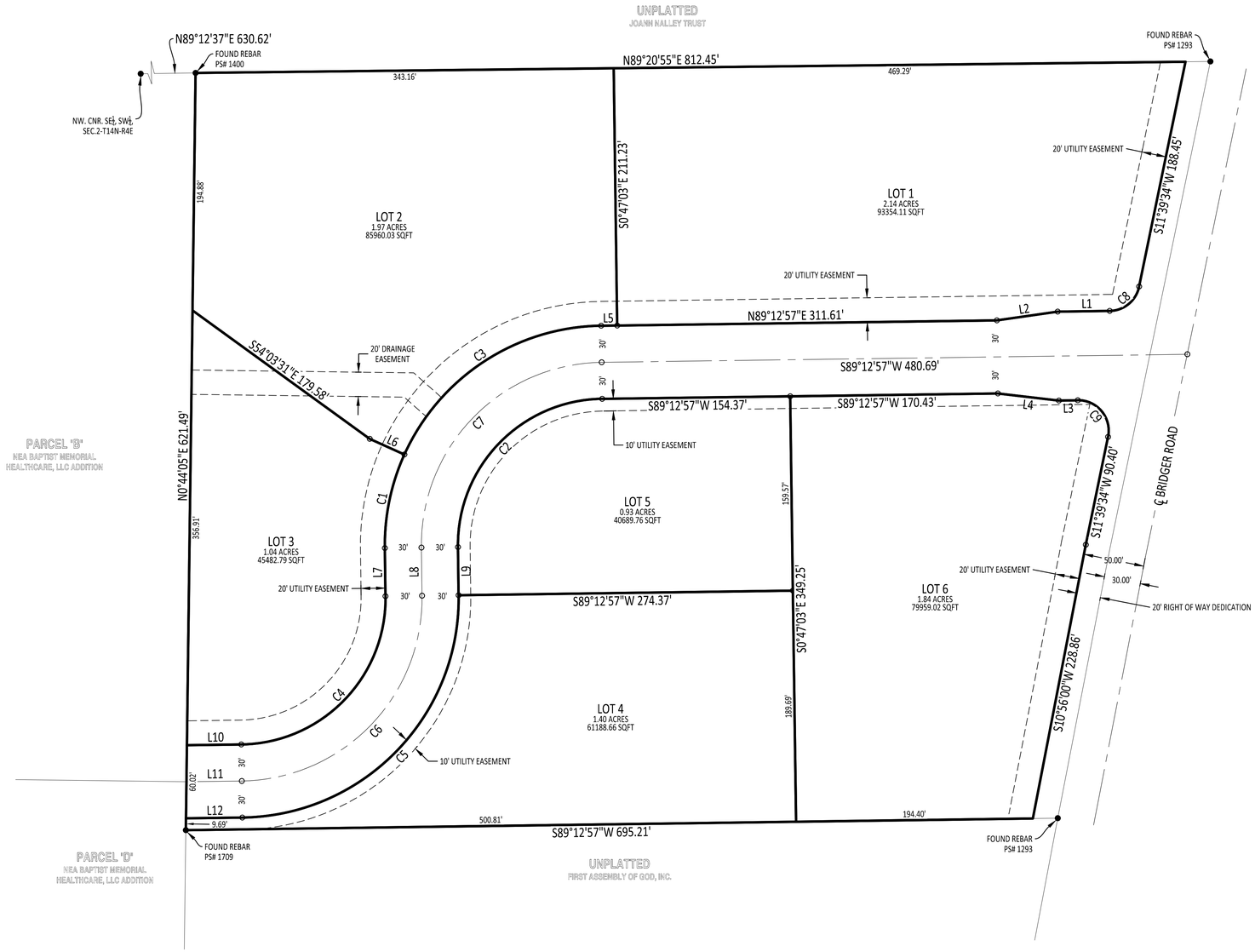
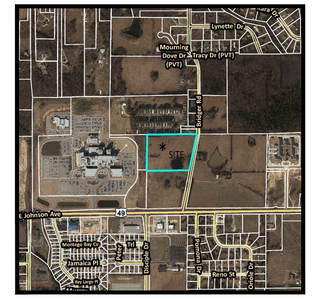


THE RESERVE AT N.E.A.

A SUBDIVISION/REPLAT OF LOT 1R
OF
THE CORRECTIVE REPLAT OF
LOT 1 OF THE BRIDGER FIRST ASSEMBLY OF GOD MINOR PLAT
TO THE CITY OF JONESBORO,
CRAIGHEAD COUNTY,
ARKANSAS



VICINITY MAP
NOT TO SCALE

LEGAL DESCRIPTION

LOT 1R OF THE CORRECTIVE REPLAT OF LOT 1 OF THE BRIDGER FIRST ASSEMBLY OF GOD MINOR PLAT, AND A PART OF THE SOUTH HALF OF SECTION 2, TOWNSHIP 14 NORTH, RANGE 4 EAST, TO THE CITY OF JONESBORO, CRAIGHEAD COUNTY, ARKANSAS. SHOWN BY PLAT RECORDED AS DOCUMENT NUMBER 2019R-003538 IN THE CRAIGHEAD COUNTY CIRCUIT CLERKS OFFICE.

