

DESCRIPTION

A PARCEL OF LAND LYING IN THE THE WEST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 14 NORTH, RANGE 4 EAST, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS

COMMENCING AT THE NORTHWEST CORNER OF SECTION 16, TOWNSHIP 14 NORTH, RANGE 4 EAST: THENCE SOUTH 01°00'26" WEST, ALONG THE WEST LINE OF SECTION 16, A DISTANCE OF 131.96 FEET: THENCE SOUTH 88°51'50" EAST, DEPARTING SAID WEST LINE, A DISTANCE OF 123.02 FEET TO THE POINT OF BEGINNING: THENCE NORTH 20°32'12" EAST, A DISTANCE OF 227.23 FEET: THENCE SOUTH 30°59'53" EAST, A DISTANCE OF 215.13 FEET TO A POINT LYING ON THE NORTH RIGHT-OF-WAY LINE OF ARKANSAS STATE HIGHWAY NO. 91: THENCE SOUTH 58°40'48" WEST, ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 166.69 FEET: THENCE NORTH 28°14'59" WEST, DEPARTING SAID RIGHT-OF-WAY, A DISTANCE OF 65.80 FEET: THENCE NORTH 88°57'50" WEST, A DISTANCE OF 16.97 FEET TO THE POINT OF BEGINNING.

CONTAINING IN ALL 24,883 SQ. FT. OR 0.57 ACRES, MORE OR LESS.

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

SURVEYOR'S NOTES

THIS BOUNDARY AND SURVEY WAS PREPARED FOR HALSEY THRASHER

ALL UTILITY LOCATIONS SHOWN HEREON WERE LOCATED BY FIELD

NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY THIS SURVEYOR FOR EASEMENTS, RESTRICTIONS, RESERVATIONS OR RIGHTS-OF- WAY AFFECTING THIS

MEASUREMENTS OF VISIBLE OBSERVATIONS AND/OR EXISTING UTILITY MAPS.

CONTRACTOR SHALL COORDINATE WITH SAID UTILITY OWNER TO EXPOSE SAID

RESPONSIBILITY TO VERIFY ANY AND ALL UTILITY LOCATIONS AND/OR DEPTHS

DETERMINED, AS DESIGNATED BY FEDERAL EMERGENCY MANAGEMENT AGENCY

A. GLO MAP/NOTES FOR TI4N R4E, CRAIGHEAD COUNTY, ARKANSAS. B. ARKANSAS HIGHWAY & TRANSPORTATION DEPARTMENT RIGHT-OF-WAY

PLAT CABINET "C", PAGE 194 IN JONESBORO, ARKANSAS.

D. REZONING PLAT BY ASSOCIATED ENGINEERING & TESTING, L.L.C.

E. SURVEY BY ASSOCIATED ENGINEERING & TESTING, L.L.C. DATED

F. SURVEY BY ASSOCIATED ENGINEERING & TESTING, L.L.C. DATED

G. SURVEY BY ASSOCIATED ENGINEERING & TESTING, L.L.C. DATED

H. SURVEY BY DALE ADAMSON DATED 07/31/2008 ARKANSAS STATE

LAND SURVEYOR RECORDS DOCUMENT #200810130008.
SURVEY BY ASSOCIATED ENGINEERING & TESTING, L.L.C. DATED

J. SURVEY BY ASSOCIATED ENGINEERING & TESTING, L.L.C. DATED 02/22/2001 ARKANSAS STATE LAND SURVEYOR RECORDS DOCUMENT

K. WARRANTY DEED TO DON LATOURETTE RECORDED IN DEED BOOK

L. WARRANTY DEED TO DON LATOURETTE RECORDED IN DEED BOOK 352,

654, PAGE 425 IN JONESBORO, ARKANSAS.

PAGES 529-530 IN JONESBORO, ARKANSAS.

C. REPLAT BY ASSOCIATED ENGINEERING & TESTING, L.L.C. RECORDED IN

RECORDE IN PLAT CABINET "C", PAGE 187 IN JONESBORO, ARKANSAS.

