

SURVEY DESCRIPTION:
 A Part of the West Half of Section 28, Township 14 North, Range 3 East, Craighead County, Arkansas, being more particularly described as follows:

BEGINNING at the Southwest corner of the Northwest Quarter of said Section 28; Thence North 00° 51' 55" East, a distance of 1325.33 feet, to the Southern Right-of-Way of Shawford Road; Thence along said right of way the following courses and distances: South 89° 39' 32" East, a distance of 410.43 feet; South 62° 49' 00" East, a distance of 601.45 feet to the beginning of a non-tangent curve. Said curve bearing to the left through an angle of 69° 04' 52" having a radius of 940.25 feet, and whose long chord bears South 85° 58' 35" East for a distance of 99.78 feet to a point of intersection with a non-tangent line; South 00° 52' 27" West leaving right of way, a distance of 255.60 feet; Thence North 89° 09' 07" West, a distance of 500.52 feet; Thence South 00° 35' 43" West, a distance of 204.80 feet; Thence North 89° 05' 41" West, a distance of 7.58 feet to the beginning of a curve. Said curve turning to the left through an angle of 65° 57' 15", having a radius of 170.00 feet, and whose long chord bears South 87° 55' 41" West for a distance of 17.66 feet; Thence South 84° 57' 04" West, a distance of 14.70 feet; Thence South 00° 40' 54" West, a distance of 413.52 feet; Thence South 00° 32' 42" West, a distance of 541.20 feet; Thence North 89° 56' 45" East, a distance of 100.04 feet; Thence South 00° 38' 08" West, a distance of 94.84 feet; Thence North 88° 56' 28" East, a distance of 657.85 feet; Thence South 01° 21' 01" East, a distance of 125.22 feet; Thence North 88° 53' 21" East, a distance of 51.25 feet; Thence South 00° 36' 35" West, a distance of 1262.62 feet; Thence South 89° 14' 54" East, a distance of 100.10 feet; Thence South 01° 19' 24" West, a distance of 224.88 feet; Thence South 00° 33' 25" West, a distance of 230.82 feet; Thence South 02° 08' 16" West, a distance of 69.57 feet; Thence South 00° 35' 35" East, a distance of 24.91 feet; Thence South 00° 05' 37" East, a distance of 40.72 feet; Thence North 89° 19' 23" East, a distance of 330.37 feet; Thence South 00° 44' 19" West, a distance of 294.45 feet to the Northern right of way of Arkansas Highway #226 (H.T.D. job #19297); Thence along said right of way the following courses and distances: North 63° 36' 54" West, a distance of 542.18 feet to the beginning of a non-tangent curve. Said curve turning to the left through an angle of 25° 24' 59", having a radius of 1029.92 feet, and whose long chord bears North 78° 20' 23" West for a distance of 453.14 feet to a point of intersection with a non-tangent line; Thence North 89° 03' 28" West, a distance of 233.02 feet; North 00° 52' 58" East leaving right of way, a distance of 1027.07 feet; Thence South 89° 02' 24" West, a distance of 500.34 feet; Thence North 00° 52' 39" East a distance of 1549.26 feet to the POINT OF BEGINNING, containing 70.05 acres, more or less, and being subject to all Rights-of-Way and easements of record.

OWNER'S CERTIFICATION:
 I certify that I am the owner of the above described property, and that I dedicate for the perpetual use of the public, all described easements and streets as shown for the express purposes indicated.

Name: _____ Signature/Date: _____
 Name: _____ Signature/Date: _____
 Name: _____ Signature/Date: _____

CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION
C6	75.57'	500.00'	8'39"37"	S85° 40' 12"E
C7	70.33'	500.00'	8'03"31"	S85° 22' 09"E

POINT TABLE			
POINT #	DESCRIPTION	NORTHING	EASTING
1	CTL	539758.57	1671569.08
2	CTL	542499.84	1672821.34
3	CTL	538406.37	1673625.53
4	CTL	541536.17	1673152.91
5	CTL	538460.20	1673501.43

