



- LEGEND**
- FOUND IRON PIN
  - 1" DIA PIPE (EXCEPT AS SHOWN)
  - FOUND IRON PIN COTTON PICKER SPINDLE
  - SET IRON PIN 1/2" REBAR W/PLS 1303 CAP

**DESCRIPTION**

A PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER (SW1/4, NW1/4) OF SECTION 24, TOWNSHIP 14 NORTH, RANGE 4 EAST, CRAIGHEAD COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER (SW1/4, NW1/4) OF SAID SECTION 24, THENCE S00°00'00"W 468.94 FEET ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER (SW1/4, NW1/4) OF SAID SECTION 24 TO THE POINT OF BEGINNING;

THENCE S88°20'00"E 350.00 FEET TO A POINT, THENCE N00°00'00"E 285.94 FEET TO A POINT, THENCE N88°20'00"W 160.00 FEET TO A POINT, THENCE N00°00'00"E 183.00 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER (SW1/4, NW1/4) OF SAID SECTION 24, THENCE S88°20'00"E 1118.56 FEET ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER (SW1/4, NW1/4) OF SAID SECTION 24 TO THE NORTHWEST CORNER THEREOF, THENCE S00°10'59"W 1077.54 FEET ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER (SW1/4, NW1/4) OF SAID SECTION 24 TO A POINT, THENCE S89°23'18"W 1304.64 FEET TO A POINT ON THE WEST LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER (SW1/4, NW1/4) OF SAID SECTION 24, THENCE N00°00'00"E 660.58 FEET ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER (SW1/4, NW1/4) OF SAID SECTION 24 TO THE POINT OF BEGINNING.

CONTAINING SOME 30.00 ACRES, MORE OR LESS, BEING SUBJECT TO ALL EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS OF WAY OF RECORD.

- NOTES**
1. PROPERTY PARTIALLY LOCATED IN FLOOD ZONE AS SHOWN BY FLOOD INSURANCE RATE MAP FOR CRAIGHEAD COUNTY, ARKANSAS AND INCORPORATED AREAS, COMMUNITY - JONESBORO, CITY OF, NUMBER 050048, PANEL 151, SUFFIX C, EFFECTIVE DATE, SEPTEMBER 27, 1991.
  2. (ADA COMPLIANCE) ACCESSIBLE PARKING AND ROUTE MAXIMUM SLOPES - CROSS-SLOPES 1:50 (2%), ACCESSIBLE ROUTE 1:20 (5%), RAMP 1:12 (8.3%).
  3. PARKING CALC PER SCHED A: RESIDENTIAL USES, MULTI-FAMILY - 1.75 SPACES PER ONE-BEDROOM UNIT, 256 UNITS x 1.75 SPACES = 448 SPACES REQUIRED; 576 SPACES PROVIDED; 64/576 ADA COMPLIANT.
  4. MINIMUM REQUIRED ZONING SETBACKS: RESIDENTIAL 16 (RM-16) FRONT SETBACK - 25' SIDE SETBACK - 15' REAR SETBACK - 20'
  5. PLACE CONSTRUCTION ENTRANCE TO PREVENT OFF-SITE TRACKING.
  6. PLACE HANDICAPPED PARKING SIGN AT HANDICAPPED SPACES.

**SITE DEVELOPMENT PLAN**  
**BOWERS FARM**  
**1200 COMMERCE DRIVE**  
**JONESBORO, CRAIGHEAD COUNTY, ARKANSAS**

**MCALISTER ENGINEERING**  
 CIVIL ENGINEERING AND LAND SURVEYING  
 1018 CR 800 JONESBORO, AR 72404  
 870-981-1420

**CLARENCE W. MAC MCALISTER, PE, FS**

