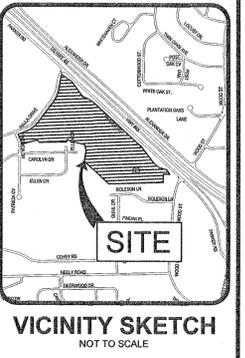


PLAT OF
PARKER HOLLOW SUBDIVISION
 LYING IN THE WEST HALF OF SECTION 25, TOWNSHIP 14 NORTH, RANGE 3 EAST, AND
 LYING IN THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 14 NORTH, RANGE 3 EAST
 CRAIGHEAD COUNTY, JONESBORO, ARKANSAS

LINE DATA

LINE NO.	BEARING	DISTANCE
L1	N 03°38'34" E	30.74'
L2	S 03°38'34" W	22.38'
L3	N 04°00'15" W	35.74'
L4	S 01°27'27" W	150.01'
L5	N 43°09'23" E	30.00'



- LEGEND**
- BOUNDARY LINE
 - - - ADJACENT LOT LINES
 - - - EASEMENT LINES
 - F.I.P.
 - F.R.
 - S.I.P.
 - FOUND IRON PIPE
 - FOUND REBAR
 - SET 1-1/4" IRON PIPE W/ PS #1637 CAP

SURVEYOR'S NOTES

- THIS BOUNDARY SURVEY WAS PREPARED FOR HALSEY LAND COMPANY, LLC.
- NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY THIS SURVEYOR FOR EASEMENTS, RESTRICTIONS, RESERVATIONS OR RIGHTS-OF-WAY AFFECTING THIS PROPERTY.
- SUBJECT PROPERTY IS CURRENTLY ZONED R-1, R-2, C-3 & C-3 LUO. R-1 ZONING IS DEFINED AS SINGLE FAMILY MEDIUM DENSITY DISTRICT. C-3 ZONING IS DEFINED AS GENERAL COMMERCIAL DISTRICT. THE SURROUNDING PROPERTY IS ZONED R-1 & C-3. BUILDING SETBACKS FOR R-1 ARE: FRONT = 25' SIDE = 7.5' REAR = 25'. BUILDING SETBACKS FOR C-3 ARE: FRONT = 25' SIDE = 10' REAR = 20'.
- SUBJECT PROPERTY LIES IN ZONE "AE" (BASE FLOOD ELEVATIONS DETERMINED), ZONE "X" (AREA OF 500 YEAR FLOOD), ZONE "X" (AREAS DETERMINED TO BE OUTSIDE 500 YEAR FLOODPLAIN) AS SHOWN ON FEMA FLOOD INSURANCE RATE MAPS NO. 05031C0253D AND 05031C0261D, MAP'S EFFECTIVE DATE: SEPTEMBER 28, 2024.
- THE FOLLOWING DOCUMENTS WERE USED TO PREPARE THIS SURVEY:
 - STEWART TITLE GUARANTY COMPANY COMMITMENT PREPARED BY COMMUNITY TITLE & ESCROW - PARAGOULD, FILE NO. 2017122031, EFFECTIVE DATE: SEPTEMBER 7, 2017 AT 8:00 AM, ISSUED TO HALSEY LAND COMPANY, LLC, AN ARKANSAS LIMITED LIABILITY COMPANY.
 - WARRANTY DEED TO HALSEY LAND COMPANY, LLC, DATED MARCH 29, 2017, DOCUMENT NO. JB2017R-005143.
 - RECORD PLAT OF RANKIN'S OAK FOREST 8TH ADDITION, BOOK "B", PAGE 81.
 - RECORD PLAT OF RANKIN'S OAK FOREST 9TH ADDITION, BOOK "B", PAGE 125.
 - A.H.T.D. RIGHT-OF-WAY PLANS FOR A.H.T.D. JOB NO. 100013.
 - PLAT OF SURVEY BY TROY SHEETS, PS#898, BOOK "Y", PAGE 105.
 - GAS EASEMENT, BOOK 194, PAGE 595.
 - GAS EASEMENT, BOOK 411, PAGE 555.
 - PROPERTY USE AND RESTRICTION AGREEMENT, DOCUMENT NO. JB2014R-005487.
 - SPECIAL WARRANTY DEED TO ERIC SKAUG, DOCUMENT NO. JB2014R-005486.
 - SPECIAL WARRANTY DEED TO CATHY AND RICKY HOLMAN, DOCUMENT NO. JB2014R-005487.
 - SPECIAL WARRANTY DEED TO VERNON GRAHAM & CAROLYN CHILDRESS, DOCUMENT NO. JB2014R-005488.
 - SPECIAL WARRANTY DEED TO CLIFFIRD & KATHY TIPPIT, DOCUMENT NO. JB2014R-005489.