LEGEND

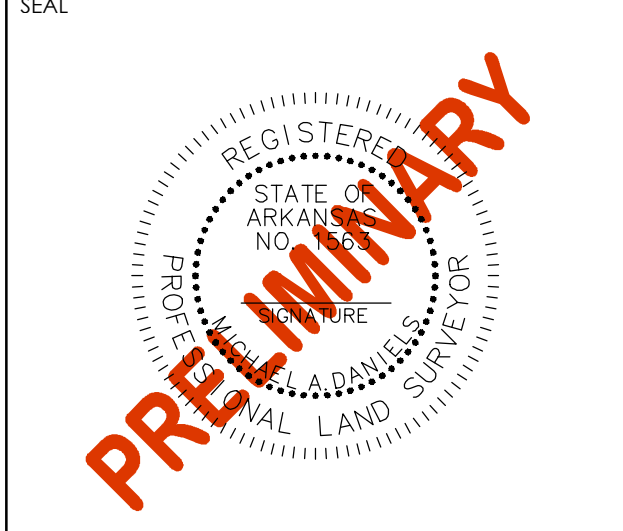
○	SET 5/8" REBAR P.S. 1563	_____	PROPERTY LINE
□	CALCULATED (NOT SET)	_____	ADJACENT PROPERTY LINE
●	FOUND REBAR (AS NOTED)	_____	CENTERLINE ROAD
●	FOUND PIPE (AS NOTED)	_____	EXISTING EASEMENT
●	FOUND COTTON PICKER SPINDLE	_____	OVERHEAD ELECTRIC
●	FOUND STATE MONUMENT	_____	FENCE (WOOD)
⊙	SET MAG NAIL	_____	FENCE (WROUGHT IRON)
●	POINT OF INTERSECTION	_____	FENCE (BARBED WIRE)
		_____	FENCE (CHAIN LINK)
		_____	EXISTING RIGHT-OF-WAY
		_____	MATCH LINE

RECORD INFORMATION

ARKANSAS STATE PLANE COORDINATE SYSTEM NORTH ZONE

GRAPHIC SCALE IN FEET

100' 0 100'



PRELIMINARY PLAT
 PONDEROSA POINTE SUBDIVISION
 A PART OF THE W 1/2 OF SECTION 28,
 TOWNSHIP 14 NORTH, RANGE 3 EAST,
 CRAIGHEAD COUNTY, ARKANSAS
 PREPARED FOR:
 PONDEROSA POINTE, LLC.

