

- SURVEYOR'S NOTES:**
- SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD OR ANY OTHER FACTS THAT AN ACCURATE TITLE SEARCH MAY DISCLOSE.
 - ANY UTILITIES SHOWN ARE FROM FIELD OBSERVANCE OF APPURTENANCES, MARKINGS, AND/OR UTILITY COMPANY MAPS. THIS SURVEY MAKES NO WARRANTY TO THE EXACT LOCATION OF THE UTILITIES SHOWN OR NOT SHOWN ON THIS PLAT.
 - THE FOLLOWING DOCUMENTS WERE USED AS REFERENCES FOR THIS SURVEY:
 - DEED - AR MANAGEMENT GROUP TO FUTRELL CONSTRUCTION, CRAIGHEAD COUNTY DOCUMENT # 2017R-007762.
 - DEED - R&R REAL ESTATE INVESTMENTS TO FUTRELL CONSTRUCTION, CRAIGHEAD COUNTY DOCUMENT # 2017R-007763.
 - DEED - R&R REAL ESTATE INVESTMENTS TO CFK LLC, CRAIGHEAD COUNTY DOCUMENT # 2017R-007764.
 - DEED - R&R REAL ESTATE INVESTMENTS TO FUTRELL CONSTRUCTION, CRAIGHEAD COUNTY DOCUMENT # 2017R-007765.
 - DEED - CFK LLC TO FUTRELL CONSTRUCTION, CRAIGHEAD COUNTY DOCUMENT # 2017R-005947.
 - EASEMENT - ELECTRIC, CITY WATER & LIGHT, CRAIGHEAD COUNTY DEED BOOK 577 PAGES 797-798.
 - EASEMENT - ELECTRIC, CITY WATER & LIGHT, CRAIGHEAD COUNTY DOCUMENT # 2021R-017715.
 - PLAT - SARTIN MINOR PLAT, MACALISTER PS 1303, CRAIGHEAD COUNTY BOOK 'C' PAGE 187.
 - PLAT - CELL TOWER PARCEL, MACALISTER PS 1303, CRAIGHEAD COUNTY DOCUMENT # 2016R-020103.
 - PLAT - TWIN OAKS SUBDIVISION, HIME PS 1142, CRAIGHEAD COUNTY DOCUMENT # 2017R-013456.
 - PLAT - TWIN OAKS SUBDIVISION REPLAT LOTS 1-7 BLOCK 'C', HIME PS 1142, CRAIGHEAD COUNTY DOCUMENT # 2017R-020037.
 - PLAT - HARLAN PS 1538, ARKANSAS DIV LAND SURVEYS DOCUMENT # 20170605521.
 - PLAT - HARLAN PS 1538, ARKANSAS DIV LAND SURVEYS DOCUMENT # 20170605523.
 - THE PROPERTY DOES NOT LIE IN THE 100-YEAR SPECIAL FLOOD HAZARD AREA AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP (FIRM): PANEL NO. 05031C0150C, EFFECTIVE DATE 09/27/1991.
 - SIDEWALK & MULTI-USE TRAIL LOCATIONS DEPICTED HEREON ARE APPROXIMATE AND SHOWN FOR INFORMATIONAL PURPOSES ONLY. THE SURVEYOR MAKES NO CERTIFICATION AS TO THE PRECISE LOCATION, DIMENSIONS, OR CONFORMANCE OF SIDEWALKS & MULTI-USE TRAILS.
 - PROPERTY ZONING IS AS FOLLOWS: LOTS 1, 2, 3, 4, 5, 10 & 14 ARE ZONED **C-4 LUO**. LOTS 6, 7, 8, 9, 11, 12, 13 & 15 ARE ZONED **C-3 LUO**. BUILDING SETBACKS: STREET - 25', SIDE - 10', REAR - 20'. THE FOLLOWING USES ARE NOT ALLOWED PER ZONING ORDINANCE ORD-23-041:
 - AUDITORIUM OR STADIUM
 - CARWASH
 - CEMETERY
 - COMMUNICATION TOWER
 - CONSTRUCTION SALES & SERVICE
 - ENTERTAINMENT, ADULT
 - GOLF COURSE
 - HOMELESS SHELTER
 - HOTEL OR MOTEL (EXCEPT FOR SMALL BOUTIQUE LODGING, 30 ROOMS OR LESS)
 - MEDICAL MARIJUANA DISPENSARY
 - PARKING LOT, COMMERCIAL
 - PAWN SHOPS
 - RECREATIONAL VEHICLE PARK
 - SERVICE STATION
 - SIGN, OFF-PREMISES
 - UTILITY, MAJOR
 - UTILITY, MINOR
 - FREIGHT TERMINAL
 - AGRICULTURAL, ANIMAL
 - ANY BUSINESS THAT REMAINS OPEN 24 HOURS PER DAY

