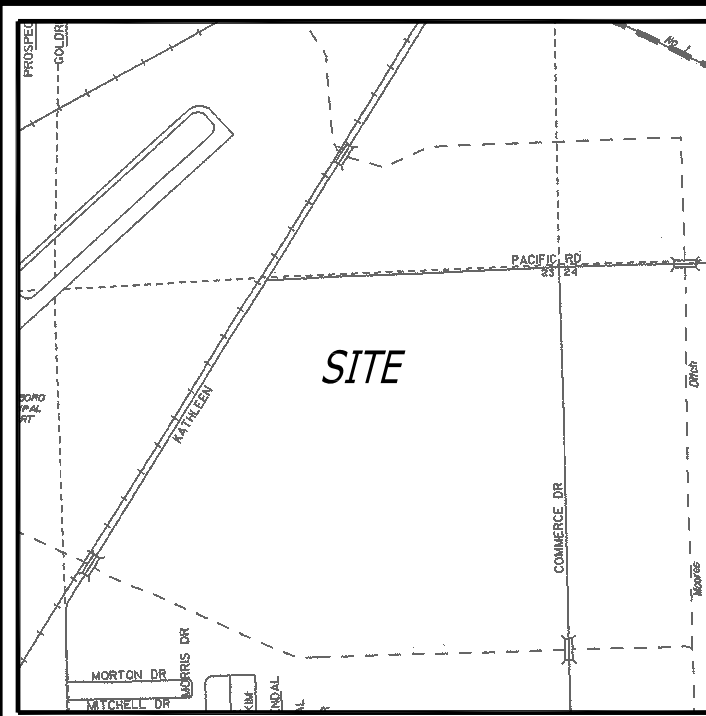
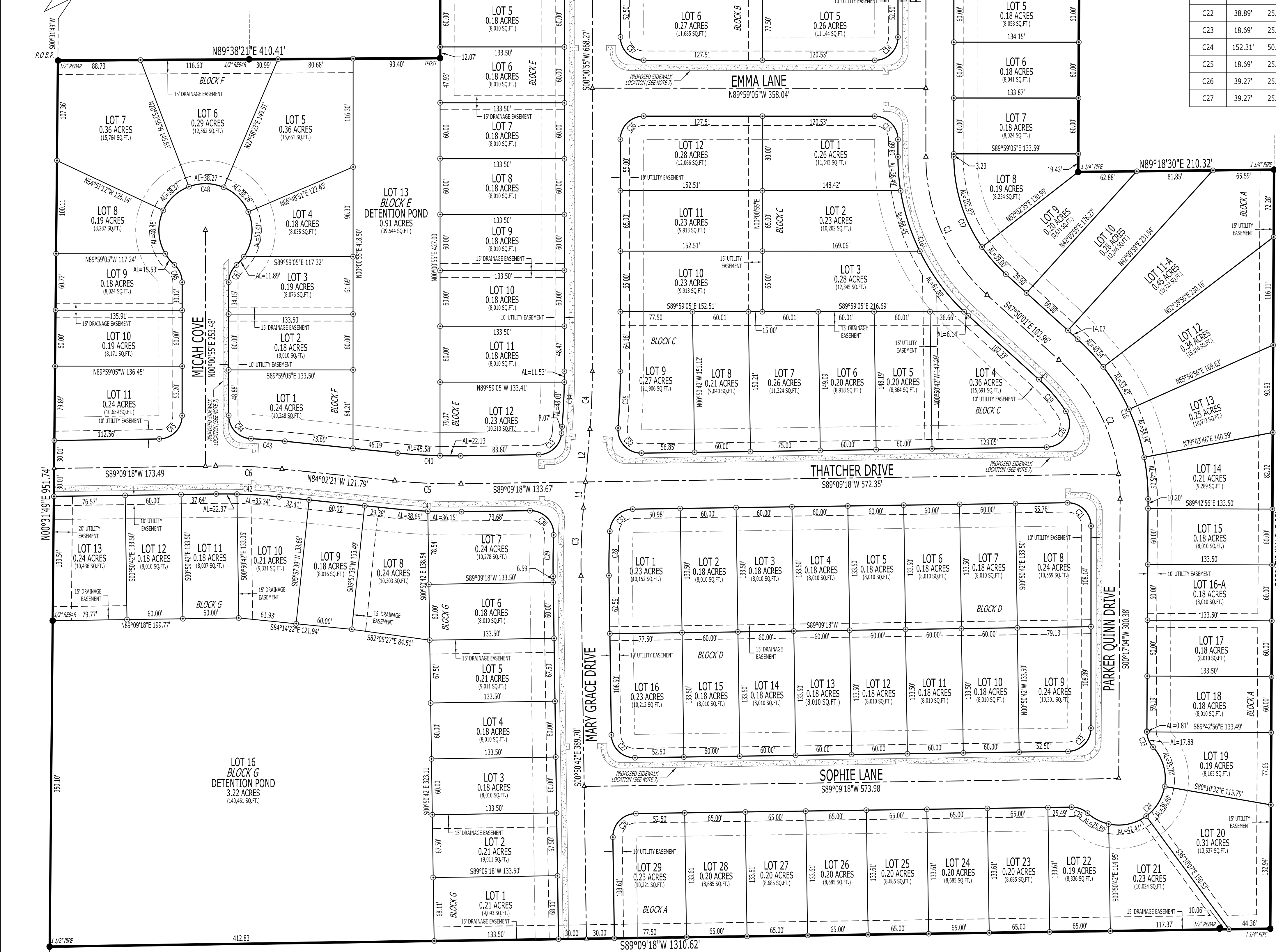




VICINITY MAP
(N.T.S.)

