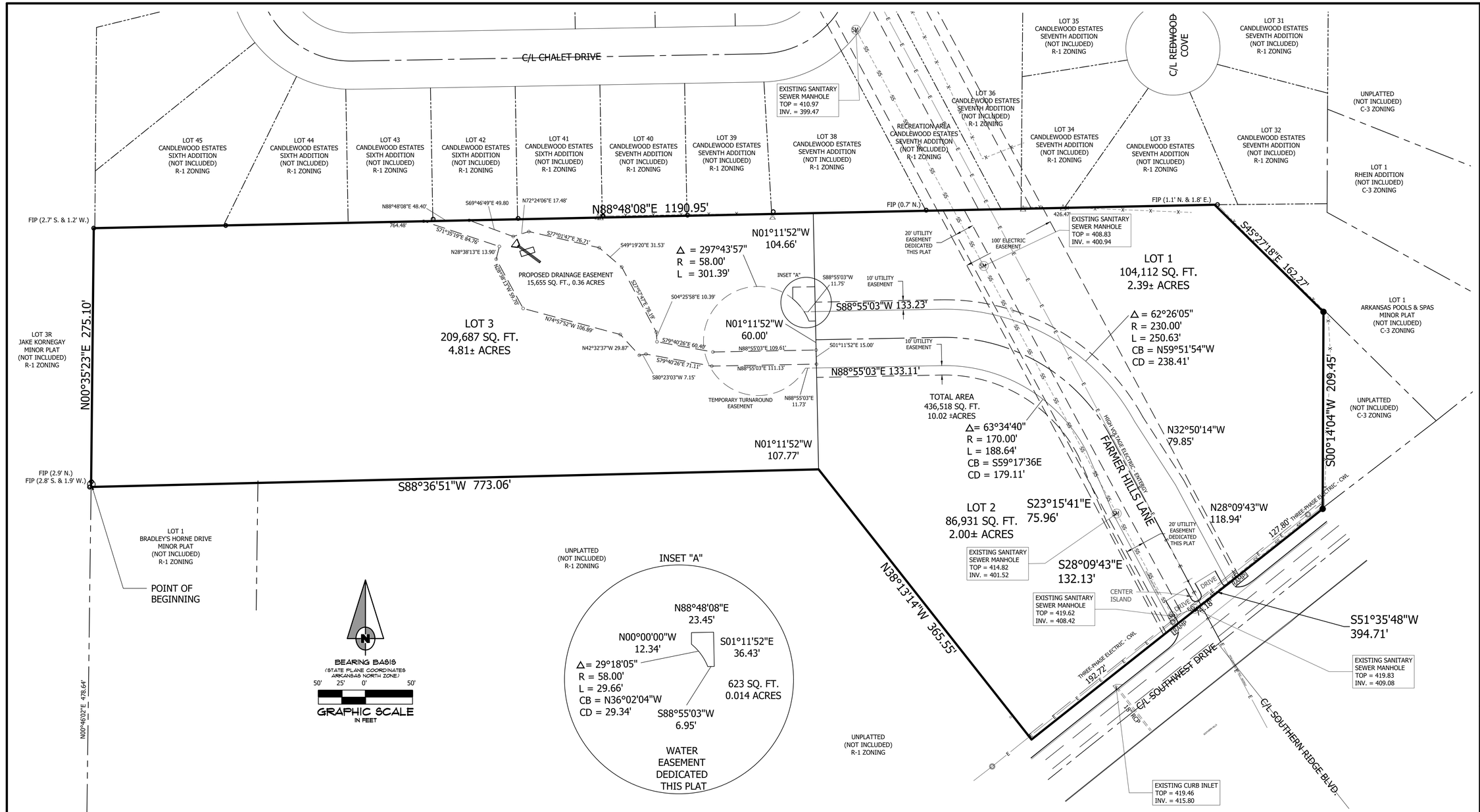


# FARMER HILLS

## A COMMERCIAL DEVELOPMENT

SOUTHWEST DRIVE

JONESBORO, ARKANSAS


ASSOCIATED ENGINEERING, LLC

CIVIL ENGINEERING • LAND SURVEYING
LAND PLANNING

103 SOUTH CHURCH STREET • P.O. BOX 1462
JONESBORO, AR 72403
PH: 870-932-3594 • FAX: 870-935-1263


CERTIFICATE OF AUTHORIZATION — ARKANSAS — NON-RESIDENT
Associated Engineering & Testing, LLC
NO. 299

| NO. | DESCRIPTION | DATE |
|---|---|---|
| 3. | COJ COMMENTS | 03/08/24 |
| 4. | COJ COMMENTS | 04/19/24 |

## RECORD PLAT

| | | | |
|---|---|---|---|
| DATE: | 02/21/2024 | DRAWN: | CCH |
| CADD FILE: | 21104-SDP-R3 | CHECKED: | JME |
| DWG# | XXXXXXX.XXXX | SHEET | |
| SCALE: | 1" = 60' | | C003 |