DESCRIPTION (PER SURVEYED):

PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 14 NORTH, RANGE 03 EAST, CRAIGHEAD COUNTY, ARKANSAS, ALSO BEING A PART OF LOT 1 SARTIN MINOR PLAT AS RECORDED IN BOOK C, PAGE 187 OF THE CRAIGHEAD COUNTY CIRCUIT CLERK'S OFFICE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 36; THENCE NORTH 00°08'46" WEST 495.15 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00°03'36" EAST 369.67 FEET; THENCE NORTH 89°00'25" EAST 802.41 FEET; THENCE SOUTH 01°03'25" EAST 169.90 FEET; THENCE NORTH 89°02'05" EAST 465.84 FEET; THENCE SOUTH 00°48'47" WEST 199.94 FEET; THENCE SOUTH 00°32'27" EAST 300.59 FEET; THENCE SOUTH 29°26'55" WEST 11.84 FEET; THENCE SOUTH 00°09'17" EAST 45.14 FEET; THENCE SOUTH 37°35'41" EAST 10.13 FEET; THENCE SOUTH 00°26'20" EAST 130.65 FEET; THENCE SOUTH 89°00'20" WEST 761.74 FEET; THENCE NORTH 00°08'00" WEST 394.87 FEET; THENCE NORTH 89°00'04" EAST 130.01 FEET; THENCE NORTH 00°08'26" WEST 100.00 FEET; THENCE SOUTH 89°00'04" WEST 130.01 FEET; THENCE NORTH 01°04'11" WEST 9.96 FEET; THENCE SOUTH SOUTH 89°03'06" WEST 300.31 FEET; THENCE SOUTH 01°51'57" EAST 9.98 FEET; THENCE SOUTH 89°05'31" WEST 210.18 FEET TO THE POINT OF BEGINNING PROPER.

HAVING AN AREA OF 750,342.6 SQUARE FEET, 17.23 ACRES MORE OR LESS.
BEING SUBJECT TO ALL PUBLIC AND PRIVATE ROADS AND EASEMENTS.

