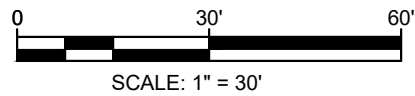


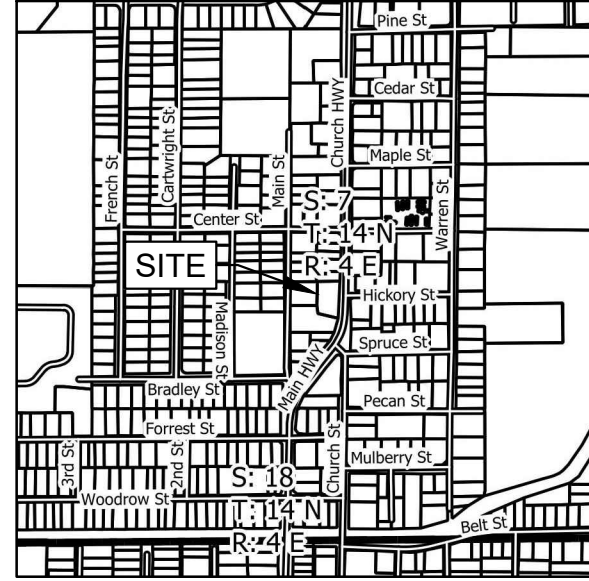
BASIS OF BEARINGS:
ARKANSAS STATE PLANE
GRID NORTH ZONE (0301)



OWNER'S CERTIFICATION

WE, DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE ABOVE DESCRIBED PROPERTY AND HAVE CAUSED SAME TO BE SURVEYED AS SHOWN HEREON AND DEDICATE THE PERPETUAL USE OF ALL STREETS AND EASEMENTS AS NOTED.

PRINTED NAME: _____ PRINTED NAME: _____
SIGNATURE: _____ SIGNATURE: _____
TITLE: _____ TITLE: _____



LEGEND

- FOUND IRON PIPE (AS NOTED)
- FOUND REBAR (AS NOTED)
- SET 1/2" REBAR W/ B. WOOD P.S. # 1817 CAP
- △ CALCULATED CORNER
- BOUNDARY LINE
- - - EASEMENT LINE
- ROAD CENTERLINE
- OE OVERHEAD ELECTRIC
- ⊕ POWER POLE

BRANDON G. WOOD
ARKANSAS SURVEYOR
1817

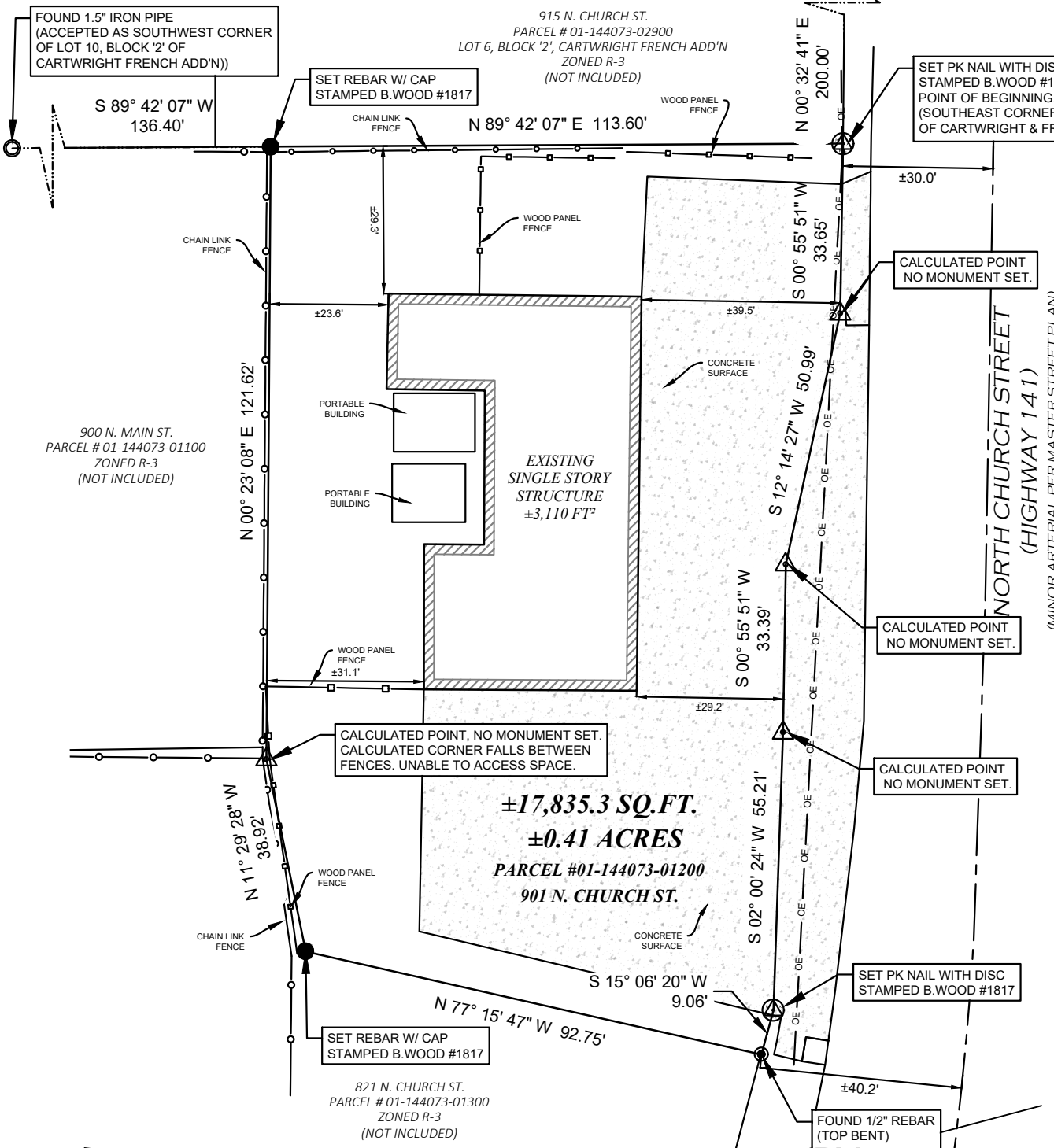
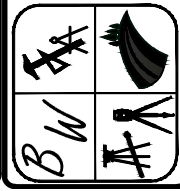
KEEP MINOR PLAT

PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 07, TOWNSHIP 14 NORTH, RANGE 04 EAST
901 N. CHURCH ST., JONESBORO, CRAIGHEAD COUNTY, ARKANSAS
CLIENT: SHANNON & ELAINE KEE

DATE: 06/28/2024
REV:

DRAWN BY: BGW

BRANDON WOOD, P.E., P.S.
ENGINEERING & SURVEYING
112 CR 7625
BROOKLAND, AR 72417
PH: (870) 930-7504
FAX: (870) 972-0027
BWOOD@WOODENGR.COM
WWW.BWOODENGINEERING.COM



DESCRIPTION :

PART OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 14 NORTH, RANGE 04 EAST, CRAIGHEAD COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE WEST LINE OF CHURCH STREET AND THE NORTH LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, BEING THE SAME AS THE SOUTHWEST CORNER OF BLOCK 2 OF CARTWRIGHT AND FRENCH ADDITION; THENCE ALONG THE WEST RIGHT-OF-WAY OF CHURCH STREET SOUTH 00°55'51" WEST 33.65 FEET; THENCE SOUTH 12°14'27" WEST 50.99 FEET; THENCE SOUTH 00°55'51" WEST 33.39 FEET; THENCE SOUTH 02°00'24" WEST 55.21 FEET; THENCE SOUTH 15°06'20" WEST 9.06 FEET TO A POINT; THENCE LEAVING SAID RIGHT-OF-WAY NORTH 77°15'47" WEST 92.75 FEET; THENCE NORTH 11°29'28" WEST 38.92 FEET; THENCE NORTH 00°23'08" EAST 121.62 FEET TO A POINT ON THE SOUTH LINE OF BLOCK 2 OF CARTWRIGHT AND FRENCH ADDITION; THENCE ALONG SAID SOUTH LINE NORTH 89°42'07" EAST 113.60 FEET TO THE POINT OF BEGINNING PROPER.

HAVING AN AREA OF 17,835.3 SQUARE FEET, 0.41 ACRES MORE OR LESS.
BEING SUBJECT TO ALL PUBLIC AND PRIVATE ROADS AND EASEMENTS.

- SURVEYOR'S NOTES:**
1. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD OR ANY OTHER FACTS THAT AN ACCURATE TITLE SEARCH MAY DISCLOSE.
 2. ANY UTILITIES SHOWN ARE FROM FIELD OBSERVANCE OF MARKINGS AND FROM UTILITY COMPANY MAPS. THIS SURVEY MAKES NO WARRANTY TO THE EXACT LOCATION OF THE UTILITIES SHOWN OR NOT SHOWN ON THIS PLAT. IT SHALL BE CLIENT / CONTRACTOR'S RESPONSIBILITY TO COORDINATE WITH UTILITY COMPANIES TO VERIFY ANY AND ALL UTILITY LOCATIONS AND/OR DEPTHS BEFORE EXCAVATION.
 3. SUBJECT PROPERTY IS ZONED R-3. BUILDING SETBACKS: STREET (FRONT) - 20', SIDE - 7.5', REAR - 20'
 4. THE PROPERTY DOES NOT LIE IN THE 1% ANNUAL CHANCE FLOOD ZONE AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP (FIRM): PANEL NO. 05031C0252D, EFFECTIVE DATE 09/26/2024.
 5. THE FOLLOWING DOCUMENTS WERE USED AS REFERENCES FOR THIS SURVEY:
 - a. DEED: KEE TO KEE, CRAIGHEAD CIRCUIT CLERK, DEED BOOK 742 PAGES 398-400, DATED 02/15/2007.
 - b. SURVEY: JOHN KEE, BY T. SHEETS #0596, CRAIGHEAD CIRCUIT CLERK, PLAT BOOK 'H' PAGE 76, DATED 02/05/1990.
 - c. PLAT: CARTWRIGHT AND FRENCH ADDITION, CRAIGHEAD CIRCUIT CLERK, BOOK 48 PAGE 212, DATED 07/15/1946.
 - d. RIGHT-OF-WAY DEDICATION: KEE TO CITY OF JONESBORO, CRAIGHEAD CIRCUIT CLERK, DEED BOOK 552 PAGES 165-166, DATED 12-16-1997.

SURVEYOR'S CERTIFICATION :

I, BRANDON G. WOOD, CERTIFY THAT THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF "ARKANSAS STANDARDS OF PRACTICE FOR PROPERTY BOUNDARY SURVEYS AND PLATS".
BRANDON G. WOOD, P.S. # 1817