ISSUE DATE:	11/12/2024
PROJECT NO.:	2490700
CONTACT:	M. DANIELS

2520 Alexander Drive Suite C
 Jonesboro, AR 72401-7194

Crafton Tull

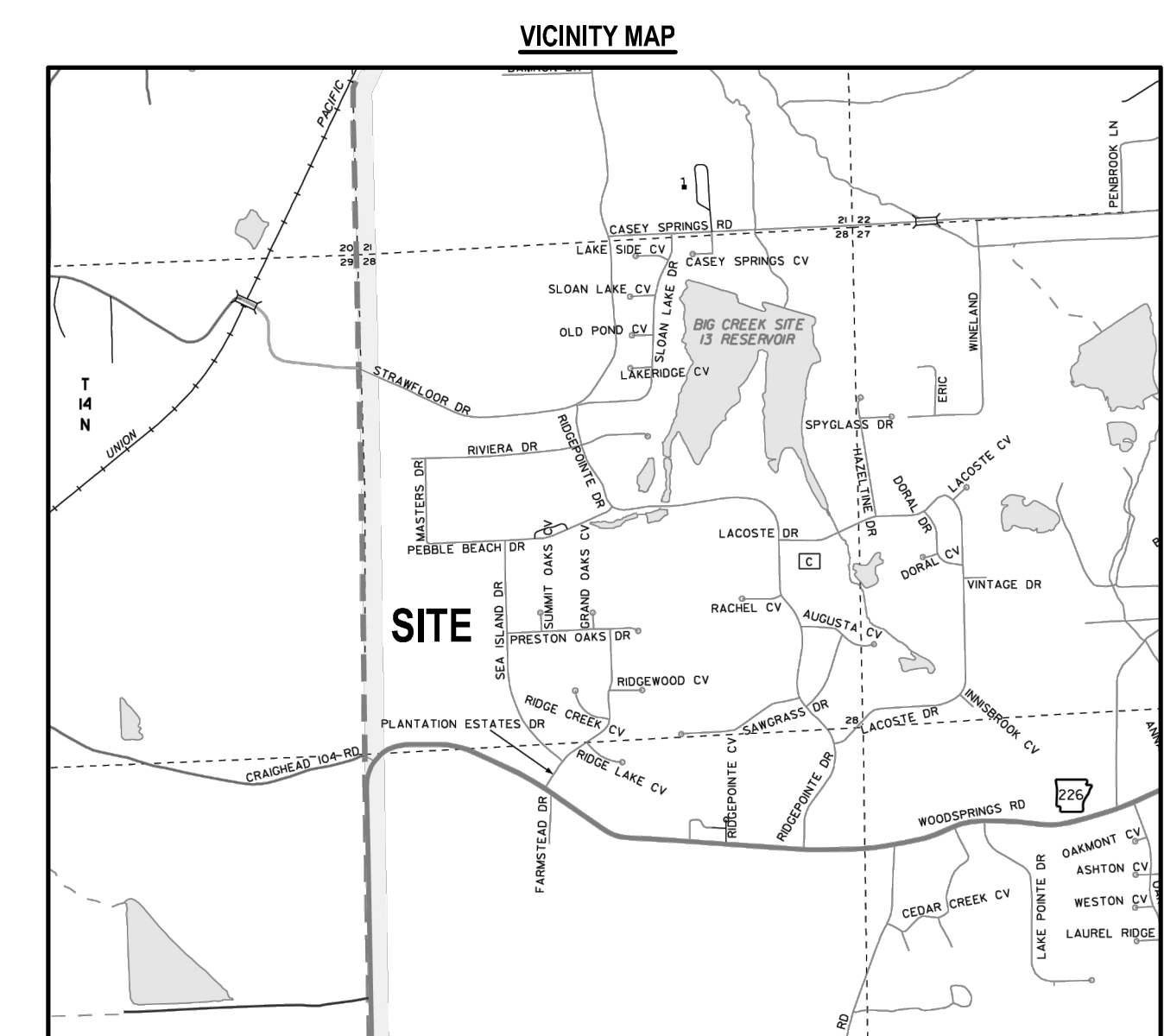
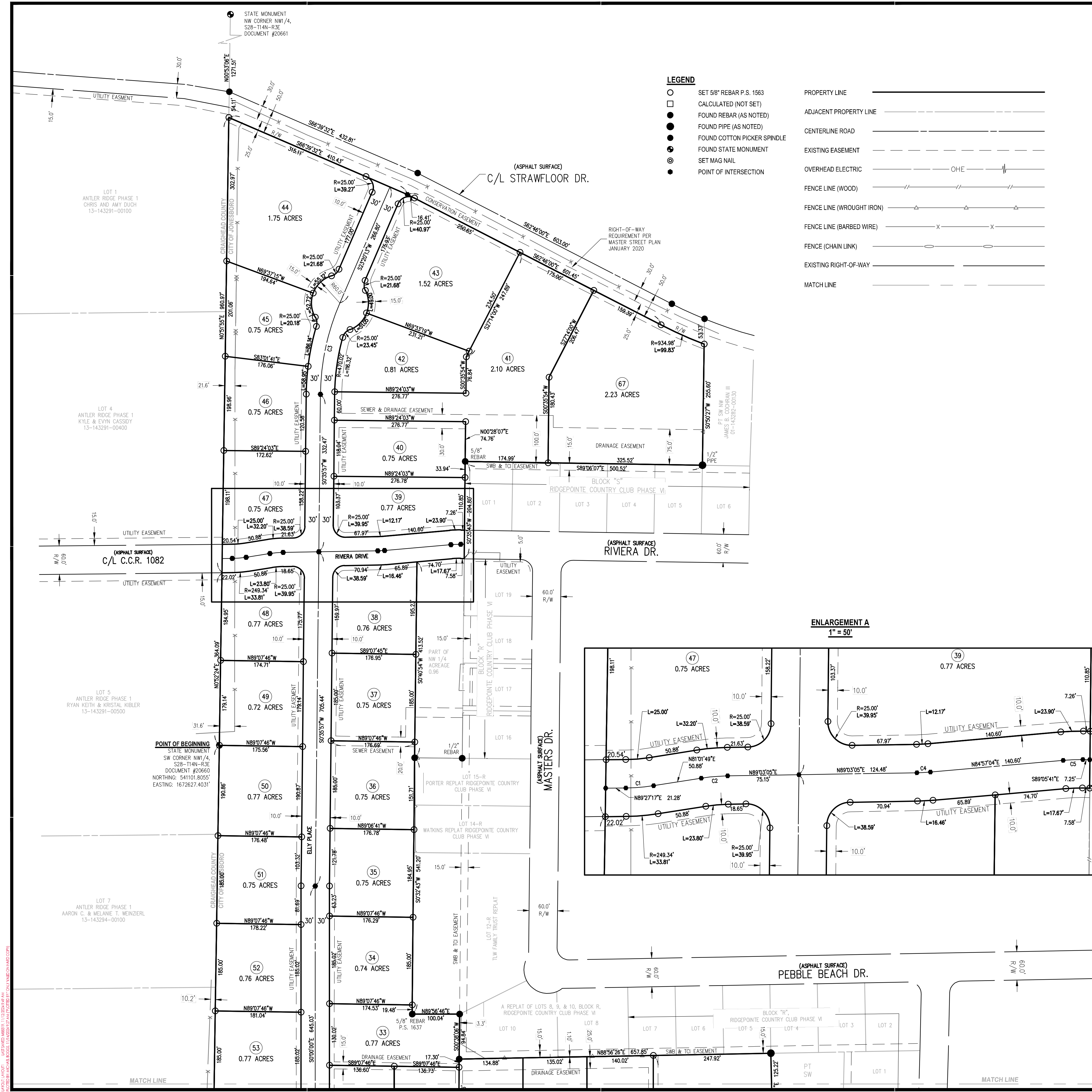
870.203.7871
 www.craftontull.com