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.

Jerry Halsey
 JERRY HALSEY
 TITLE OWNER

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT BENCHMARK LAND SURVEYING, INC. HAS 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: 02/07/2025

2025-00451
 FILED
 JONESBORO DISTRICT
 CRAIGHEAD COUNTY, ARKANSAS
 DAVID VAUGHN, CLERK & RECORDER
 03/12/2025 02:26:56 PM
 FEE: 15.00
 PAGES: 1
 JENNIFER NOREHO



PLAT OF
PARKER HOLLOW SUBDIVISION
 HALSEY LAND COMPANY, LLC

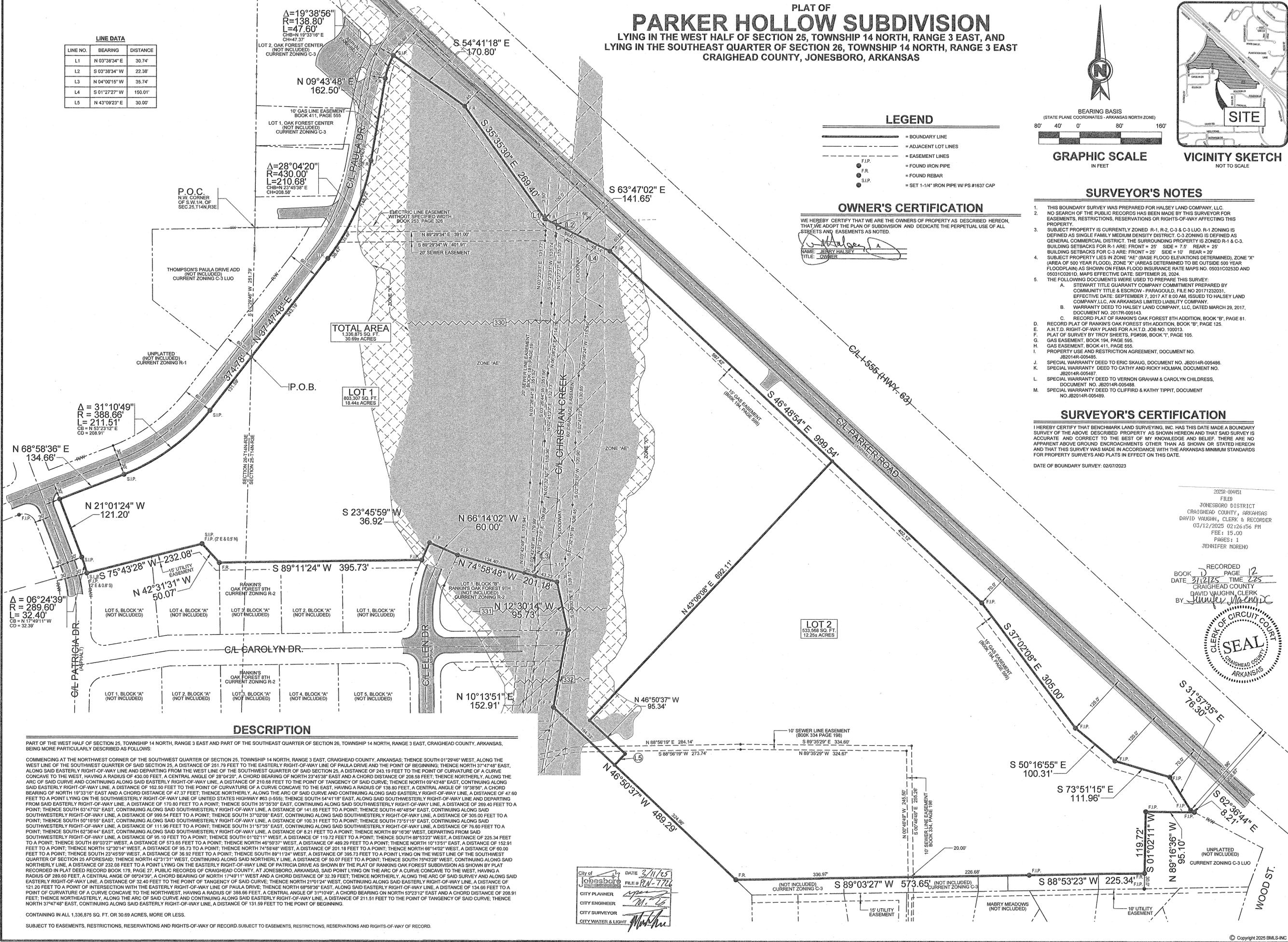
A PART OF THE W1/2 OF SECTION 25 - T14N - R3E
 A PART OF THE NE1/4, SE1/4 OF SECTION 26 - T14N - R3E
 CRAIGHEAD COUNTY, JONESBORO, ARKANSAS