## SURVEYOR'S NOTES

1. THIS DRAWING WAS PREPARED FOR FARMER ENTERPRISES, INC. AND IS NOT ASSIGNABLE.
2. NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY THIS SURVEYOR FOR EASEMENTS, RESTRICTIONS, RESERVATIONS OR RIGHTS-OF-WAY AFFECTING THIS PROPERTY.
3. ELEVATIONS SHOWN HEREON ARE IN FEET AND DECIMAL PARTS THEREOF AND REFER TO MSL DATUM.
4. BENCHMARK #1 (ELEV.=419.62) IS TOP OF SANITARY SEWER MANHOLE LOCATED ON THE NORTH SIDE OF ARKANSAS STATE HWY. 49 (SOUTHWEST DRIVE) APPROXIMATELY 132 FEET NORTH AND 151 FEET EAST OF THE SOUTHWEST CORNER OF SUBJECT PROPERTY.
5. ALL UTILITY LOCATIONS SHOWN HEREON WERE LOCATED BY FIELD MEASUREMENTS OF VISIBLE OBSERVATIONS AND/OR EXISTING UTILITY MAPS. ASSOCIATED ENGINEERING, LLC MAKES NO WARRANTY OR GUARANTEE TO THE UTILITIES SHOWN OR NOT SHOWN HEREON. FURTHERMORE ASSOCIATED ENGINEERING, 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.
6. SUBJECT PROPERTY IS CURRENTLY ZONED C-3, GENERAL COMMERCIAL DISTRICT. ADJACENT PROPERTIES ARE ZONED C-3 AND R-1 AS SHOWN. STANDARD BUILDING SETBACKS FOR C-3 ZONING ARE AS FOLLOWS: STREET=25' SIDE=10' REAR=20'
   MAXIMUM LOT COVERAGE IS SIXTY PERCENT (60%).
   MAXIMUM HEIGHT LIMITATION IS FORTY-FIVE FEET (45').
7. SUBJECT PROPERTY IS LOCATED WITHIN "X", AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN, AS DESIGNATED BY FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR CRAIGHEAD COUNTY AND INCORPORATED AREAS, COMMUNITY PANEL 05031C0150C (PANEL 150 OF 200).
   EFFECTIVE DATE - SEPTEMBER 27, 1991.
8. THE FOLLOWING DOCUMENTS WERE USED TO PREPARE THIS SURVEY:
   A. RECORD PLAT OF CANDLEWOOD ESTATES SEVENTH ADDITION, RECORDED IN PLAT CABINET "A", PAGE 60 AT JONESBORO, ARKANSAS.
   B. RECORD PLAT OF CANDLEWOOD ESTATES SIXTH ADDITION, RECORDED IN PLAT CABINET "A", PAGE 28 AT JONESBORO, ARKANSAS.
   C. PLAT OF SURVEY FOR PAUL FINNICUM BY DALE ADAMSON, RECORDED IN PLAT BOOK "H", PAGE 87 AT JONESBORO, ARKANSAS.
   D. UNRECORDED PLAT OF SURVEY FOR ALEC FARMER BY TROY L. SHEETS, DATED MAY 14, 1992.

## DESCRIPTION

A PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 14 NORTH, RANGE 3 EAST, JONESBORO, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 14 NORTH, RANGE 3 EAST, CRAIGHEAD COUNTY, ARKANSAS: THENCE NORTH 00°46'02" EAST, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 36, A DISTANCE OF 478.64 FEET TO THE POINT OF BEGINNING: THENCE CONTINUE NORTH 00°35'23" EAST, A DISTANCE OF 275.10 FEET: THENCE NORTH 88°48'08" EAST, DEPARTING SAID WEST LINE, A DISTANCE OF 1190.95 FEET: THENCE SOUTH 45°27'18" EAST, A DISTANCE OF 162.27 FEET TO A POINT ON THE EAST LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 36: THENCE SOUTH 00°14'04" WEST, ALONG SAID EAST LINE, A DISTANCE OF 209.45 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF ARKANSAS STATE HWY. 49 (SOUTHWEST DRIVE): THENCE SOUTH 51°35'48" WEST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 394.71 FEET: THENCE NORTH 38°13'14" WEST, DEPARTING SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 365.55 FEET: THENCE SOUTH 88°36'51" WEST, A DISTANCE OF 773.06 FEET TO THE POINT OF BEGINNING.

CONTAINING IN ALL 436,939 SQ. FT. OR 10.03 ACRES, MORE OR LESS.

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

## OWNER'S CERTIFICATION

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY AS DESCRIBED HEREON, THAT WE REQUEST THIS RECORD PLAT AND DEDICATE THE PERPETUAL USE OF ALL STREETS AND EASEMENTS AS SHOWN HEREON.

FARMER ENTERPRISES, INC.
ALEC FARMER, OWNER

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