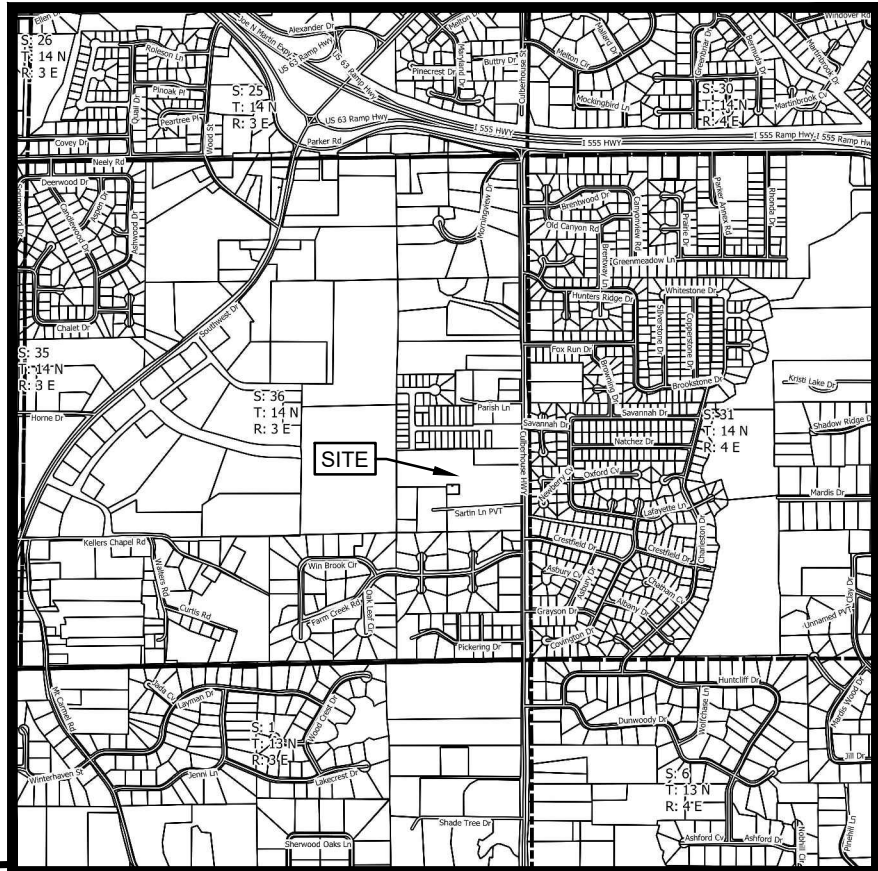
OWNER'S CERTIFICATION

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.

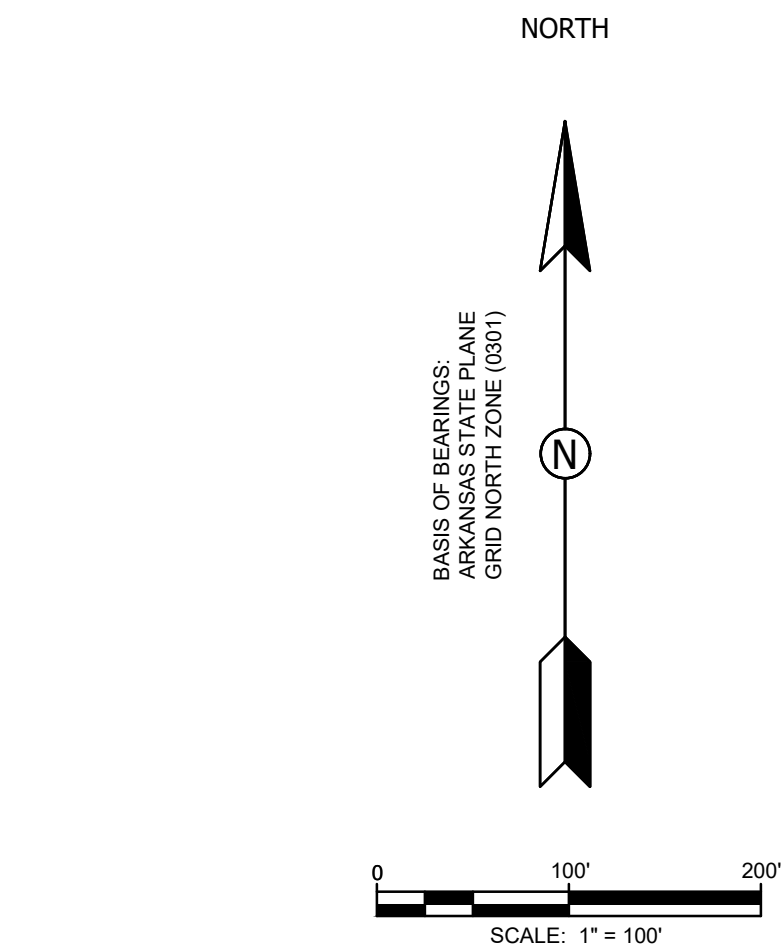
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TITLE: _____ TITLE: _____

