

R-1

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LIMITS OF A RETRACEMENT SURVEY OF HARVEY S. JOHNSON SURVEY (BK "B" @ PG. 99) BY JASON D. BEARD (DATED 8/19/2020)

OWNER CERTIFICATION: WE HEREBY CERTIFY THAT WE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT WE ADOPT THE PLAN OF THE SUBDIVISION AND DEDICATED PERPETUAL USE OF ALL STREETS AND EASEMENTS AS NOTED AND WE FURTHER CERTIFY THAT WE HAVE READ AND ACKNOWLEDGED THE FOLLOWING STATEMENT.

FD IRON PIPE CENTER OF SECTION 3, TOWNSHIP 13 NORTH, RANGE 3 EAST

STATE CODE: 500-13N-03E-0-03-430-16-1783 STATE CODE: 500-13N-03E-0-03-340-16-1783

NORTH LINE OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 4, T13N, R4E AS PER AHTD JOB #100611 SECTION BREAKDOWN

FD PLSS MONUMENT QUARTER CORNER OF SECTIONS 3 & 4 OF TOWNSHIP 13 NORTH, RANGE 4 EAST

S 89°03'28" W 1713.20'

DESCRIPTION: A PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER AND A PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER SECTION 3, TOWNSHIP 13 NORTH, RANGE 3 EAST, CRAIGHEAD COUNTY, ARKANSAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: Beginning at the Southeast Corner of the North Half of the Southeast Quarter of Section 4, Township 13 North, Range 3 East; Thence North 89°45'43" East 115.92 feet to the Point of Beginning of Proper; Thence North 89°45'43" East 1063.02 feet to the Center Line of Shelton Creek; Thence North 31°50'13" East 80.09 feet along said Center Line; Thence North 12°01'18" East 49.34 feet along said Center Line; Thence North 00°13'02" West 97.53 feet along said Center Line; Thence North 13°51'30" West 220.77 feet along said Center Line; Thence North 43°21'52" West 83.40 feet along said Center Line; Thence North 09°55'47" West 205.61 feet along said Center Line; Thence North 83°29'56" West 189.46 feet along said Center Line; Thence North 00°34'51" West 102.79 feet along said Center Line; Thence North 22°02'39" East 181.69 feet along said Center Line; Thence North 35°50'56" West 263.50 feet; Thence South 87°18'18" West 101.60 feet; Thence South 00°00'00" West 162.42 feet; Thence South 89°09'52" West 263.50 feet; Thence South 87°18'18" West 101.60 feet; Thence South 00°00'00" West 1373.14 feet to the Point of Beginning of Proper, containing 1208091.94 Sq. Feet, 27.73 Acres, more or less and being subject to all public and private roads and easements.

SURVEYOR'S NOTES: 1. BEARINGS ARE STATE PLANE GRID BEARINGS(NAD 83 DATUM)AS PER GPS OBSERVATION ON SITE DURING SURVEY AND ARE TO BE USED TO DEFINE THE GENERAL DIRECTION AND TRUE ANGLE AT THE INTERSECTION OF THE PROPERTY AND LAND LINES. 2. PROPERTY IS SUBJECT TO UTILITY SERVICES AND UNDERGROUND UTILITY LINES NOT LOCATED. 3. LOT OWNERS AND THEIR FUTURE ASSIGNS ARE RESPONSIBLE FOR MAINTAINING AND MOWING COMMON AREAS, INCLUDING DETENTION PONDS AND DRAINAGE SWALES. 4. ALL EASEMENTS SHOWN IN FUTURE ARE DEDICATED WITH ACCEPTANCE OF PLAT.

