

LEGEND

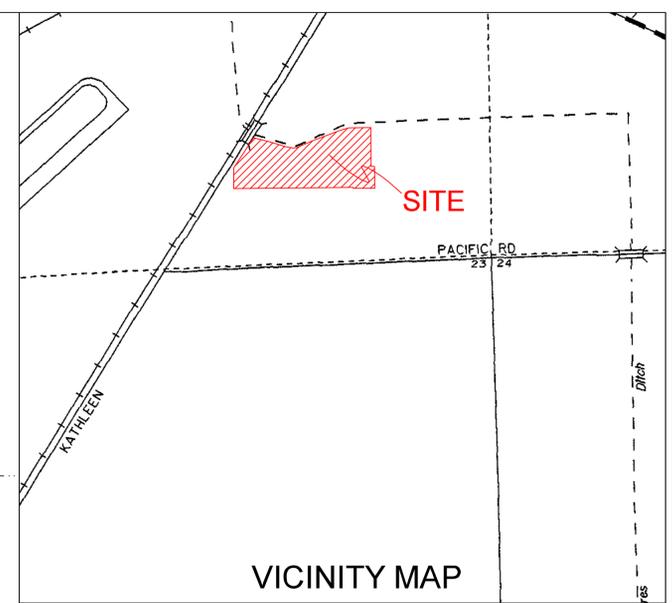
These standard symbols will be found in the drawing.

- 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

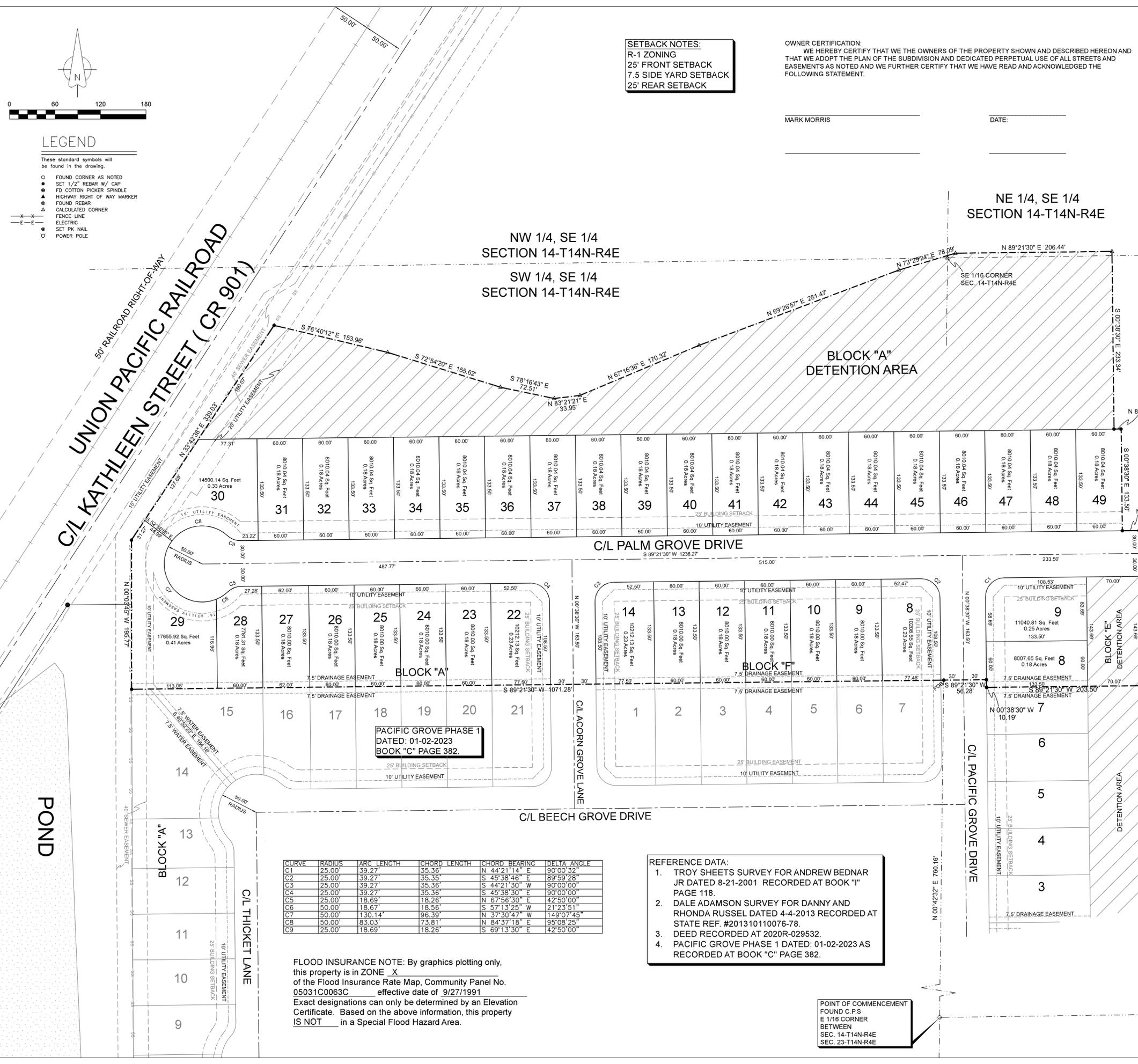
SETBACK NOTES:
 R-1 ZONING
 25' FRONT SETBACK
 7.5' SIDE YARD SETBACK
 25' REAR SETBACK

