

FILED
2013 JUN 18 PM 3:32 SMC
CLERK OF CIRCUIT COURT

OWNER'S CERTIFICATION

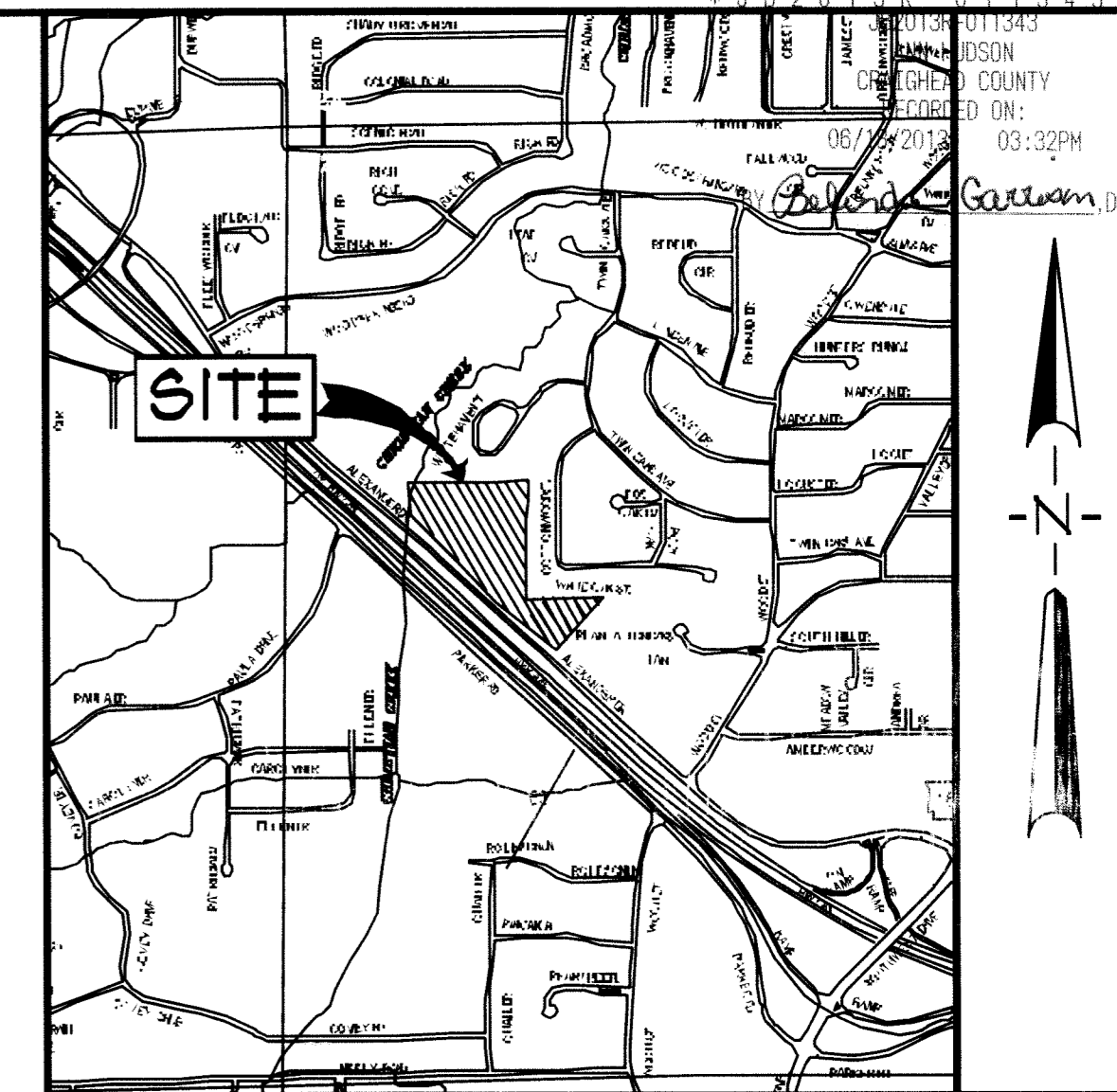
WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF PROPERTY AS DESCRIBED HEREON, THAT WE ADOPT THE PLAN OF SUBDIVISION AND DEDICATE THE PERPETUAL USE OF ALL STREETS AND EASEMENTS AS NOTED.