POINT OF BEGINNING
NORTH QUARTER CORNER, SECTION 23,
TOWNSHIP 14 NORTH, RANGE 04 EAST
(SEE ALSO CORNER CERTIFICATE NO. 2008
FOR MONUMENT REFERENCES)



CURVE TABLE:

CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	167.02'	200.00'	047°50'56"	S23°54'33"E	162.21'
C2	167.96'	200.00'	048°07'06"	S23°46'28"E	163.07'
C3	73.28'	750.00'	005°35'54"	S01°57'15"W	73.25'
C4	62.02'	750.00'	004°44'17"	S02°23'03"W	62.00'
C5	71.27'	600.00'	006°48'21"	N87°26'32"W	71.23'
C6	71.27'	600.00'	006°48'21"	N87°26'32"W	71.23'
C12	38.92'	25.00'	089°11'36"	S44°36'42"W	35.11'
C13	39.62'	25.00'	090°00'00"	S45°23'18"E	35.60'
C14	39.27'	25.00'	090°00'00"	S45°00'55"W	35.36'
C15	39.27'	25.00'	090°00'00"	S44°59'05"E	35.36'
C16	192.08'	230.00'	047°50'56"	S23°54'33"E	186.54'
C17	141.97'	170.00'	047°50'56"	S23°54'33"E	137.88'
C18	193.16'	230.00'	048°07'06"	S23°46'28"E	187.53'
C19	44.78'	170.00'	015°05'28"	S40°17'17"E	44.65'
C20	53.19'	25.00'	121°53'51"	S28°12'22"W	43.71'
C21	39.65'	25.00'	090°51'37"	S45°24'54"E	35.62'
C22	38.89'	25.00'	089°08'23"	S44°35'06"W	35.09'
C23	18.69'	25.00'	042°50'00"	S21°07'56"E	18.26'
C24	152.31'	50.00'	174°32'14"	S44°43'11"W	99.89'
C25	18.69'	25.00'	042°50'00"	N69°25'42"W	18.26'
C26	39.27'	25.00'	090°00'00"	S44°09'18"W	35.36'
C27	39.27'	25.00'	090°00'00"	S45°50'42"E	35.36'

LEGEND:

- FOUND MONUMENT (AS NOTED)
- SET 5/8" REBAR W/ YELLOW PLASTIC
- CAP STAMPED "J. NEELY P.S. 1841" (OR AS NOTED)
- ▲ COMPUTED POINT (NOT MONUMENTED)
- BOUNDARY LINE

LINE TABLE:

LINE #	DIRECTION	LENGTH
L1	S04°45'12"W	27.88'
L2	S04°45'12"W	56.94'

SURVEYOR'S NOTES:

- SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD OR ANY OTHER FACTS WHICH AN ACCURATE TITLE SEARCH MAY DISCLOSE.
- BASIS OF BEARINGS: ARKANSAS STATE PLANE GRID NORTH (0301).
- THE FOLLOWING DOCUMENTS WERE USED TO COMPLETE THIS SURVEY:
 - BOUNDARY SURVEY, BY MICHAEL P. MCNEESE, P.S. 1709, AOLS DOCUMENT NO. 20241206030930, DATED NOVEMBER 04, 2024.
 - WARRANTY DEED, CRAIGHEAD COUNTY DOCUMENT NO. J82024R-020834, DATED NOVEMBER 19, 2024.
 - WARRANTY DEED, CRAIGHEAD COUNTY DOCUMENT NO. 2022R-001590, DATED JANUARY 24, 2022.
- THE SUBJECT PROPERTY LIES OUTSIDE THE 100 YEAR SPECIAL FLOOD HAZARD ZONE, AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP: PANEL NO. 05031C0259D, EFFECTIVE DATE SEPTEMBER 26, 2024.
- BUILDINGS AND IMPROVEMENTS SURFACE AND/OR SUBSURFACE ON AND ADJACENT TO THE SUBJECT PROPERTY ARE NOT NECESSARILY SHOWN ON THIS BOUNDARY SURVEY.
- THE EXISTENCE AND/OR LOCATION OF UTILITY SERVICES TO THE SUBJECT PROPERTY ARE UNKNOWN AND ARE NOT SHOWN ON THIS BOUNDARY SURVEY.
- THE PROPOSED SIDEWALK AND ITS LOCATION SHOWN ON THE FACE OF THIS PLAT ARE REQUIRED BY THE CITY OF JONESBORO TO MEET THE CITY OF JONESBORO ORDINANCE NO. 117-330. THE SURVEYOR MAKES NO WARRANTY TO THE PROPOSED LOCATION AND OR DATE OF SAID CONSTRUCTION.
- FIELD WORK WAS COMPLETED ON MAY 20, 2025.