CERTIFICATE OF AUTHORIZATION

CRAFTON TULL & ASSOCIATES, INC.
 NO. 109

DELTA	DESCRIPTION	DATE

SHEET NO.:



OWNER'S CERTIFICATION:
I certify that I am the owner of the above described property, and that I dedicate for the perpetual use of the public, all described easements and streets as shown for the express purposes indicated.

Name _____ Signature / Date _____
Name _____ Signature / Date _____
Name _____ Signature / Date _____

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	29.41'	200.00'	8°25'28"	N85° 14' 33"E	29.38'
C2	28.00'	200.00'	8°01'17"	N85° 02' 27"E	27.98'
C3	198.29'	499.61'	22°44'25"	S11° 58' 33"W	196.99'
C4	14.31'	200.00'	4°06'01"	N87° 00' 04"E	14.31'
C5	20.78'	200.00'	5°57'15"	N87° 55' 41"E	20.77'
C6	75.57'	500.00'	8°39'37"	S85° 40' 12"E	75.50'
C7	70.33'	500.00'	8°03'31"	S85° 22' 09"E	70.27'

SURVEY DESCRIPTION:
A Part of the West Half of Section 28, Township 14 North, Range 3 East, Craighead County, Arkansas, being more particularly described as follows:

BEGINNING at the Southwest corner of the Northwest Quarter of said Section 28. Thence North 00° 51' 55" East, a distance of 1323.33 feet; to the Southerly Right-of-Way of Strawfloor Road. Thence along said right of way the following courses and distances: South 66° 39' 32" East, a distance of 410.43 feet; South 62° 46' 00" East, a distance of 601.45 feet to the beginning of a non-tangent curve. Said curve turning to the left through an angle of 06° 04' 59", having a radius of 940.25 feet, and whose long chord bears South 65° 59' 55" East for a distance of 99.78 feet to a point of intersection with a non-tangent line. South 00° 50' 27" West leaving right of way, a distance of 250.50 feet; Thence North 89° 30' 09" West, a distance of 657.85 feet; Thence South 01° 21' 01" East, a distance of 125.22 feet; Thence North 88° 53' 21" East, a distance of 51.25 feet; Thence North 89° 30' 35" West, a distance of 1262.62 feet; Thence South 89° 14' 54" East, a distance of 100.10 feet; Thence North 89° 05' 41" West, a distance of 7.58 feet to the beginning of a curve. Said curve turning to the left through an angle of 05° 57' 15", having a radius of 170.00 feet, and whose long chord bears South 87° 55' 41" West for a distance of 17.86 feet; Thence South 84° 57' 04" West, a distance of 170.00 feet; Thence South 00° 40' 54" West, a distance of 413.52 feet; Thence South 00° 32' 43" West, a distance of 541.20 feet; Thence North 89° 56' 48" East, a distance of 100.04 feet; Thence South 00° 38' 06" West, a distance of 94.84 feet; Thence North 88° 56' 29" East, a distance of 657.85 feet; Thence South 01° 21' 01" East, a distance of 125.22 feet; Thence North 88° 53' 21" East, a distance of 51.25 feet; Thence North 89° 30' 35" West, a distance of 1262.62 feet; Thence South 89° 14' 54" East, a distance of 100.10 feet; Thence North 89° 05' 41" West, a distance of 7.58 feet; Thence North 00° 33' 25" West, a distance of 230.92 feet; Thence South 02° 08' 18" West, a distance of 69.57 feet; Thence South 02° 35' 35" West, a distance of 24.91 feet; Thence South 00° 05' 37" East, a distance of 40.72 feet; Thence North 89° 19' 23" East, a distance of 330.37 feet; Thence South 00° 44' 19" West, a distance of 294.45 feet; to the Northerly right of way of Arkansas Highway #226 (A.H.T.D. job #10927). Thence along said right of way the following courses and distances: North 83° 39' 54" West, a distance of 500.50 feet to the beginning of a non-tangent curve. Said curve turning to the left through an angle of 25° 24' 59", having a radius of 1029.92 feet, and whose long chord bears North 76° 20' 23" West for a distance of 453.14 feet to a point of intersection with a non-tangent line. North 89° 03' 28" West, a distance of 233.02 feet; North 00° 52' 56" East leaving right of way, a distance of 1027.07 feet; South 89° 02' 04" West, a distance of 500.34 feet; Thence North 00° 52' 35" East a distance of 1549.28 feet to the POINT OF BEGINNING, containing 70.05 acres, more or less, and being subject to all Rights-of-Way and easements of record.

RECORD INFORMATION

ARKANSAS STATE PLANE COORDINATE SYSTEM NORTH ZONE

GRAPHIC SCALE IN FEET
100' 0 100'

SEAL

PRELIMINARY

REGISTERED PROFESSIONAL SURVEYOR
STATE OF ARKANSAS
M. DANIELS
13-143291-00100

PRELIMINARY PLAT
PONDEROSA POINTE SUBDIVISION
A PART OF THE W1/2 OF SECTION 28,
TOWNSHIP 14 NORTH, RANGE 3 EAST,
CRAIGHEAD COUNTY, ARKANSAS
PREPARED FOR:
PONDEROSA POINTE, LLC.

ISSUE DATE: 11/12/2024
PROJECT NO: 24P07030
CONTACT: M.DANIELS

2520 Alexander Drive Suite C
Jonesboro, AR 72401-7194

Crafton Tull
870.203.7876
www.craftontull.com

CERTIFICATE OF AUTHORIZATION
CRAFTON TULL & ASSOCIATES, INC.
No. 109
ARKANSAS ENGINEER

DELTA	DESCRIPTION	DATE

SHEET NO.:

2 OF 2