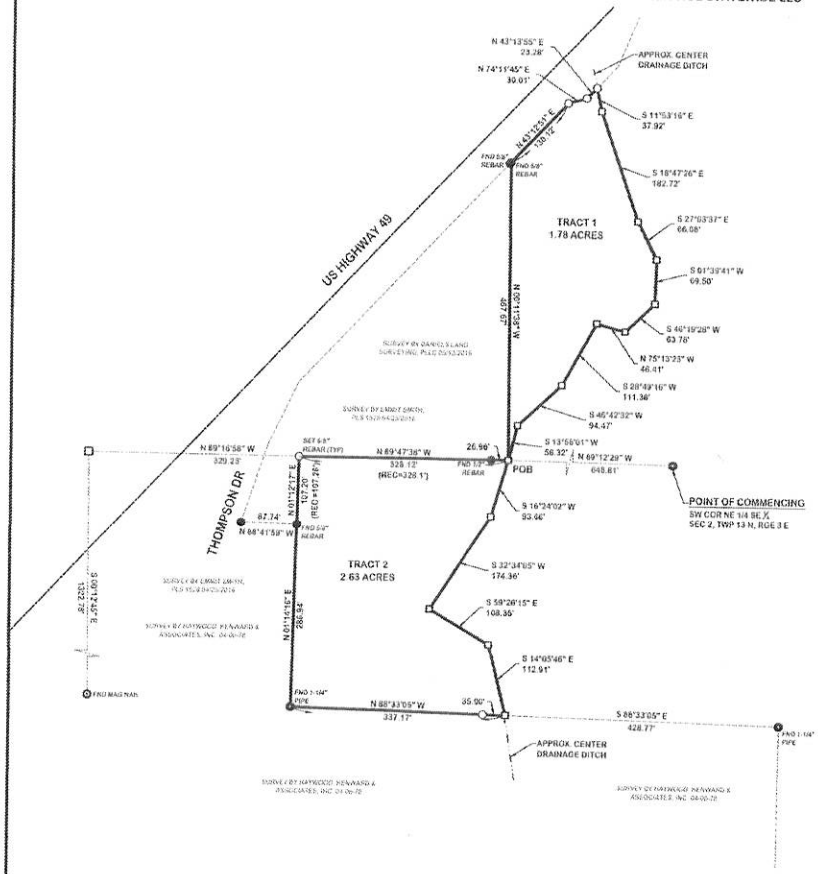
A PART OF THE WEST ONE-HALF OF THE SE 1/4 OF SECTION 2, TOWNSHIP 13 NORTH RANGE 3 EAST JONESBORO, CRAIGHEAD COUNTY, ARKANSAS

PREPARED FOR: PRESTIGE STATEWIDE LLC



BASIS OF BEARINGS:

ARKANSAS STATE PLANE COORDINATE SYSTEM NORTH ZONE (301)
LAT. 35°46'55.69935", LONG. -90°44'24.78516"
COMB. SCALE FACTOR: 1.00005612416077
CONVERGENCE ANGLE: N 00°43'59" W

100 0 100 200
1"=100'

N

SURVEYOR'S NOTES:

1. Except as specifically stated or shown on this plat, this survey does not purport to reflect any of the following which may be applicable to the subject real estate: easements, other than possible easements which were visible at the time of making this survey; building setback lines; restrictive covenants; subdivision restrictions; zoning or other land use regulations; and any other facts which an accurate and current title search may disclose.
2. Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts which an accurate and current title search may disclose.
3. Plat represents a boundary survey of a parcel described in XXXX County Deed Records at Book XXX, Page XXX.
4. Survey is valid only if print has original seal and signature of surveyor present.
5. Declaration is made to original purchaser of the survey. It is not transferable to additional institutions or subsequent owners.
6. The locations of underground utilities as shown hereon are based on above ground and visible structures. Locations of underground utilities/structures may vary from locations shown hereon. Additional buried utilities/structures may be encountered. No excavations were made during the progress of this survey to locate buried utilities/structures.
7. This survey meets current "Arkansas Minimum Standards for Property Surveys and Plats." Field work for this survey was completed on XX/XX/XXXX.
8. Every document of record reviewed and considered as a part of this survey is noted hereon. No abstract of title, nor title commitment, nor results of title searches were furnished to the surveyor. There may exist other documents of record which would affect this parcel.
9. All buildings, surface and subsurface improvements on and adjacent to the site are not necessarily shown.
10. The location and/or existence of utility service lines to the property surveyed are unknown and are not shown.
11. No attempt has been made as a part of this boundary survey to obtain or show data concerning existence, size, depth, condition, capacity, or location of any utility or municipal/public service facility. For information regarding these utilities or facilities, please contact the appropriate agencies or other surveys.