SURVEYOR'S CERTIFICATION: THIS IS TO CERTIFY I HAVE ON THIS DATE SURVEYED THE ABOVE DESCRIBED PROPERTY IN ACCORDANCE WITH MONUMENTS FOUND THIS PLAT CONFORMS TO THAT SURVEYED. H&S HIME PROFESSIONAL SURVEYING SERVICES 1817 WOODSPRINGS RD. STE. "F" JONESBORO, ARKANSAS 72401

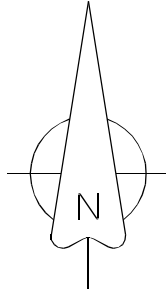
A PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 13 NORTH, RANGE 3 EAST

PROPERTY IS ZONED R-1 BUILDING SETBACKS 25' FRONT & REAR 7.5' SIDEYARD

OVERALL ACREAGE 1208091.94 Sq. Feet 27.73 Acres

Table with columns: CURVE, RADIUS, ARC LENGTH, CHORD LENGTH, CHORD BEARING, DELTA ANGLE. Lists curve data for the subdivision.

FLOOD INSURANCE NOTE: By graphics plotting only, this property is in ZONE X of the Flood Insurance Rate Map, Community Panel No. 050310245 D effective date of 9/29/2024. Exact designations can only be determined by an Elevation Certificate. Based on the above information, this property IS NOT in a Special Flood Hazard Area.



LEGEND

- List of symbols and their meanings: FOUND CORNER AS NOTED, SET 1/2" REBAR W/ CAP, FD COTTON PICKER SPINDLE, HIGHWAY RIGHT OF WAY MARKER, FOUND REBAR, CALCULATED CORNER, FENCE LINE, ELECTRIC, SET PK NAIL, POWER POLE, ADDRESSES.

AG-1

CAL CORNER (AS PER AHTD JOB 100611 SECTION BREAKDOWN) SE CORNER OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 13 NORTH, RANGE 3 EAST, POINT OF COMMENCEMENT

