



Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	19.53'	97.00'	113°21'18"	S56°06'51"W	19.50'
C2	13.42'	39.00'	19°42'38"	N60°11'49"E	13.35'
C3	33.35'	97.00'	19°42'05"	N79°54'05"E	33.19'
C4	97.89'	67.67'	82°52'41"	S64°10'20"E	89.58'
C8	12.53'	133.55'	52°22'25"	N13°21'51"W	12.52'
C10	68.19'	51.56'	75°46'08"	S4°36'53"E	63.32'
C11	64.34'	133.55'	27°36'10"	N29°51'08"W	63.72'
C12	24.85'	133.55'	10°39'33"	N5°20'52"W	24.81'
C14	35.34'	60.00'	33°45'00"	N17°07'18"W	34.83'
C15	70.69'	60.00'	67°30'00"	S0°14'48"E	66.67'

Parcel Line Table

Line #	Length	Direction
L1	79.72	S89°38'29"W
L2	58.86	N49°24'57"W
L3	36.34	N7°30'24"E
L4	165.82	N72°54'05"E
L5	77.52	S56°13'04"E
L6	51.69	S81°39'07"E
L7	94.06	N27°41'53"E
L8	59.72	N13°06'59"E
L9	120.04	N54°04'37"E
L10	42.67	N27°41'14"E
L11	160.33	N41°38'32"E
L12	7.93	S23°57'54"E
L13	62.73	S35°12'06"E
L14	62.36	S50°08'18"E
L15	62.90	S62°21'22"E
L16	122.27	S72°17'46"E
L17	93.95	S87°38'31"E
L18	49.84	S45°53'12"E
L19	29.61	S34°31'28"E
L20	111.01	S19°44'54"E
L21	12.07	S27°12'21"E
L22	68.51	S61°53'00"W
L23	280.76	S50°20'43"W
L24	58.00	S19°57'02"E
L25	61.24	S89°45'12"W
L26	14.00	S0°14'48"E
L27	346.97	S0°12'51"E

Parcel Line Table

Line #	Length	Direction
L28	56.42	S89°45'12"W
L29	242.66	N0°14'48"W
L30	56.63	N33°59'48"W
L31	178.18	N33°30'12"E
L32	2.78	S50°09'19"E
L33	46.00	S62°21'22"E
L34	26.16	N30°13'42"E
L35	55.88	S45°26'29"W
L36	73.70	S31°18'38"W
L37	119.15	S0°17'08"E
L38	2.00	N19°57'02"W
L39	141.74	S79°54'42"W
L40	192.16	S16°21'35"W
L41	128.33	S39°30'31"E

LEGEND:

- FOUND MONUMENT (AS NOTED)
- SET 5/8" REBAR WITH YELLOW PLASTIC CAP STAMPED "J. HARLAN, P.S. 1538"

ZONE "AE"

FEMA LOMR-F, CASE NO: 16-06-0097A

SURVEYOR'S NOTES:

- SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD OR ANY OTHER FACTS WHICH AN CURRENT TITLE SEARCH MAY DISCLOSE.
- BASES OF BEARINGS: ARKANSAS STATE PLANE GRID NORTH ZONE (0301)
- SUBJECT PROPERTY IS ZONED C-3, GENERAL COMMERCIAL DISTRICT.
- BUILDING RESTRICTIONS FOR C-3 ZONING:
 STREET SETBACK - 25'
 INTERIOR SIDE SETBACK - 10'
 REAR SETBACK - 20'
 MAXIMUM LOT COVERAGE - 60%
 MAXIMUM HEIGHT LIMITATION - 45'
 MAXIMUM FLOOR AREA - NO STANDARD

POINT OF BEGINNING
 CORNER WITHIN A 1.9X1.9' BRICK COLUMN, SOUTHWEST CORNER OF THE NORTHEAST QUARTER, SEC. 31, T-14-N, R-4-E CO. - PLSS CORNER CERT. SLSO DOC#201008260013 SLSO DOC#200999900077



FILED

CANDACE EDWARDS
 CLERK OF CIRCUIT COURT

RECORDED
 BOOK _____ PAGE _____
 DATE _____ TIME _____
 CRAIGHEAD COUNTY
 CANDACE EDWARDS, CLERK

2017R-013638
 FILED
 JONESBORO DISTRICT
 CRAIGHEAD COUNTY, ARKANSAS
 CANDACE EDWARDS, CLERK & RECORDER
 07/27/2017 2:53:26 PM
 FEE: 20.00
 PAGES: 2
 ANDREW STRICKLIN

DEDICATION OF REPLAT:

WE BEING THE OWNERS/AGENTS OF LOT 1 OF WARMACK SUBDIVISION, DO HEREBY REPLAT AND LAYOUT SAME INTO A SUBDIVISION COMPOSED OF LOTS AS SHOWN ON THE REPLAT HEREON.

