

VICINITY MAP  
N.T.S.

VICINITY MAP PROVIDED BY THE MAPPING SECTION,  
PLANNING DEPARTMENT, CITY OF JONESBORO,  
ARKANSAS, IN COOPERATION WITH THE ARKANSAS  
HIGHWAY TRANSPORTATION DEPARTMENT

POINT OF BEGINNING  
CENTER OF SEC. 27, T14N-R3E  
CRAIGHEAD COUNTY, AR

TRACT A  
10.57 ACRES

TRACT B  
59.17 ACRES

**CERTIFICATE OF SURVEY:**  
THIS IS TO CERTIFY THAT HAYWOOD, KENWARD, BARE AND ASSOCIATES, INC.,  
PROFESSIONAL ENGINEERS AND LAND SURVEYORS, HAVE SURVEYED THE  
FOLLOWING PARCEL OF LAND.

A PART OF SECTION 27, TOWNSHIP 14 NORTH - RANGE 3 EAST, CRAIGHEAD COUNTY,  
ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
**TRACT A**  
BEGINNING AT THE CENTER OF SECTION 27, TOWNSHIP 14 NORTH - RANGE 3 EAST,  
CRAIGHEAD COUNTY, ARKANSAS; THENCE N0013'25"E, ALONG THE QUARTER SECTION  
LINE, 662.90' (RECORD N0015'00"E 662.90'); THENCE N88°30'31"E 400.01';  
THENCE S0013'25"W 97.67'; THENCE S23°18'40"E 520.36'; TO THE APPROXIMATE  
CENTERLINE OF A DITCH; THENCE WITH THE MEANDERINGS OF SAID APPROXIMATE CENTERLINE  
OF DITCH AS FOLLOWS: S05°17'59"E 194.29'; S36°34'15"W 244.71';  
S22°23'08"W 286.49'; S06°00'24"W 196.58'; THENCE N65°05'36"W 102.16';  
THENCE N23°17'33"W 362.07'; THENCE N0013'25"E 197.36'; TO THE POINT OF  
BEGINNING; CONTAINING 10.57 ACRES, MORE OR LESS, TOGETHER WITH A 20' INGRESS/  
EGRESS EASEMENT (EASEMENT 1), LYING 10' EITHER SIDE OF THE CENTERLINE OF SAID  
EASEMENT; SUBJECT TO ALL RIGHTS OF WAYS AND EASEMENTS OF RECORD.

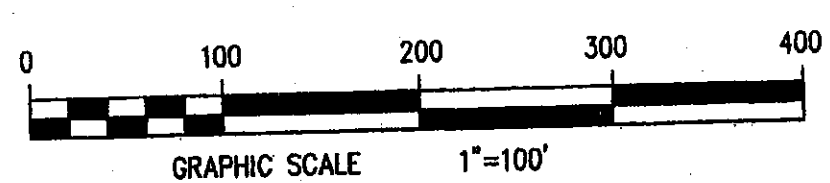
**TRACT B**  
BEGINNING AT THE CENTER OF SECTION 27, TOWNSHIP 14 NORTH - RANGE 3 EAST,  
CRAIGHEAD COUNTY, ARKANSAS; THENCE N0013'25"E, ALONG THE QUARTER SECTION  
LINE, 662.90' (RECORD N0015'00"E 662.90'); THENCE N88°30'31"E 400.01', TO  
THE POINT OF BEGINNING PROPER (1); THENCE CONTINUE N88°30'31"E 218.82'; THENCE  
S06°57'30"E 121.44'; THENCE S0013'31"W 413.18' (RECORD S02°04'31"  
413.52'); THENCE S00°40'45"W 200.51' (RECORD S02°31'29"W 200.39'); THENCE  
S00°40'05"W 104.68' (RECORD S02°31'29"W 104.47'); THENCE S00°57'36"W  
91.11' (RECORD S02°54'51"W 91.25'); THENCE S01°03'43"W 119.65' (RECORD  
S02°54'51"W 120.00'); THENCE S01°18'14"W 187.52' (RECORD S03°14'44"  
186.95'); THENCE S76°10'11"E 36.37' (RECORD S74°22'15"E  
36.26'); THENCE S00°11'19"W 740.02' (RECORD S00°07'00"W 740.09'); THENCE S88°18'21"W  
661.64' (RECORD S88°17'00"W 660.90'); THENCE S88°05'14"W 1323.43' (RECORD  
S88°06'00"W 1323.30'); TO THE FORTY-ACRE LINE; THENCE N00°05'36"E, ALONG  
SAID FORTY-ACRE LINE, 1333.52'; TO THE QUARTER SECTION LINE; THENCE  
S88°24'02"E, ALONG SAID QUARTER SECTION LINE, 1326.44'; THENCE S0013'25"W  
197.36'; THENCE S23°17'33"E 362.07'; THENCE S65°05'36"E 102.16'; TO THE  
APPROXIMATE CENTERLINE OF A DITCH; THENCE WITH THE MEANDERINGS OF SAID  
APPROXIMATE CENTERLINE OF DITCH AS FOLLOWS: N06°00'24"E 196.58';  
N22°23'08"E 286.49'; N36°34'15"E 244.71'; N05°17'59"E 198.29'; THENCE  
N23°18'40"W 320.36'; THENCE N0013'25"E 97.67'; TO THE POINT OF BEGINNING  
PROPER (1); CONTAINING 59.17 ACRES, MORE OR LESS, SUBJECT TO A 20' INGRESS/  
EGRESS EASEMENT (EASEMENT 1), LYING 10' EITHER SIDE OF THE CENTERLINE OF SAID  
EASEMENT; SUBJECT TO ALL RIGHTS OF WAYS AND EASEMENTS OF RECORD.