SECTION 4, T13N, R3E

SECTION 3, T13N, R3E

VILLAGE VIEW PARKWAY

HERNANDO DRIVE

ADAM DRIVE

ADAM DRIVE

ADAM DRIVE

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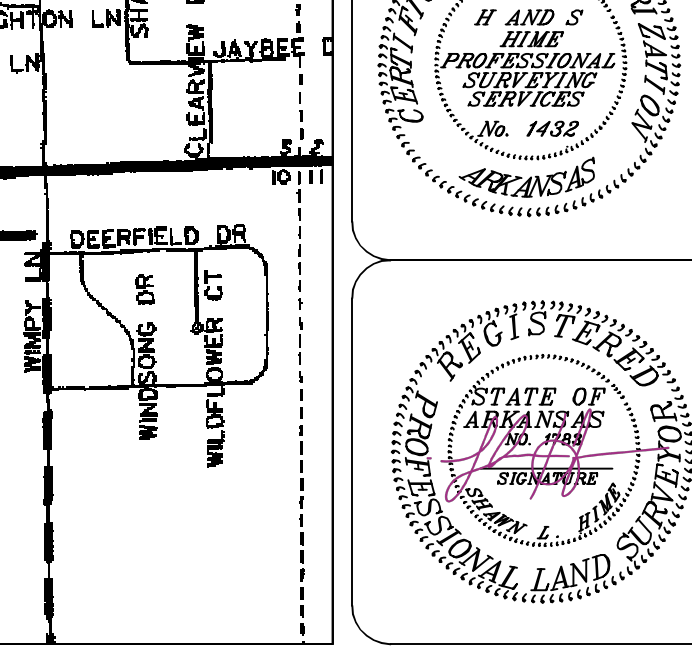
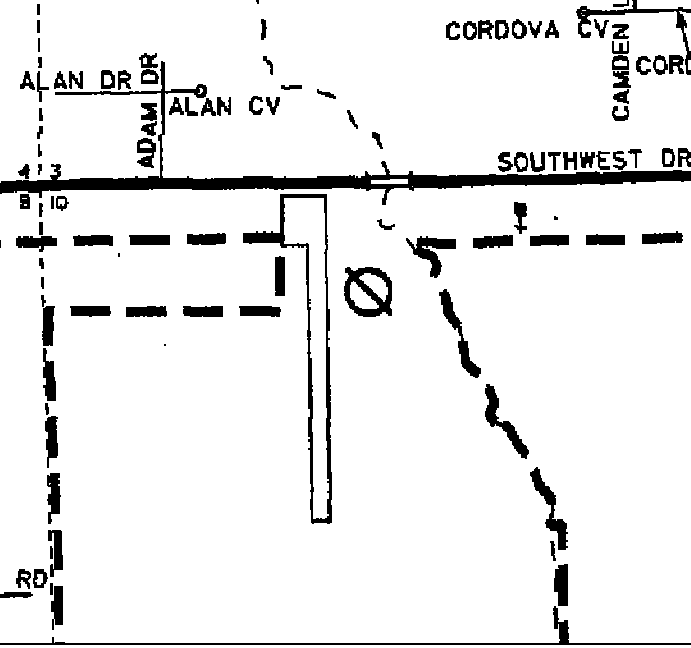
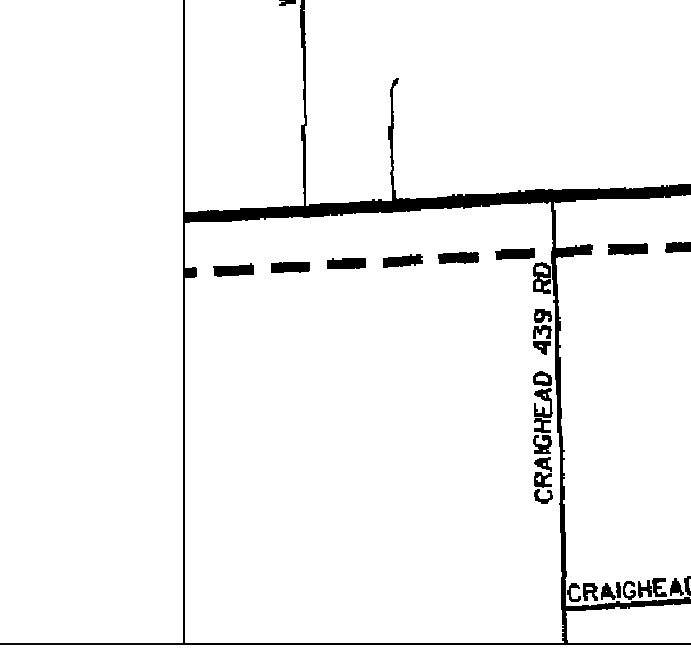
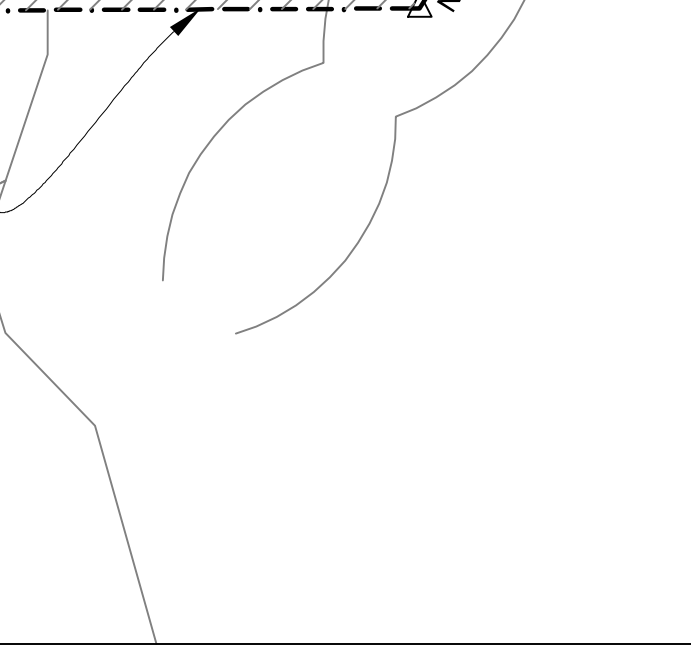