Jud Nix

JUD NIX, OWNER
NIX DEVELOPMENT, INC.

LEGEND

- BOUNDARY LINE
- - - ADJACENT LOT LINES
- - - EASEMENT LINE
- - - BUILDING SETBACK LINE
- - - EXISTING OVERHEAD ELECTRIC LINE
- FOUND IRON PIPE
- SET IRON PIPE W/ 16ST CAP
- FOUND REBAR W/ 16ST CAP



VICINITY SKETCH
NOT TO SCALE

DESCRIPTION

NIX'S ALEXANDER DRIVE MINOR PLAT AS RECORDED IN BOOK 101 AT PAGE 96, PUBLIC RECORDS OF CRAIGHEAD COUNTY, AT JONESBORO, ARKANSAS AND A PART OF THE NORTHEAST QUARTER OF THE SOUTH-EAST QUARTER OF SECTION 28, TOWNSHIP 13 NORTH, RANGE 3 EAST, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTH-EAST QUARTER OF SECTION 28, TOWNSHIP 13 NORTH, RANGE 3 EAST, CRAIGHEAD COUNTY, ARKANSAS; THENCE NORTH 89°02'03" EAST ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF THE SOUTH-EAST QUARTER OF SECTION 28, AFORESAID, 150 FEET TO THE SOUTHWEST CORNER OF PARKER WOODLAND HILLS SUBDIVISION 6TH ADDITION; THENCE CONTINUE NORTH 89°02'03" EAST ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF THE SOUTH-EAST QUARTER OF SECTION 28, AFORESAID AND ALONG THE SOUTH LINE OF PARKER WOODLAND HILLS SUBDIVISION 6TH ADDITION, 437.98 FEET; THENCE SOUTH 42°55'01" WEST DEPARTING FROM SAID NORTH LINE OF THE NORTHEAST QUARTER OF THE SOUTH-EAST QUARTER OF SECTION 28, AFORESAID AND THE SOUTH LINE OF PARKER WOODLAND HILLS SUBDIVISION 6TH ADDITION, 384.56 FEET; THENCE SOUTH 88°48'43" EAST ALONG SAID SOUTH LINE, 226.80 FEET; THENCE NORTH 88°03'41" EAST, ALONG SAID SOUTH LINE, 164.54 FEET; THENCE NORTH 87°49'24" EAST, CONTINUING ALONG SAID SOUTH LINE, 176.63 FEET TO THE WEST LINE OF PARKER WOODLAND HILLS SUBDIVISION 6TH ADDITION; THENCE ALONG SAID WEST LINE AS FOLLOWS: SOUTH 01°07'19" WEST 6.34 FEET, SOUTH 00°49'29" WEST 106.00 FEET, SOUTH 00°36'29" WEST 106.00 FEET, SOUTH 00°34'29" WEST 106.00 FEET, SOUTH 02°04'12" WEST 106.00 FEET, SOUTH 01°00'28" WEST 226.80 FEET TO THE POINT OF BEGINNING.

CONTAINING IN ALL 340,951 SQ. FT. OR 8.88 ACRES, MORE OR LESS. SUBJECT TO ALL EASEMENTS, RESTRICTIONS, RESERVATIONS, AND RIGHTS-OF-WAY OF RECORD.

City of Jonesboro DATE 6/11/13
Jonesboro FILE # RP13-34
 FINAL APPROVAL
 PRELIMINARY (NOT FOR RECORDING)
 PLANNING DEPT. *[Signature]*
 7/1/13

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT I, KEVIN L. SCRAFE WAS 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: 06/10/13

BOOK 240 PAGE 3
 DATE 6/18/13 TIME 3:32 P.M.
 BY [Signature]