BENCHMARK LAND SURVEYING, INC.
 ARKANSAS C.O.A. #3020



DATE:	BY:	DESCRIPTION:
03/11/2025	AW	



DESCRIPTION

PART OF THE WEST HALF OF SECTION 25, TOWNSHIP 14 NORTH, RANGE 3 EAST AND PART OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 14 NORTH, RANGE 3 EAST, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 14 NORTH, RANGE 3 EAST, CRAIGHEAD COUNTY, ARKANSAS, THENCE SOUTH 01°29'46" WEST, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 25, A DISTANCE OF 281.79 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF PAULA DRIVE AND THE POINT OF BEGINNING; THENCE NORTH 37°47'48" EAST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND DEPARTING FROM THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 25, A DISTANCE OF 243.19 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 430.00 FEET, A CENTRAL ANGLE OF 28°04'20", A CHORD BEARING OF NORTH 23°45'59" EAST AND A CHORD DISTANCE OF 208.58 FEET; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE AND CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 170.80 FEET TO A POINT; THENCE NORTH 09°43'48" EAST, CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 162.50 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 138.80 FEET, A CENTRAL ANGLE OF 19°38'56", A CHORD BEARING OF NORTH 19°33'16" EAST AND A CHORD DISTANCE OF 47.37 FEET; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE AND CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 47.37 FEET TO A POINT LYING ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF UNITED STATES HIGHWAY #93 (I-55); THENCE SOUTH 54°41'18" EAST, ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE AND DEPARTING FROM SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 170.80 FEET TO A POINT; THENCE SOUTH 54°41'18" EAST, CONTINUING ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 289.40 FEET TO A POINT; THENCE SOUTH 63°47'02" EAST, CONTINUING ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 141.65 FEET TO A POINT; THENCE SOUTH 46°48'54" EAST, CONTINUING ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 999.54 FEET TO A POINT; THENCE SOUTH 37°02'08" EAST, CONTINUING ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 305.00 FEET TO A POINT; THENCE SOUTH 50°16'55" EAST, CONTINUING ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 100.31 FEET TO A POINT; THENCE SOUTH 73°51'15" EAST, CONTINUING ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 111.96 FEET TO A POINT; THENCE SOUTH 82°36'44" EAST, CONTINUING ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 8.27 FEET TO A POINT; THENCE SOUTH 31°57'35" EAST, CONTINUING ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 76.30 FEET TO A POINT; THENCE SOUTH 02°11'11" WEST, DEPARTING FROM SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 95.10 FEET TO A POINT; THENCE SOUTH 89°16'36" WEST, DEPARTING FROM SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 119.72 FEET TO A POINT; THENCE SOUTH 01°02'11" WEST, DEPARTING FROM SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 225.34 FEET TO A POINT; THENCE SOUTH 89°03'27" WEST, A DISTANCE OF 573.65 FEET TO A POINT; THENCE SOUTH 