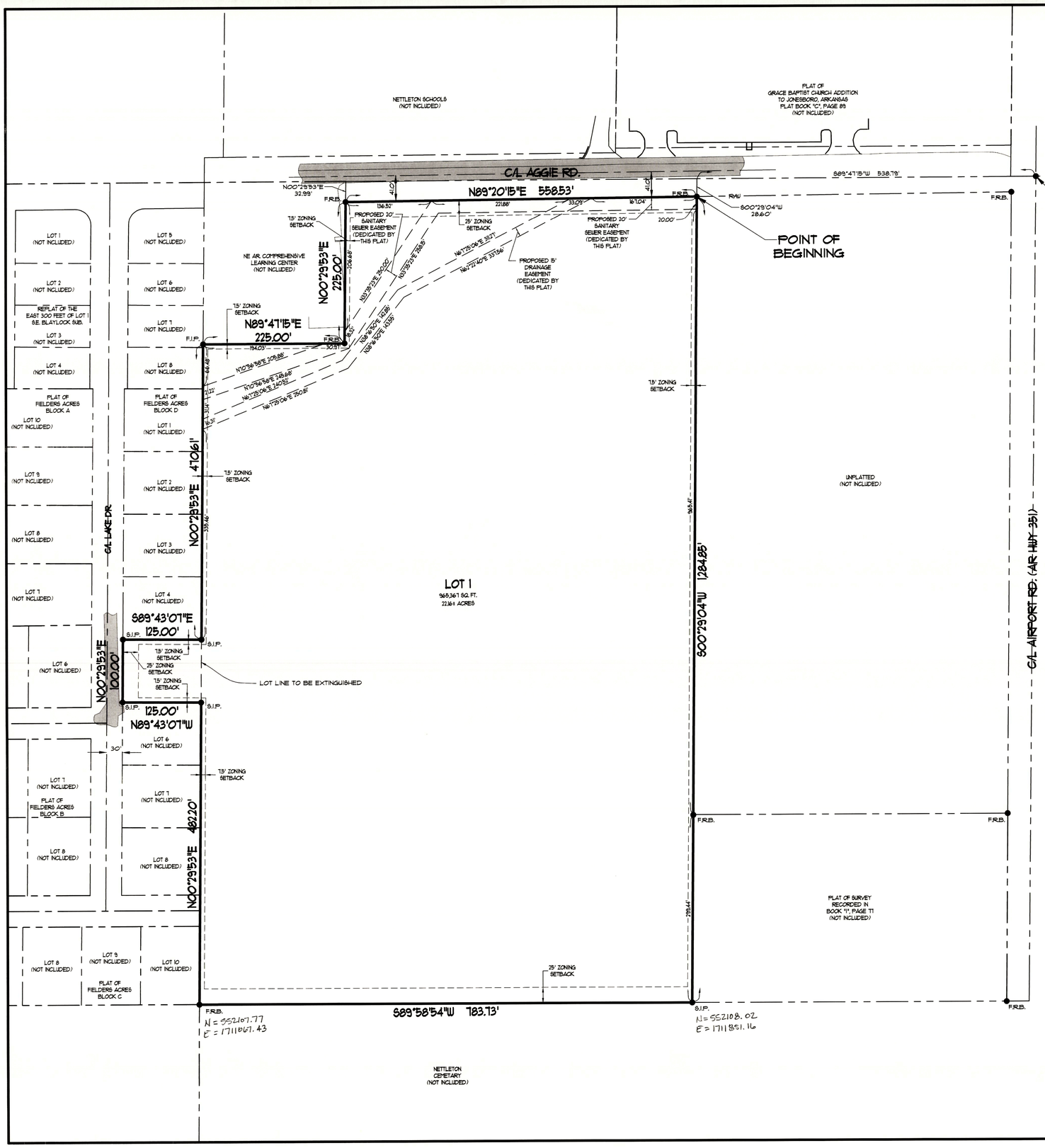

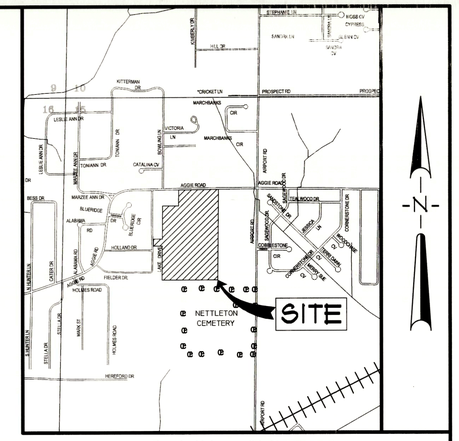

VICINITY SKETCH
NOT TO SCALE

DESCRIPTION

ALL OF LOT 5, BLOCK "D" AS SHOWN ON THE PLAT OF FIELDERS ACRES, CRAIGHEAD COUNTY, ARKANSAS TOGETHER WITH A PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER WITHIN SECTION 15, TOWNSHIP 14 NORTH, RANGE 4 EAST, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE AFORESAID QUARTER SECTION; THENCE SOUTH 89°47'15" WEST, 538.79 FEET ALONG THE QUARTER SECTION LINE; THENCE SOUTH 00°29'04" WEST 28.60 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF AGGIE ROAD; SAID POINT OF BEGINNING;

