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 34.00 FEET TO A POINT LYING ON THE ARC OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 25.00 FEET, THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 91°05'59", A DISTANCE OF 42.31 FEET TO THE END OF SAID CURVE, THENCE SOUTH 64°39'18" EAST, 60.00 FEET TO A POINT LYING ON THE ARC OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 25.00 FEET, THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 91°05'59", 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 11°28'56", A DISTANCE OF 63.18 FEET TO THE END OF SAID CURVE, THENCE SOUTH 10°28'11" WEST, 208.19 FEET, THENCE SOUTH 00°11'12" WEST, 292.64 FEET, THENCE SOUTH 21°12'28" EAST, 200.00 FEET, THENCE SOUTH 62°41'32" WEST, 385.45 FEET, THENCE NORTH 21°12'28" WEST, 190.61 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°11'12" EAST, ALONG THE EAST LINE OF SAID PROSPECT FARMS SUBDIVISION PHASE II, 586.92 FEET, THENCE NORTH 39°56'21" EAST, ALONG SAID EAST LINE, 190.61 FEET TO A POINT LYING ON THE SOUTHERN 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°57'45", A DISTANCE OF 36.65 FEET TO THE END OF SAID CURVE, THENCE NORTH 43°54'11" EAST, DEPARTING SAID RIGHT-OF-WAY, A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING.

CONTAINING IN ALL 293,333 SQ. FT. OR 6.73 ACRES, MORE OR LESS.

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

**LEGEND**

- BOUNDARY LINE
- ADJACENT LOT LINE
- EASEMENT LINE
- BUILDING SETBACK LINE
- FOUND IRON PIPE
- SET 1-1/4" IRON PIPE W/ P.S. #637 CAP
- EXISTING SANITARY SEWER LINE
- EXISTING SANITARY SEWER MANHOLE
- EXISTING WATER LINE
- EXISTING WATER METER
- EXISTING FIRE HYDRANT
- EXISTING OVERHEAD ELECTRICAL LINE
- EXISTING POWER POLE
- EXISTING TELEPHONE PEDESTAL



**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

**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: 03/21/2015

KEVIN L. SCRAPE  
PROFESSIONAL SURVEYOR  
ARKANSAS CERTIFICATE NO. 16371

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: 810-932-2594 FAX: 810-935-1263

**PRELIMINARY RECORD PLAT**  
**PROSPECT FARMS**  
**PHASE III**  
**JONESBORO, ARKANSAS**

DRAWN: CCH	CHECKED: KLS	DATE: 03/31/15	SHEET
SCALE: 1" = 40'	CADD FILE: 04254-041	DWG#: 0414144.0014	1 OF 1