LEGEND

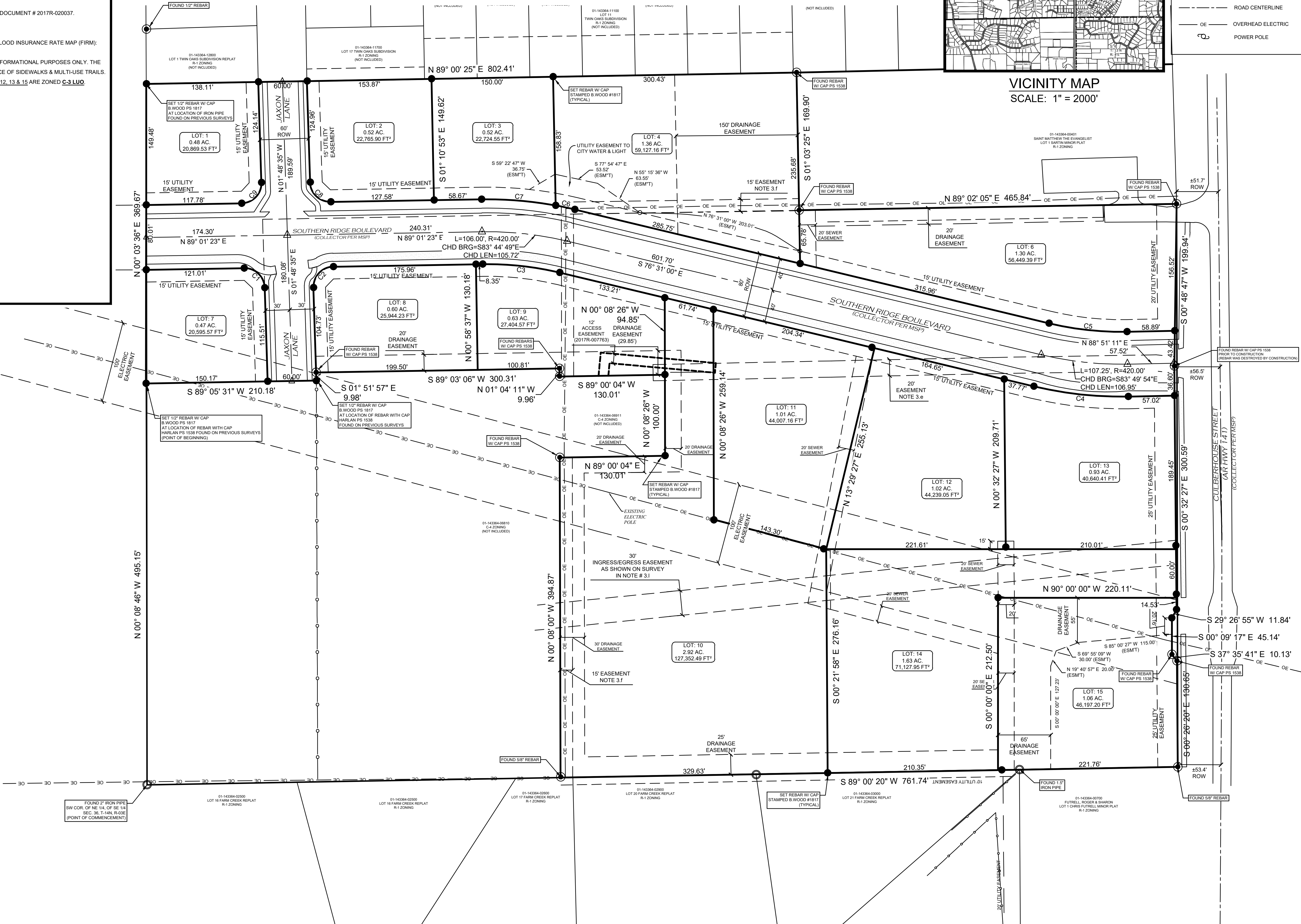
- FOUND IRON PIPE (AS NOTED)
- FOUND REBAR (AS NOTED)
- SET 1/2" REBAR W/ B. WOOD P.S. # 1817 CAP
- △ CALCULATED CORNER
- BOUNDARY LINE
- - - EASEMENT LINE
- - - ROAD CENTERLINE
- OE — OVERHEAD ELECTRIC
- POWER POLE



VICINITY MAP
SCALE: 1" = 2000'



Curve Table				
Curve #	Length	Radius	Chord Bearing	Chord Length
C1	38.85'	25.00'	N46° 19' 49"W	35.06'
C2	39.69'	25.00'	N43° 40' 06"E	35.65'
C3	95.90'	380.00'	S83° 44' 49"E	95.65'
C4	117.46'	460.00'	S83° 49' 54"E	117.14'
C5	97.03'	380.00'	N83° 49' 54"W	96.77'
C6	24.12'	460.00'	N78° 01' 07"W	24.11'
C7	91.98'	460.00'	N85° 14' 55"W	91.83'
C8	38.91'	25.00'	N46° 23' 36"W	35.10'
C9	39.48'	25.00'	N43° 25' 28"E	35.50'



TWIN OAKS RESERVE
COMMERCIAL SUBDIVISION
JONESBORO, CRAIGHEAD COUNTY, ARKANSAS
CLIENT: FUTRELL CONSTRUCTION

DATE: 11/24/2025
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