THENCE CONTINUE SOUTH 00°29'04" WEST 1,284.85 FEET TO THE SOUTHERLY LINE OF THE AFORESAID QUARTER SECTION; THENCE ALONG SAID LINE SOUTH 89°58'54" WEST 783.73 FEET TO THE EASTERLY LINE OF FIELDERS ACRES; THENCE NORTH 00°29'53" EAST 482.20 FEET ALONG SAID EASTERLY LINE OF FIELDERS ACRES TO THE SOUTHEAST CORNER OF LOT 5, BLOCK "D" OF FIELDERS ACRES; THENCE NORTH 89°43'07" WEST, ALONG THE SOUTH LINE OF SAID LOT 5, 125.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 5, SAID POINT LYING ON THE EASTERLY RIGHT-OF-WAY LINE OF LAKE DRIVE; THENCE NORTH 00°29'53" EAST, ALONG THE WEST LINE OF SAID LOT 5 AND SAID EASTERLY RIGHT-OF-WAY LINE, 100.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 5; THENCE SOUTH 89°43'07" EAST, ALONG THE NORTH LINE OF SAID LOT 5 AND DEPARTING FROM SAID EASTERLY RIGHT-OF-WAY LINE, 125.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 5 AND THE EASTERLY LINE OF FIELDERS ACRES; THENCE NORTH 00°29'53" EAST 410.61 FEET ALONG SAID EASTERLY LINE OF FIELDERS ACRES; THENCE NORTH 89°47'15" EAST 225.0 FEET; THENCE NORTH 00°29'53" EAST 225.00 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF AGGIE ROAD; THENCE ALONG SAID RIGHT-OF-WAY LINE NORTH 89°20'15" EAST 558.53 FEET TO THE POINT OF BEGINNING.

CONTAINING IN ALL 969,367 SQ. FT. OR 22.26 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.

LEGEND

- = BOUNDARY LINE
- = ADJACENT LOT LINE
- = EASEMENT LINE
- = ZONING SETBACK LINE
- F.R.B. = FOUND 5/8" REBAR
- F.I.P. = FOUND IRON PIPE
- S.I.P. = SET 1-1/4" IRON PIPE W/ PS #166 CAP

OWNER'S CERTIFICATION

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

JAMES DUNIVAN, SUPERINTENDENT
NETTLETON PUBLIC SCHOOLS

SURVEYOR'S NOTES

1. THIS SURVEY WAS PREPARED FOR THE USE OF NETTLETON PUBLIC SCHOOLS.
2. 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 050316C0044C (PANEL 44 OF 200). EFFECTIVE DATE - SEPTEMBER 27, 1991.
3. SUBJECT PROPERTY IS CURRENTLY ZONED R-1. R-1 ZONING IS DEFINED AS SINGLE-FAMILY MEDIUM DENSITY DISTRICT. THE SURROUNDING PROPERTY IS ZONED R-1.
   THE BUILDING SETBACKS FOR R-1 ZONING ARE:
   FRONT= 25'
   SIDE= 15'
   REAR= 25'

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 BOUNDARY SURVEY: 04/12/2012

CERTIFICATE OF AUTHORIZATION
Associated Engineering & Testing, LLC
NO. 299
ARKANSAS

REGISTERED PROFESSIONAL ENGINEER
STATE OF ARKANSAS
ARKANSAS CERTIFICATE NO. 166

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

City of Jonesboro ARKANSAS
DATE: 5/29/13
FILE #: MP13-15
☒ FINAL APPROVAL
☐ PRELIMINARY (NOT FOR RECORDING)
APPROVED BY:
PLANNING DEPT
ENGINEERING DEPT

REV	DATE	REVISIONS	DRAWN	CHK'D

ASSOCIATED ENGINEERING AND TESTING, LLC
CIVIL ENGINEERING, LAND SURVEYING AND MATERIALS TESTING
103 SOUTH CHURCH STREET - P.O. BOX 1462 - JONESBORO, AR 72403
PH: 870-932-3594 FAX: 870-935-1263

MINOR PLAT OF NETTLETON PUBLIC SCHOOLS AND REPLAT OF LOT 5, BLOCK "D", FIELDERS ACRES JONESBORO, ARKANSAS

DRAWN: KLS/CCH	CHECKED: KLS	DATE: 04/30/13	SHEET
SCALE: 1" = 80'	CADD FILE: 1139-002	DWG# 041154.0037	1 OF 1