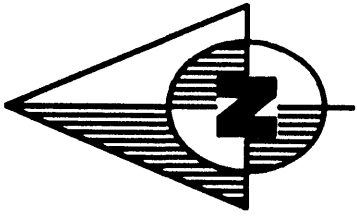


OWNER'S CERTIFICATION

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF PROPERTY AS DESCRIBED HEREON, THAT WE ADOPT THE PLAN OF SUBDIVISION AND DEDICATE THE PERPETUAL USE OF ALL STREETS AND EASEMENTS AS NOTED.

Wayne Dover
WAYNE DOVER



(ASSUMED NORTH)

50' 25' 0' 50' 100'



GRAPHIC SCALE

IN FEET

R-1 ZONING
UNPLATTED

EAST 277.10'

POINT OF
BEGINNING

N37°19'10"E
4.00'

TRACT 1-A

12.09 ± ACRES
52,646 SQFT.

R-1 ZONING

WEST 152.32'

5.5X 5.4'
PUMP
HOUSE

1-STORY
FRAME
RESIDENCE

TRACT 1-B

0.498 ± ACRES
21,691 SQFT.

WEST 312.96'

C/L HWY. 163

ASPHALT

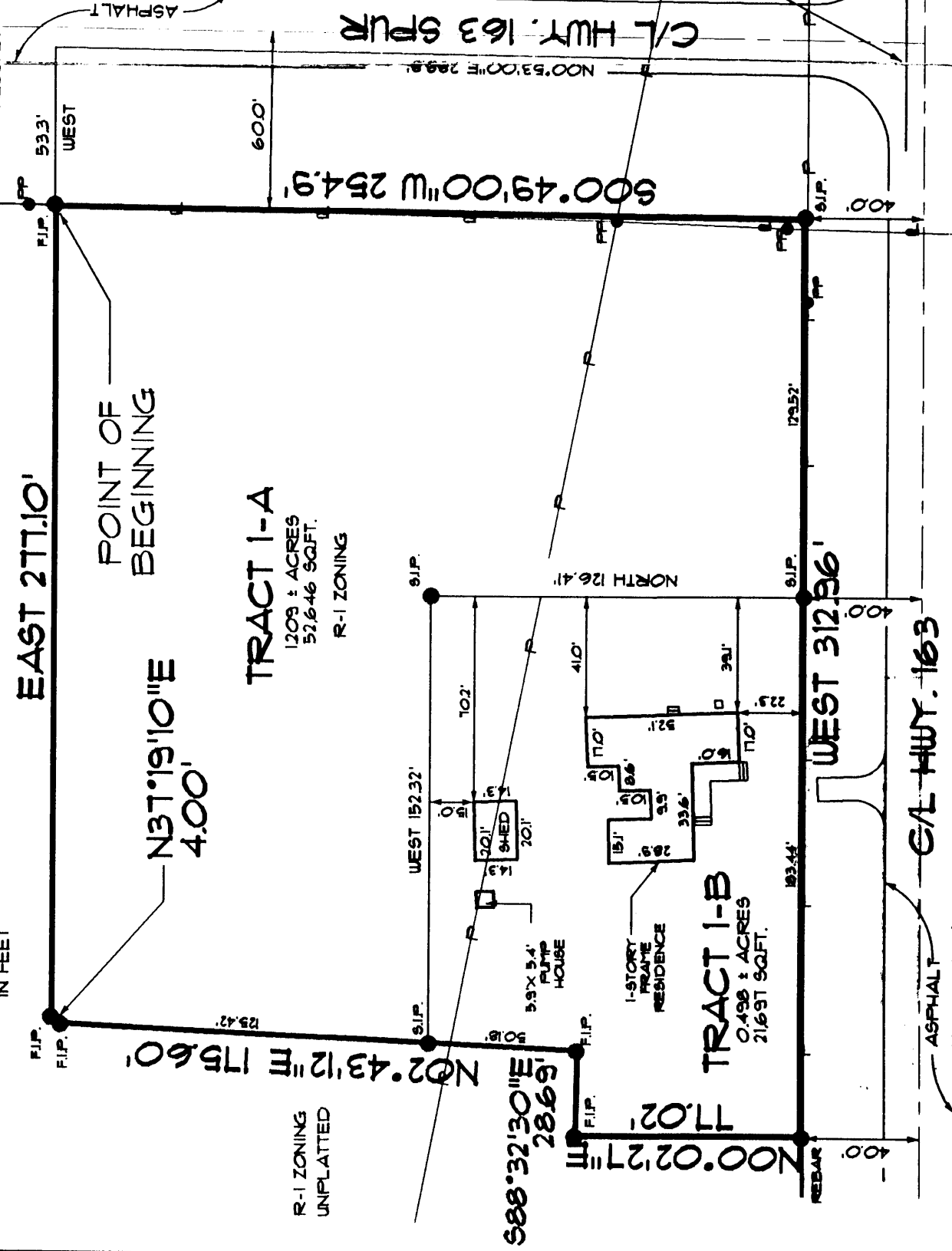
DESCRIPTION

A PARCEL OF LAND LYING WITHIN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 19 NORTH, RANGE 4 EAST, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 2 AFORESAID, THENCE NORTH 00°53'00" EAST, A DISTANCE OF 288.8 FEET TO A POINT, THENCE WEST 53.3 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL, SAID POINT LYING ON THE WESTERLY RIGHT-OF-WAY LINE OF ARKANSAS HIGHWAY 163 SPUR, THENCE SOUTH 00°45'00" WEST, ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID ARKANSAS HIGHWAY 163 SPUR, A DISTANCE OF 254.90 FEET TO A POINT, SAID POINT BEING THE POINT OF INTERSECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF SAID ARKANSAS HIGHWAY 163 SPUR WITH THE NORTHERLY RIGHT-OF-WAY LINE OF SAID ARKANSAS HIGHWAY 163, THENCE WEST, ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID ARKANSAS HIGHWAY 163, A DISTANCE OF 32.96 FEET TO A POINT, THENCE NORTH 00°02'27" EAST, DEPARTING FROM THE NORTHERLY RIGHT-OF-WAY LINE OF SAID ARKANSAS HIGHWAY 