CERTIFICATE OF SUBDIVISION:

THIS IS TO CERTIFY THAT RIDGE SURVEYING AND CONSULTING, PLLC., PROFESSIONAL LAND SURVEYORS, HAVE SUBDIVIDED THE FOLLOWING DESCRIBED PARCEL OF LAND:

PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 14 NORTH, RANGE 04 EAST, JONESBORO, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH QUARTER CORNER OF SECTION 23, TOWNSHIP 14 NORTH, RANGE 04 EAST, JONESBORO, CRAIGHEAD COUNTY, ARKANSAS; THENCE SOUTH 00°31'49" WEST, 364.87 FEET TO THE POINT OF BEGINNING PROPER; THENCE NORTH 89°38'21" EAST, 410.41 FEET; THENCE NORTH 00°00'55" EAST, 329.57 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF PACIFIC ROAD; THENCE NORTH 89°12'30" EAST, ALONG SAID RIGHT-OF-WAY LINE, 587.27 FEET; THENCE SOUTH 00°17'03" WEST, LEAVING SAID RIGHT-OF-WAY LINE, 461.34 FEET; THENCE NORTH 89°18'30" EAST, 210.32 FEET; THENCE SOUTH 00°17'04" WEST, 815.23 FEET; THENCE SOUTH 89°09'18" WEST, 1310.62 FEET; THENCE NORTH 00°31'49" EAST, 551.74 FEET TO THE POINT OF BEGINNING PROPER, CONTAINING 33.04 ACRES (1,439,343 SQ. FT.), MORE OR LESS, SUBJECT TO ALL RIGHTS-OF-WAY AND EASEMENTS OF RECORD.

SAID PLAT SHALL HERE-IN AFTER BE DESIGNATED AND REFERRED TO AS:
PACIFIC LANDING, PHASE 1
TO JONESBORO, CRAIGHEAD COUNTY, ARKANSAS.

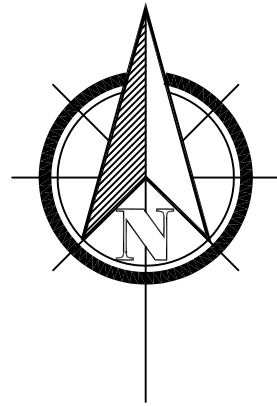
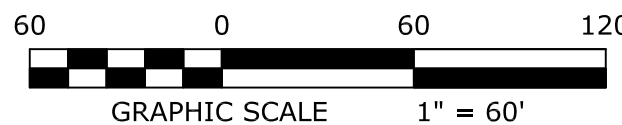
WE BEING THE OWNERS / AGENTS DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY DESCRIBED HEREON AND THAT WE ADOPT THE PLAN OF SUBDIVISION AND/OR EXTINGUISHED LOT LINES AND DEDICATE THE PERPETUAL USE OF ALL STREETS AND EASEMENTS AS NOTED.

NAME: _____, SIGNATURE: _____, DATE: _____

NAME: _____, SIGNATURE: _____, DATE: _____

SURVEYOR'S CERTIFICATION:

I, JOSHUA J. NEELY, CERTIFY THAT THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF "ARKANSAS STANDARDS OF PRACTICE FOR PROPERTY BOUNDARY SURVEYS AND PLATS"; AND THAT THE ABOVE DESCRIBED TRACT WAS SURVEYED UNDER MY DIRECT SUPERVISION.



BEARINGS BASED ON ARKANSAS STATE
PLANE GRID NORTH ZONE (0301)

RECORD PLAT
CLIENT: PHILLIPS FAMILY INVESTMENTS, LLC
PACIFIC LANDING, PHASE 1
PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF
SECTION 23, TOWNSHIP 14 NORTH, RANGE 04 EAST,
JONESBORO, CRAIGHEAD COUNTY, ARKANSAS

RIDGE SURVEYING
& CONSULTING PLLC

404 Creath Ave., Suite B
Jonesboro, AR 72401
870-203-9940
www.ridgesurveying.net

DRAWING INFO		REVISIONS	
DRAWN BY:	DATE	BY	DESCRIPTION
JAN	05/23/2025		
SCALE:	1" = 60'		
CORNO:	24201-01 PHASE1		

RIDGE SURVEYING & CONSULTING, PLLC.
ARKANSAS - 2946

JOSHUA J. NEELY - SURVEYOR
ARKANSAS - P.S. 1841

500-14N-04E-0-23-140-16-1841