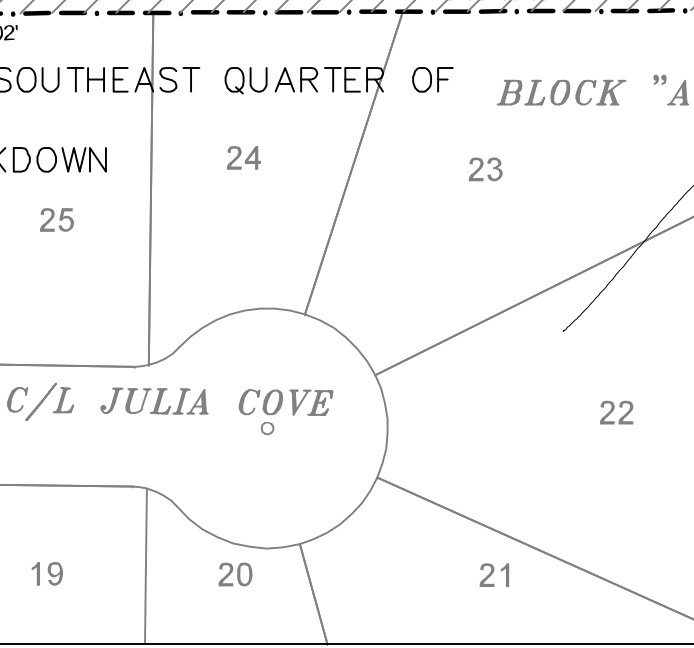
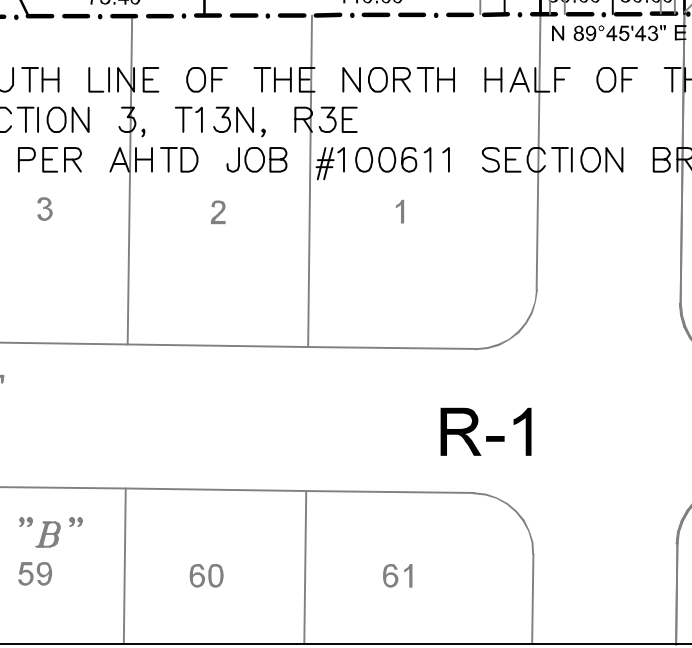
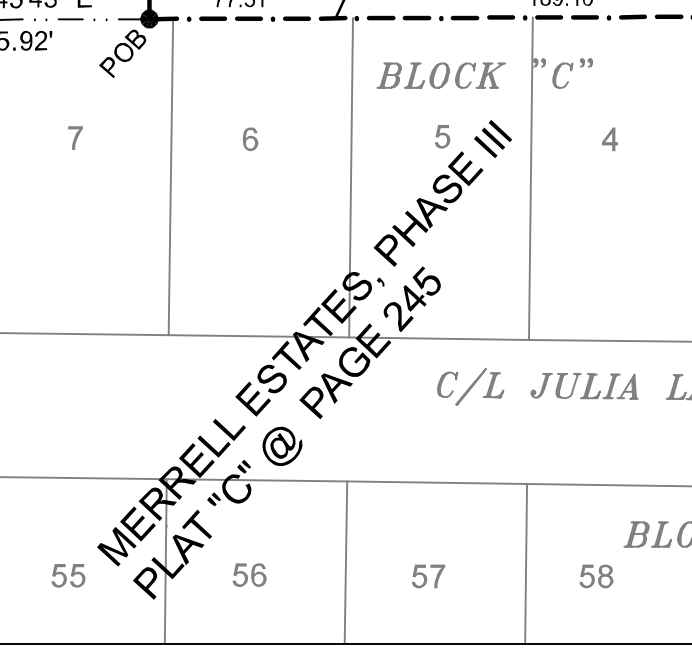
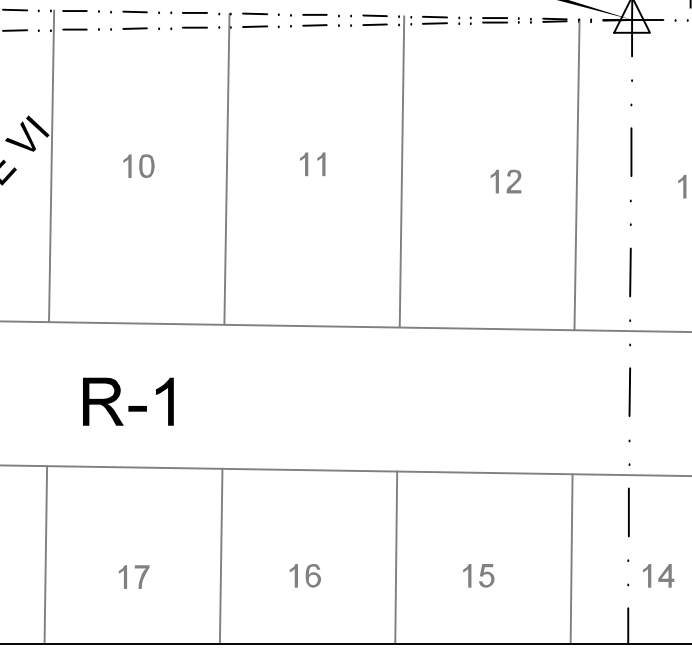
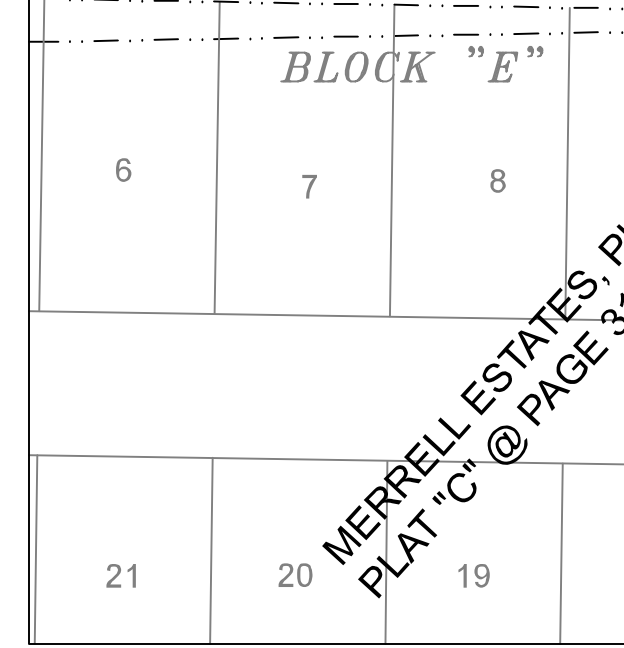
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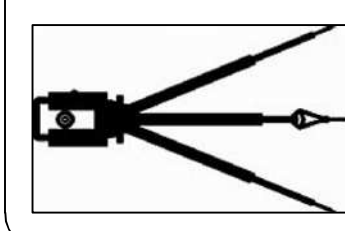
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H&S HIME PROFESSIONAL SURVEYING SERVICES 1817 WOODSPRINGS RD. - STE. "F" JONESBORO, ARKANSAS 72401 PHONE: 870-972-1288 E-MAIL: hshime_ducit@yahoo.com



SOUTHWEST VILLAGE SUBDIVISION PHASE I, JONESBORO, ARKANSAS FINAL PLAT

DATE: 9-10-2024 REV. DRAWN BY: S. HIME