163, A DISTANCE OF 17.02 FEET TO A POINT, THENCE SOUTH 89°32'30" EAST, A DISTANCE OF 28.8 FEET TO A POINT, THENCE NORTH 07°43'12" EAST, A DISTANCE OF 175.60 FEET TO A POINT, THENCE NORTH 37°19'10" EAST, A DISTANCE OF 4.00 FEET TO A POINT, THENCE EAST, A DISTANCE OF 277.10 FEET TO THE POINT OF BEGINNING.

CONTAINING IN ALL 74.343 SQ. FT. OR 1.707 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.



VICINITY MAP

NOT TO SCALE

LEGEND

S.I.P. • SET 1-1/4" IRON PIPE WITH
P.L.S. NO. 766 CAP

REBAR • FOUND REBAR

F.I.P. • FOUND IRON PIPE

P.P. • WOOD POWER POLE

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT ASSOCIATED ENGINEERING COMPANY HAS THIS DATE MADE A BOUNDARY SURVEY OF THE ABOVE DESCRIBED PROPERTY AS SHOWN HEREON AND THAT SAID SURVEY IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THERE ARE NO APPARENT ABOVE GROUND ENCROACHMENTS OTHER THAN AS SHOWN OR STATED HEREON AND THAT THIS SURVEY WAS MADE IN ACCORDANCE WITH THE "ARKANSAS MINIMUM STANDARDS FOR PROPERTY SURVEYS AND PLATS".

DATE OF BOUNDARY SURVEY: 06/17/95

BOOK C RECORDED PAGE 418

R-1 ZONING 211-98 TIME 2:56

UNPLATTED CRAIGHEAD COUNTY
CLERK

Wayne Dover

NOTE: TO BE VALID, COPIES MUST HAVE ORIGINAL OF SURVEYOR'S SIGNATURE AND EMBOSSED SURVEYOR'S SEAL.

MP98-2

ASSOCIATED ENGINEERING CO.
ENGINEERING AND LAND SURVEYING

1721 DAN AVENUE - JONESBORO, AR 72401

PH: 870-932-3594

FAX: 870-932-1554

MINOR PLAT
WAYNE DOVER
JONESBORO, AR

DRAWN: KLS/CADD

CHECKED: KLS

DATE: 01/09/98

SHEET

SCALE: 1" = 50'

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DWG#: 0413094.0003

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