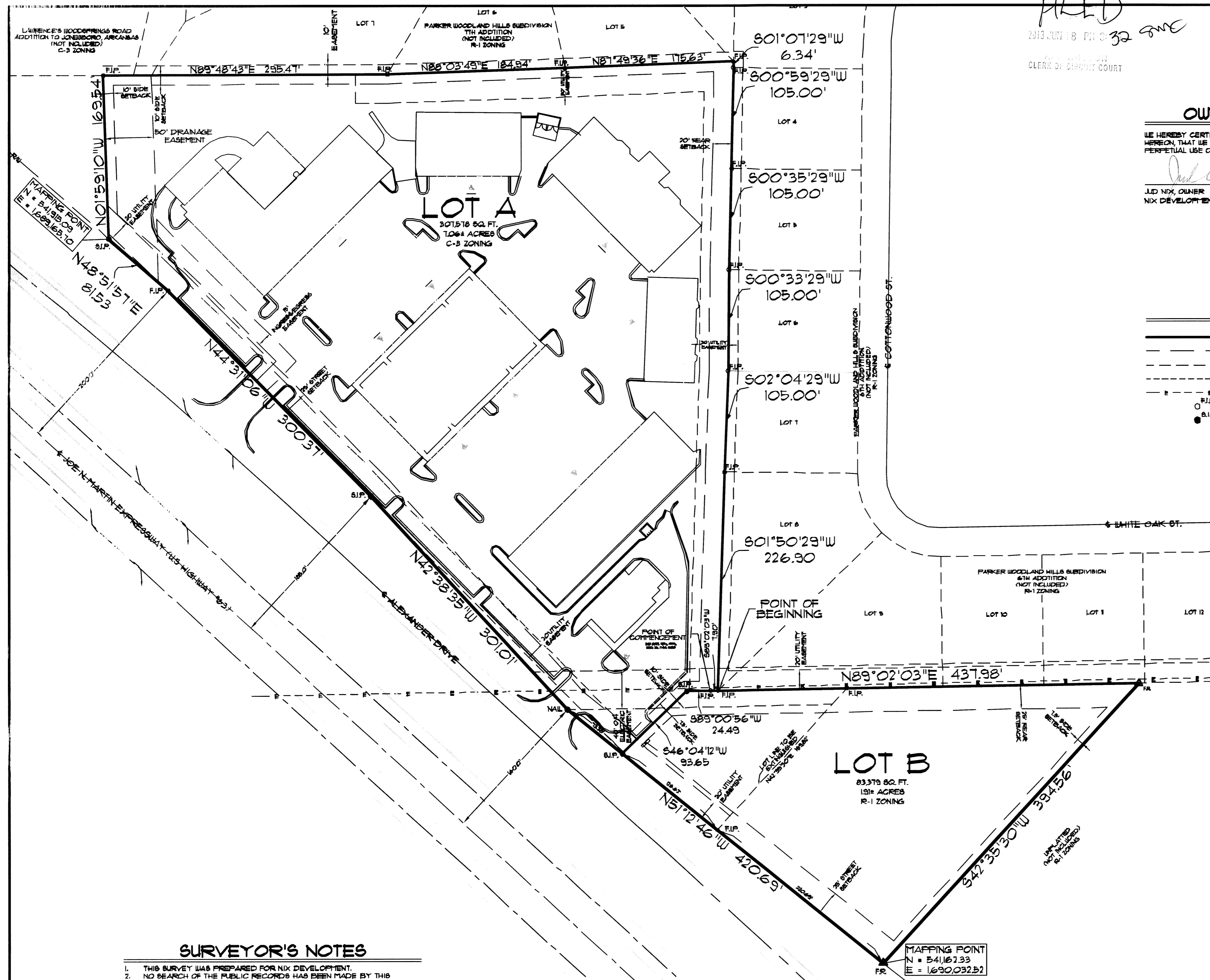


NOTE: TO BE VALID, COPIES MUST HAVE ORIGINAL SURVEYOR'S SIGNATURE AND SURVEYOR'S SEAL.

