



VICINITY SKETCH  
NOT TO SCALE

**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.

ROBIN NIX  
NIX DEVELOPMENT CORPORATION

**DESCRIPTION**

PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER SECTION 29, TOWNSHIP 14 NORTH, RANGE 4 EAST, CRAIGHHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER SECTION 29, TOWNSHIP 14 NORTH, RANGE 4 EAST, CRAIGHHEAD COUNTY, ARKANSAS; THENCE NORTH 00°26'22" EAST ALONG THE WEST LINE OF SAID SECTION 29, SAID LINE ALSO BEING THE EAST LINE OF INDIAN HILLS SUBDIVISION, 659.41 FEET; THENCE NORTH 89°30'36" EAST DEPARTING SAID WEST LINE, 953.61 FEET; THENCE SOUTH 00°38'01" WEST 659.06 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 29, SAID POINT ALSO LYING ON THE WEST LINE OF THE BRIARS SUBDIVISION; THENCE SOUTH 89°29'11" WEST ALONG SAID SOUTH LINE, 951.38 FEET TO THE POINT OF BEGINNING.

CONTAINING IN ALL 621,811 SQ. FT. OR 14.41 ACRES, MORE OR LESS, SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.

**SURVEYOR'S CERTIFICATION**

I HEREBY CERTIFY THAT ASSOCIATED ENGINEERING AND TESTING, LLC 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 SURVEY: 06/30/10

KENNETH L. SCRAPE  
PROFESSIONAL SURVEYOR  
ARKANSAS CERTIFICATE NO. 766

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

**ASSOCIATED ENGINEERING AND TESTING, LLC**  
CIVIL ENGINEERING, LAND SURVEYING AND MATERIALS TESTING  
103 SOUTH CHURCH STREET - P.O. BOX 1462 - JONESBORO, AR 72403  
PH: 870-932-3534 FAX: 870-935-1263

**RECORD PLAT**  
**BRIARS 2ND ADDITION**  
**NIX DEVELOPMENT CORPORATION**  
**JONESBORO, ARKANSAS**

**SURVEYOR'S NOTE:**

- SUBJECT PROPERTY IS CURRENTLY ZONED R-1. R-1 ZONING IS DEFINED AS SINGLE FAMILY DISTRICT. THE SURROUNDING PROPERTY IS ZONED R-1.  
THE BUILDING SETBACKS FOR R-1 ZONING ARE:  
FRONT - 25'  
SIDE - 75'  
REAR - 25'
- BASE OF BEARINGS: JONESBORO GPS MONUMENTS 64 AND 82
- HORIZONTAL CONTROL IS BASED ON NAD 83, THIRD ORDER CLASS 1, ARKANSAS STATE PLANE NORTH ZONE.
- SUBJECT PROPERTY IS NOT LOCATED WITHIN "ZONE AE", 100 YR FREQUENCY FLOOD ZONE, AS DESIGNATED BY FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR THE CITY OF JONESBORO, COMMUNITY PANEL 050301032C (PANEL 132 OF 200), EFFECTIVE DATE - SEPTEMBER 21, 1991, REVISED DATE - JUNE 29, 2007.
- BASE FLOOD ELEVATIONS (BFE) SHOWN HEREON ARE AS SHOWN ON THE DRAINAGE PLAN FOR BRIARS 2ND ADDITION PREPARED BY KELLY PANNECK, PE NO. 12031, DATED JULY 29, 2010, SHEET C-5.

**LEGEND**

- BOUNDARY LINE
- - - ZONING SETBACK LINE
- - - EASEMENT LINE
- F.I.P. FOUND IRON PIPE
- F.C.P.S. FOUND COTTON PICKER SPRINDLE
- FIP FOUND 1 1/4" IRON PIPE W/ PS #549 CAP
- GPS-XX CITY OF JONESBORO GPS MONUMENT
- S.I.P. SET 1 1/4" IRON PIPE W/ PS #166 CAP