08/07/2010 ARKANSAS STATE LAND SURVEYOR RECORDS DOCUMENT

09/22/2008 ARKANSAS STATE LAND SURVEYOR RECORDS DOCUMENT

02/22/2007 ARKANSAS STATE LAND SURVEYOR RECORDS DOCUMENT

12/13/2013 ARKANSAS STATE LAND SURVEYOR RECORDS DOCUMENT

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

UTILITY FOR LOCATION AND/OR DEPTH. IT SHALL BE THE CONTRACTOR'S

LOCATIONS OF UNDERGROUND UTILITIES ARE REQUIRED THE CLIENT/

SUBJECT PROPERTY IS CURRENTLY ZONED C-3, GENERAL COMMERCIAL DISTRICT. ADJACENT PROPERTIES ARE ZONED C-3 AND PD-RM AS SHOWN.

STANDARD BUILDING SETBACKS FOR C-3 ZONING ARE AS FOLLOWS:

MAXIMUM HEIGHT LIMITATION IN C-3 ZONING IS THIRTY-FIVE (35) FEET

SUBJECT PROPERTY IS LOCATED WITHIN "A", AREAS DETERMINED TO BE

INUNDATED BY 100-YEAR FLOOD WITH NO BASE FLOOD ELEVATIONS

FLOOD INSURANCE RATE MAP FOR JONESBORO, COMMUNITY PANELS 05031C0044C (PANEL 44 OF 200). EFFECTIVE DATE - SEPTEMBER 27, 1991.

THE FOLLOWING DOCUMENTS WERE USED TO PREPARE THIS SURVEY:

FRONT = 25' SIDE = 10' REAR = 20'.

MAP JOB #10729.

HARPOLE, LLC.

BEFORE EXCAVATION.

VICINITY SKETCH

NOT TO SCALE

= BOUNDARY LINE - ADJACENT LOT LINE --- -- EASEMENT LINE ---- BUILDING SETBACK LINE = FOUND IRON PIPE = FOUND CHISLED CROWS FOOT = SET 1-1/4" IRON PIPE W/ PS #1637 CAP = SET NAIL W/TIN TAG - ss - - ss - -= EXISTING SANITARY SEWER LINE = EXISTING SANITARY SEWER MANHOLE \square WM = EXISTING WATER METER = EXISTING OVERHEAD ELECTRICAL LINE = EXISTING POWER POLE

= EXISTING LIGHT POLE

= EXISTING TELEPHONE PEDESTAL

LEGEND

I HEREBY CERTIFY THAT ASSOCIATED ENGINEERING AND TESTING, LLC HAS THIS DATE MADE A BOUNDARY AND TOPOGRAPHIC 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

SURVEYOR'S CERTIFICATION

DATE OF BOUNDARY SURVEY: 01/08/2015 Associated Engineering & Testing, LLC NO. 299

PH: 870-932-3594

NOTE: TO BE VALID, COPIES MUST HAVE ORIGINAL GURNEYOR'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

FAX: 870-935-1263

KEYSTONE MINOR PLAT IN THE NW 1/4, NW 1/4 OF SECTION 16, TI4N, R4E JONESBORO, ARKANSAS

CHECKED: KLS DATE: 01/20/15 DRAWN CHK'D SCALE: 1" = 20' CADD FILE: 14144-003 DWG. 0414164.0015 REVISIONS

OWNER'S CERTIFICATION

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY AS DESCRIBED HEREON, THAT WE ADOPT THE PLAN OF SUBDIVISION AND DEDICATE THE PERPETUAL USE OF ALL STREETS AND EASEMENTS AS

KEYSTONE PARTNERS, LLC JERRY HALSEY, MANAGING PARTNER

RUTH A. STEINSIEK TRUST BETTY SHAW, EXECUTOR

REV DATE

500-14N-04E-0-16-440-16-1637