CERTIFICATE OF SURVEY

TO ALL PARTIES INTERESTED IN TITLE TO THESE PREMISES: I HEREBY CERTIFY THAT I HAVE PRIOR TO THIS DAY MADE A SURVEY OF THE ABOVE DESCRIBED PROPERTY AS SHOWN ON THE PLAT OF SURVEY HEREON. THE PROPERTY LINES AND CORNER MONUMENTS, TO THE BEST OF MY KNOWLEDGE AND ABILITY, ARE CORRECTLY ESTABLISHED: THE IMPROVEMENTS ARE AS SHOWN ON THE PLAT OF SURVEY. ENCROACHMENTS, IF ANY, AS DISCLOSED BY SURVEY, ARE SHOWN HEREON.

OWNERS CERTIFICATION

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

SURVEYORS NOTES

1) BASIS OF BEARINGS: GPS OBSERVATIONS (ARKANSAS NORTH STATE PLANE COORDINATE SYSTEM)
2) THE RESEARCH COMPLETED FOR THIS SURVEY INCLUDES:
   - THE CORRECTIVE REPLAT OF THE BRIDGER FIREST ASSEMBLY OF GOD MINOR PLAT: DOC # 2019R-003538
3) ALL CORNER MONUMENTS SET ARE ½" REBAR, UNLESS NOTED OTHERWISE ON THE PLAT.
4) OWNER: HAAG BROWN DEVELOPMENT, LLC
5) FLOOD PLAIN: THIS TRACT DOES NOT LIE WITHIN THE 100-YR FLOOD PLAIN PER FLOOD INSURANCE RATE MAP OF CRAIGHEAD CO., AR, AND INCORPORATED AREAS, COMMUNITY PANEL NO. 05031C0063 C DATED 09/27/91.
6) THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD OR ANY OTHER FACTS WHICH AN ACCURATE TITLE SEARCH MAY DISCLOSE.

ZONING AND SETBACK INFORMATION

CURRENT ZONING PER THE CITY OF JONESBORO: C-3
SETBACK REQUIRMENTS: 25 FT. FRONT / 10 FT. SIDE / 20 FT. REAR

Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	79.06	180.00	25.16	N11° 47' 52"E	78.42
C2	188.50	120.00	90.00	S44° 12' 57"W	169.71
C3	203.69	180.01	64.83	N56° 47' 52"E	192.99
C4	188.49	120.00	90.00	N44° 12' 57"E	169.71
C5	282.74	180.00	90.00	S44° 12' 57"W	254.56
C6	235.62	150.00	90.00	S44° 12' 57"W	212.13
C7	235.62	150.00	90.00	S44° 12' 57"W	212.13
C8	33.84	25.00	77.56	N50° 26' 16"E	31.32
C9	44.70	25.00	102.44	N39° 33' 44"W	38.98

Parcel Line Table

Line #	Length	Direction
L1	42.66	S89° 12' 57"W
L2	50.42	N81° 48' 32"E
L3	15.52	N89° 12' 57"E
L4	50.42	N83° 22' 38"W
L5	13.18	N89° 12' 57"E
L6	31.25	S65° 37' 13"E
L7	39.57	N0° 47' 03"W
L8	39.57	N0° 47' 03"W
L9	39.57	S0° 47' 03"E
L10	44.60	N89° 12' 57"E
L11	45.39	N89° 12' 57"E
L12	46.19	S89° 12' 57"W

50 25 0 50
SCALE 1" = 50'

811 Know what's below. Call before you dig.

Horizon
LAND SURVEYING, LLC
PHONE: 870-243-0092
2918 WOOD STREET, JONESBORO, AR 72404

PROJECT:
THE RESERVE AT N.E.A.

CLIENT:
STONEBRIDGE CONSTRUCTION

CERTIFICATE OF AUTHORIZATION
HORIZON LAND SURVEYING, LLC
No. 3472
ARKANSAS

REGISTERED PROFESSIONAL SURVEYOR
STATE OF ARKANSAS
P.S. 1590
SIGNATURE
DANNY R. BURKS
01/28/2020

REVISIONS

DATE	BY	DESCRIPTION

DRAWING INFO.

DRAWN BY:	DRB
DATE:	01/28/2020
SCALE:	1" = 50'
JOB NO.:	H20-009
CAD NO.:	

RECORD
PLAT

SHEET NUMBER:
1 of 1