88°53'23" WEST, A DISTANCE OF 225.34 FEET TO A POINT; THENCE SOUTH 23°45'59" WEST, A DISTANCE OF 36.92 FEET TO A POINT; THENCE SOUTH 89°11'24" WEST, A DISTANCE OF 395.73 FEET TO A POINT; THENCE NORTH 74°58'48" WEST, A DISTANCE OF 201.18 FEET TO A POINT; THENCE NORTH 12°30'14" WEST, A DISTANCE OF 95.73 FEET TO A POINT; THENCE NORTH 10°13'51" EAST, A DISTANCE OF 152.91 FEET TO A POINT; THENCE NORTH 66°14'02" WEST, A DISTANCE OF 60.00 FEET TO A POINT; THENCE NORTH 21°01'24" WEST, A DISTANCE OF 121.20 FEET TO A POINT; THENCE NORTH 68°58'36" EAST, A DISTANCE OF 134.66 FEET TO A POINT; THENCE NORTH 31°10'49" EAST, A DISTANCE OF 388.66 FEET TO A POINT; THENCE NORTH 06°24'39" EAST, A DISTANCE OF 289.60 FEET TO A POINT; THENCE NORTH 07°49'11" WEST, A DISTANCE OF 32.40 FEET TO A POINT; THENCE NORTH 74°58'48" WEST, A DISTANCE OF 134.66 FEET TO A POINT; THENCE NORTH 42°31'31" WEST, A DISTANCE OF 50.07 FEET TO A POINT; THENCE SOUTH 75°43'28" WEST, A DISTANCE OF 232.08 FEET TO A POINT; THENCE SOUTH 50°16'55" EAST, CONTINUING ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 100.31 FEET TO A POINT; THENCE SOUTH 82°36'44" EAST, CONTINUING ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 8.27 FEET TO A POINT; THENCE SOUTH 31°57'35" EAST, CONTINUING ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 76.30 FEET TO A POINT; THENCE SOUTH 02°11'11" WEST, DEPARTING FROM SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 95.10 FEET TO A POINT; THENCE SOUTH 89°16'36" WEST, DEPARTING FROM SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 119.72 FEET TO A POINT; THENCE SOUTH 01°02'11" WEST, DEPARTING FROM SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 225.34 FEET TO A POINT; THENCE SOUTH 89°03'27" WEST, A DISTANCE OF 573.65 FEET TO A POINT; THENCE SOUTH 88°53'23" WEST, A DISTANCE OF 225.34 FEET TO A POINT; THENCE SOUTH 23°45'59" WEST, A DISTANCE OF 36.92 FEET TO A POINT; THENCE SOUTH 89°11'24" WEST, A DISTANCE OF 395.73 FEET TO A POINT; THENCE NORTH 74°58'48" WEST, A DISTANCE OF 201.18 FEET TO A POINT; THENCE NORTH 12°30'14" WEST, A DISTANCE OF 95.73 FEET TO A POINT; THENCE NORTH 10°13'51" EAST, A DISTANCE OF 152.91 FEET TO A POINT; THENCE NORTH 66°14'02" WEST, A DISTANCE OF 60.00 FEET TO A POINT; THENCE NORTH 21°01'24" WEST, A DISTANCE OF 121.20 FEET TO A POINT; THENCE NORTH 68°58'36" EAST, A DISTANCE OF 134.66 FEET TO A POINT; THENCE NORTH 31°10'49" EAST, A DISTANCE OF 388.66 FEET TO A POINT; THENCE NORTH 06°24'39" EAST, A DISTANCE OF 289.60 FEET TO A POINT; THENCE NORTH 07°49'11" WEST, A DISTANCE OF 32.40 FEET TO THE POINT OF TANGENCY OF SAID CURVE, THENCE NORTH 37°47'48" EAST, CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 151.59 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 37°47'48" EAST, CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 151.59 FEET TO THE POINT OF BEGINNING.

CONTAINING IN ALL 1,336.875 SQ. FT. OR 30.69 ACRES, MORE OR LESS.
 SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD. SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.

City of Jonesboro
 DATE 3/11/25
 FILE # RW-776
 CITY PLANNER
 CITY ENGINEER
 CITY SURVEYOR
 CITY WATER & LIGHT