SURVEY DESCRIPTION

TRACT 1: A part of the Northeast Quarter of the Southeast Quarter of Section 2, Township 13 North, Range 3 East, Craighead County, Arkansas and being more particularly described as follows:

COMMENCING at a Southwest corner of the Northeast Quarter of the Southeast Quarter of said Section 2; Thence North 89 Degrees 12 minutes 29 seconds West, a distance of 648.81 feet to the POINT OF BEGINNING; Thence North 00 Degrees 13 minutes 36 seconds West, a distance of 467.67 feet to the Eastern right of way of US Highway 412; Thence along said right of way the following courses and distances: North 43 Degrees 12 minutes 51 seconds East, a distance of 330.12 feet; North 74 Degrees 11 minutes 45 seconds East, a distance of 30.01 feet; North 43 Degrees 13 minutes 55 seconds East, a distance of 23.28 feet to a point in the approximate centerline of a ditch; Thence leaving said right of way and with the meanders of said approximate centerline, the following courses and distances: South 11 Degrees 53 minutes 16 seconds East, a distance of 37.92 feet; South 18 Degrees 47 minutes 26 seconds East, a distance of 182.72 feet; South 27 Degrees 53 minutes 37 seconds East, a distance of 66.08 feet; South 01 Degrees 39 minutes 41 seconds West, a distance of 69.50 feet, South 46 Degrees 19 minutes 28 seconds West, a distance of 63.76 feet; North 75 Degrees 13 minutes 23 seconds West, a distance of 46.41 feet; South 28 Degrees 49 minutes 16 seconds West, a distance of 111.36 feet; South 46 Degrees 42 minutes 32 seconds West, a distance of 94.47 feet; South 13 Degrees 56 minutes 01 seconds West, a distance of 56.32 feet to the POINT OF BEGINNING, containing 1.78 acres more or less and being subject to all rights of way and easements of record.

TRACT 2: A part of the Southwest Quarter of the Southeast Quarter of Section 2, Township 13 North, Range 3 East, Craighead County, Arkansas and being more particularly described as follows:

COMMENCING at a Southwest corner of the Northeast Quarter of the Southeast Quarter of said Section 2; Thence North 89 Degrees 12 minutes 29 seconds West, a distance of 648.81 feet to the POINT OF BEGINNING, said point is the approximate centerline of a ditch; Thence with the meanders of said approximate centerline the following courses and distances: South 16 Degrees 24 minutes 02 seconds West, a distance of 93.46 feet; South 32 Degrees 34 minutes 05 seconds West, a distance of 174.36 feet; South 59 Degrees 26 minutes 15 seconds East, a distance of 108.35 feet, South 14 Degrees 05 minutes 46 seconds East, a distance of 112.91 feet; Thence North 88 Degrees 33 minutes 05 seconds West, leaving said approximate centerline, a distance of 337.17 feet; Thence North 01 Degrees 14 minutes 0 seconds East, a distance of 286.94 feet; Thence North 01 Degrees 12 minutes 17 seconds East, a distance of 107.20 feet; Thence South 89 Degrees 47 minutes 38 seconds East, a distance of 328.12 feet to the POINT OF BEGINNING, containing 2.63 acres more or less and being subject to all rights of way and easements of record.

STATE SURVEYOR CODE
500-XXN-XXE-0-XX-XXX-XX-1548

DANIELS
LAND SURVEYING PLLC
2713 PAULA DRIVE, SUITE A, JONESBORO, AR 72404
PHONE: 870.335.6226 | WEB: WWW.DANIELS-LS.COM

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PREPARED FOR: PRESTIGE STATEWIDE LLC

CERTIFICATE OF AUTHORIZATION
DANIELS LAND SURVEYING, PLLC
No. 3067
ARKANSAS

DANIELS LAND SURVEYING, PLLC
ARKANSAS COA 3067

REGISTERED
STATE OF ARKANSAS
NO. 1563
SIGNATURE
MICHAEL A. DANIELS
PROFESSIONAL LAND SURVEYOR

MICHAEL A. DANIELS
ARKANSAS PROFESSIONAL SURVEYOR 1563

PLAT OF SURVEY

REVISIONS

#	DATE	NOTES	BY

FIELD BOOK XXX	SHEET 1 OF 1
DRAWN BY MAD	CHECKED BY
DATE 08/19/2022	SCALE 1"=100'
PROJECT NO. 004-013	FILE NO. T13R03S02

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