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.

MARK MORRIS _____ DATE: _____



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



SE 1/4, SE 1/4 SECTION 14-T14N-R4E

DESCRIPTION:
 A PART OF THE SOUTH HALF OF SECTION 14, TOWNSHIP 14 NORTH, RANGE 4 EAST, JONESBORO, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 Commencing at the East 1/16 Corner of said Section 14 and 23; Thence North 00°42'32" East 760.16 feet to the Point of Beginning of Proper; Thence South 89°21'30" West 1071.28 feet; Thence North 00°03'45" West 195.77 feet; Thence North 33°42'38" East 339.03 feet; Thence South 76°40'12" East 153.96 feet; Thence South 72°54'20" East 155.62 feet; Thence South 78°16'43" East 170.32 feet; Thence North 83°21'21" East 33.95 feet; Thence North 67°16'36" East 170.32 feet; Thence North 69°26'57" East 281.47 feet; Thence North 73°29'24" East 78.09 feet; Thence North 89°21'30" East 206.44 feet; Thence South 00°38'30" East 233.34 feet; Thence North 89°21'30" East 22.07 feet; Thence South 00°38'30" East 203.69 feet; Thence South 89°21'30" West 203.50 feet; Thence North 00°38'30" West 10.19 feet; Thence South 89°21'30" West 56.28 feet to the Point of Beginning of Proper, containing 594054.13 Sq. Feet, 13.64 Acres, more or less and being subject to all public and private roads and easements.

SURVEYORS 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.

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

OVERALL ACREAGE
 594054.13 Sq. Feet
 13.64 Acres

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	25.00'	39.27'	35.36'	N 44°21'14" E	90°00'32"
C2	25.00'	39.27'	35.35'	S 45°38'46" E	89°59'28"
C3	25.00'	39.27'	35.36'	S 44°21'30" W	90°00'00"
C4	25.00'	39.27'	35.36'	N 45°38'30" E	90°00'00"
C5	25.00'	18.69'	18.26'	N 67°56'30" E	42°50'00"
C6	50.00'	18.67'	18.56'	S 57°13'25" W	21°23'51"
C7	50.00'	130.14'	96.39'	N 37°30'47" W	149°07'45"
C8	50.00'	83.03'	73.81'	N 84°37'18" E	95°08'25"
C9	25.00'	18.69'	18.26'	S 69°13'30" E	42°50'00"

FLOOD INSURANCE NOTE: By graphics plotting only, this property is in ZONE X of the Flood Insurance Rate Map, Community Panel No. 05031C0063C effective date of 9/27/1991. 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.

REFERENCE DATA:
 1. TROY SHEETS SURVEY FOR ANDREW BEDNAR JR DATED 8-21-2001 RECORDED AT BOOK "I" PAGE 118.
 2. DALE ADAMSON SURVEY FOR DANNY AND RHONDA RUSSEL DATED 4-4-2013 RECORDED AT STATE REF. #201310110076-78.
 3. DEED RECORDED AT 2020R-029532.
 4. PACIFIC GROVE PHASE 1 DATED: 01-02-2023 AS RECORDED AT BOOK "C" PAGE 382.

POINT OF COMMENCEMENT
 FOUND C.P.S
 E 1/16 CORNER
 BETWEEN
 SEC. 14-T14N-R4E
 SEC. 23-T14N-R4E

SECTION 14-T14N-R4E
 N 89°21'30" E 1304.50'
 SECTION 23-T14N-R4E

STATE CODE: 500-14N-04E-0-14-200-16-1783

PACIFIC GROVE SUBDIVISION PHASE II
 A PART OF THE SOUTH HALF OF SECTION 14, TOWNSHIP 14 NORTH, RANGE 4 EAST, JONESBORO, ARKANSAS
 PRELIMINARY PLAT
 CLIENT: MARK MORRIS

DATE: 7-19-2023
 REV.
 DRAWN BY: S. HIME

Professional seal and signature of Shaw L. Hime, Registered Professional Land Surveyor, State of Arkansas, No. 1432.