KEVIN L. SCRAFE, P.S.
 PROFESSIONAL SURVEYOR
 3301 MARDISSWOOD COVE - JONESBORO, ARKANSAS
 PH: 870-243-1887

NIX'S ALEXANDER DRIVE REPLAT
 NIX DEVELOPMENT, INC.
 JONESBORO, ARKANSAS

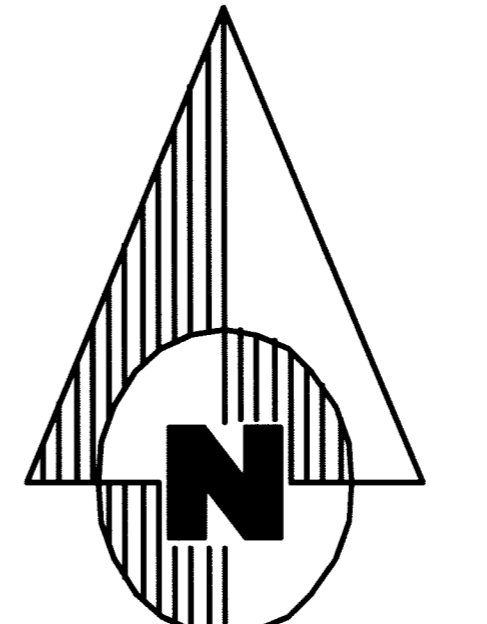
DRAWN	KLS	CHECKED	KLS	DATE	06/17/13	SHEET
SCALE:	1" = 60'	CADD FILE:	1301	DWG#	REPLAT-RI	1 OF 1



SURVEYOR'S NOTES

- THIS SURVEY WAS PREPARED FOR NIX DEVELOPMENT. NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY THIS SURVEYOR FOR EASEMENTS, RESTRICTIONS, RESERVATIONS OR RIGHTS-OF-WAY AFFECTING THIS PROJECT.
- THE FOLLOWING DOCUMENTS WERE USED TO CONDUCT THIS SURVEY:
 - SURVEY BY ASSOCIATED ENGINEERS & TESTERS, LLC DATED 02/28/06, FILED FOR RECORD 02/16/06 AND RECORDED IN THE PUBLIC RECORDS IN JONESBORO, CRAIGHEAD COUNTY, ARKANSAS, IN RECORD BOOK C, PAGE 196.
 - RIGHT-OF-WAY MAP FOR U.S. HIGHWAY 63, A.S.L.T.D. JOB #000B-SEC. 2.
 - SURVEY BY CIVILOGIC DATED 05/09/10, JOB #10061.
 - RECORD PLAT OF PARKER WOODLAND HILLS SUBDIVISION 6TH ADDITION FILED FOR RECORD IN THE PUBLIC RECORDS IN JONESBORO, CRAIGHEAD COUNTY, ARKANSAS, IN PLAT DEED RECORD 196, PAGE 30.
 - RECORD PLAT OF PARKER WOODLAND HILLS SUBDIVISION 6TH ADDITION FILED FOR RECORD IN THE PUBLIC RECORDS IN JONESBORO, CRAIGHEAD COUNTY, ARKANSAS, IN RECORD BOOK A, PAGE 196.
- EASEMENTS ARE AS SHOWN.
- SUBJECT PROPERTY IS CURRENTLY ZONED C-3 & R-1. C-3 ZONING IS DEFINED AS GENERAL COMMERCIAL DISTRICT & R-1 ZONING IS DEFINED AS SINGLE-FAMILY THROUGH DENSITY DISTRICT. THE SURROUNDING PROPERTY IS ZONED C-3 & R-1. THE BUILDING SETBACKS ARE:

FRONT = 25'	FRONT = 25'
REAR = 20'	REAR = 25'
G-3 SIDE = 10'	R-1 SIDE = 15'
- SUBJECT PROPERTY IS LOCATED WITHIN ONE A-1 AREAS DETERMINED TO BE WITHIN THE 100 YR FLOOD EVENT, AS DESIGNATED BY FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR THE CITY OF JONESBORO, COMMUNITY PANEL 02030303C (PANEL 13) OF 2001, EFFECTIVE DATE - SEPTEMBER 21, 1991, REVISION DATE - MAY 25, 2009.
- EFFECTIVE DATE - SEPTEMBER 21, 1991 REVISION DATE - JUNE 25, 2007.
 TOTAL AREA = 390,895.749 SQ. FT. OR 8.992 ACRES
 LOT A AREA = 301,516.62 SQ. FT. OR 1.071 ACRES
 LOT B AREA = 83,379.127 SQ. FT. OR 1.911 ACRES



BEARING 88.615
 (STATE PLANE COORDINATES - ARKANSAS NORTH ZONE)
 60° 30' 0" 60° 12'



GRAPHIC SCALE
IN FEET

1	06/17/13	ADD MAPPING POINTS & INCREASE TEXT HEIGHT	KLS	KLS
1	06/17/13	CHANGE OWNER'S NAME & CORRECT BOUNDARY TEXT	KLS	KLS
REV	DATE	REVISIONS	DRAWN	CHKD