GLADIOLUS BUSINESS PARK

TO THE CITY OF JONESBORO, CRAIGHEAD COUNTY, ARKANSAS.

SIGNED THIS 24th DAY OF July 2017
 BY: [Signature] Vice President
 NAME: [Signature] Vice President

INDEXED
 07/25/17
 JONESBORO DISTRICT
 CRAIGHEAD COUNTY, ARKANSAS
 CITY PLANNER: [Signature]
 CITY ENGINEER: [Signature]
 CITY SUPERVISOR: [Signature]
 CITY CLERK & LIGHT: [Signature]

25' CROSS ACCESS EASEMENT DRIVE:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 2 OF WARMACK SUBDIVISION; THENCE NORTH 00°22'56" WEST 360.97 FEET; THENCE NORTH 89°45'12" EAST, 61.24 FEET; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 97.00 FEET, AND A LENGTH OF 12.53 FEET (CHORD BEARING: NORTH 79°54'05" EAST, CHORD DISTANCE: 33.19 FEET); THENCE NORTH 19°57'02" WEST, 60.00 FEET; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 67.67 FEET AND A LENGTH OF 97.89 FEET (CHORD BEARING: NORTH 64°10'20" WEST, CHORD DISTANCE: 89.58 FEET); THENCE NORTH 00°17'08" WEST, 119.15 FEET; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 133.55 FEET AND A LENGTH OF 12.53 FEET (CHORD BEARING: NORTH 02°38'48" WEST, CHORD DISTANCE: 12.33 FEET) TO THE POINT OF BEGINNING PROPER.

THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 133.55 FEET AND A LENGTH OF 12.51 FEET (CHORD BEARING: NORTH 07°59'35" WEST, CHORD DISTANCE: 12.51 FEET); THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 133.55 FEET AND A LENGTH OF 12.53 FEET (CHORD BEARING: NORTH 13°21'51" WEST, CHORD DISTANCE: 12.52 FEET); THENCE NORTH 79°54'42" EAST, CHORD DISTANCE: 50.44 FEET; THENCE SOUTH 39°30'31" EAST, 106.46 FEET; THENCE SOUTH 50°20'43" WEST, 25.00 FEET; THENCE NORTH 39°30'31" WEST, 106.46 FEET; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET AND A LENGTH OF 26.43 FEET (CHORD BEARING: NORTH 69°47'54" WEST, CHORD DISTANCE: 25.22 FEET); THENCE SOUTH 79°54'42" WEST, 120.29 FEET TO THE POINT OF BEGINNING PROPER.

SUBJECT TO ALL RIGHTS-OF-WAYS, EASEMENTS, RESTRICTIONS, EXCEPTIONS, AND BILL OF ASSURANCE OF RECORD.

FISHER ARNOLD
 ENGINEERING INTEGRATION
 1801 Latourette Drive | Jonesboro, Arkansas 72404
 870.932.2019 | Fax: 870.932.1076 | www.fisherarnold.com

RECORD REPLAT

A REPLAT OF LOT 1 WARMACK SUBDIVISION TO THE CITY OF JONESBORO, CRAIGHEAD COUNTY, ARKANSAS



JEFF WAYNE HARLAN - LAND SURVEYOR
 ARKANSAS - PS # 1538



FISHER & ARNOLD, INC.
 Arkansas - 248

CLIENT:
 WARMACK

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REVISIONS

DATE	BY	DESCRIPTION

PROJECT NO.
 JB10348

DRAWN BY: DK CHECKED BY: TGB
 SHEET: 1 OF 2 SCALE: 1"=100'
 DATE: 06/13/17 DRAWING NO.: 21-83



RECORD REPLAT