**EASEMENT 1**  
THE CENTERLINE OF SAID EASEMENT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT THE CENTER OF SECTION 27, TOWNSHIP 14 NORTH - RANGE 3 EAST,  
CRAIGHEAD COUNTY, ARKANSAS; THENCE N0013'25"E, ALONG THE QUARTER SECTION  
LINE, 662.90' (RECORD N0015'00"E 662.90'); THENCE N88°30'31"E 618.83';  
THENCE S06°57'30"E 121.44'; THENCE S0013'31"W 413.18' (RECORD  
S02°04'31"W 413.52'); THENCE S00°40'45"W 200.51' (RECORD S02°31'29"W  
200.39'); THENCE S00°40'05"W 104.68' (RECORD S02°31'29"W 104.47'); THENCE  
S00°57'36"W 91.11' (RECORD S02°54'51"W 91.25'); THENCE S01°03'43"W  
119.65' (RECORD S02°54'51"W 120.00'); THENCE S01°18'14"W 187.52' (RECORD  
S03°14'44"W 186.95'); THENCE S76°10'11"E 36.37' (RECORD S74°22'15"E  
36.26'); THENCE S00°11'19"W 740.02' (RECORD S00°07'00"W 740.09'); THENCE  
S88°18'21"W 276.31'; TO THE CENTERLINE OF A 20' INGRESS / EGRESS EASEMENT, THE  
POINT OF BEGINNING PROPER (2); THENCE ALONG SAID CENTERLINE AS FOLLOWS:  
N69°35'52"W 288.42'; TO A POINT ON A CURVE TO THE RIGHT; THENCE NORTHWESTERLY  
ALONG SAID CURVE (R=31.14') A DISTANCE OF 54.48'; THENCE NORTHWESTERLY  
THENCE N22°59'08"E 183.15'; THENCE N16°53'44"E 360.57'; TO A POINT ON A  
CURVE TO THE LEFT; THENCE NORTHWESTERLY ALONG SAID CURVE (R=27.77') A DISTANCE  
OF 37.58'; THENCE N68°16'41"W 18.23'; THE POINT OF TERMINATION. SUBJECT TO  
ALL RIGHTS OF WAYS AND EASEMENTS OF RECORD.

MONUMENTS WERE FOUND OR SET AS NOTED ON PLAT HEREON.

**LEGEND**

- FOUND IRON PIPE / PIN
- SET 5/8" REBAR
- COMPUTED CORNER (NOT SET)
- UTILITY POLE
- PAD MOUNTED TRANSFORMER
- WATER METER
- GAS METER
- - - - - FENCE LINE
- - - - - OVERHEAD ELECTRIC LINE
- - - - - UNDERGROUND ELECTRIC LINE



**PLAT OF SURVEY**

A PART OF SECTION 27  
TOWNSHIP 14 NORTH - RANGE 3 EAST  
CRAIGHEAD COUNTY, ARKANSAS  
**HAYWOOD, KENWARD, BARE & ASSOCIATES, INC.**  
CIVIL ENGINEERING - SURVEYING - PLANNING  
3301 E. HIGHLAND DRIVE  
JONESBORO, ARKANSAS 72401  
TEL 870-632-2019 FAX 870-632-1070

REVISIONS		
DATE	BY	DESCRIPTION
11/10/03	JHB	ADJUST BOUNDARY, REVISE LEGALS

CHECKED BY:	CHECKED BY:
DATE:	SHEET NO:
11/04/03	1 OF 1
SCALE:	DRAWING NO:
1"=100'	100450
JOB NO:	59-26

PHASE #1 THE KING'S RANCH  
7/16/7

DATE:  
MODELEVSKY

DEED RECORD BK 350,  
PG 597-601  
AUGUST 21, 1987  
(THE CITY OF JONESBORO)

