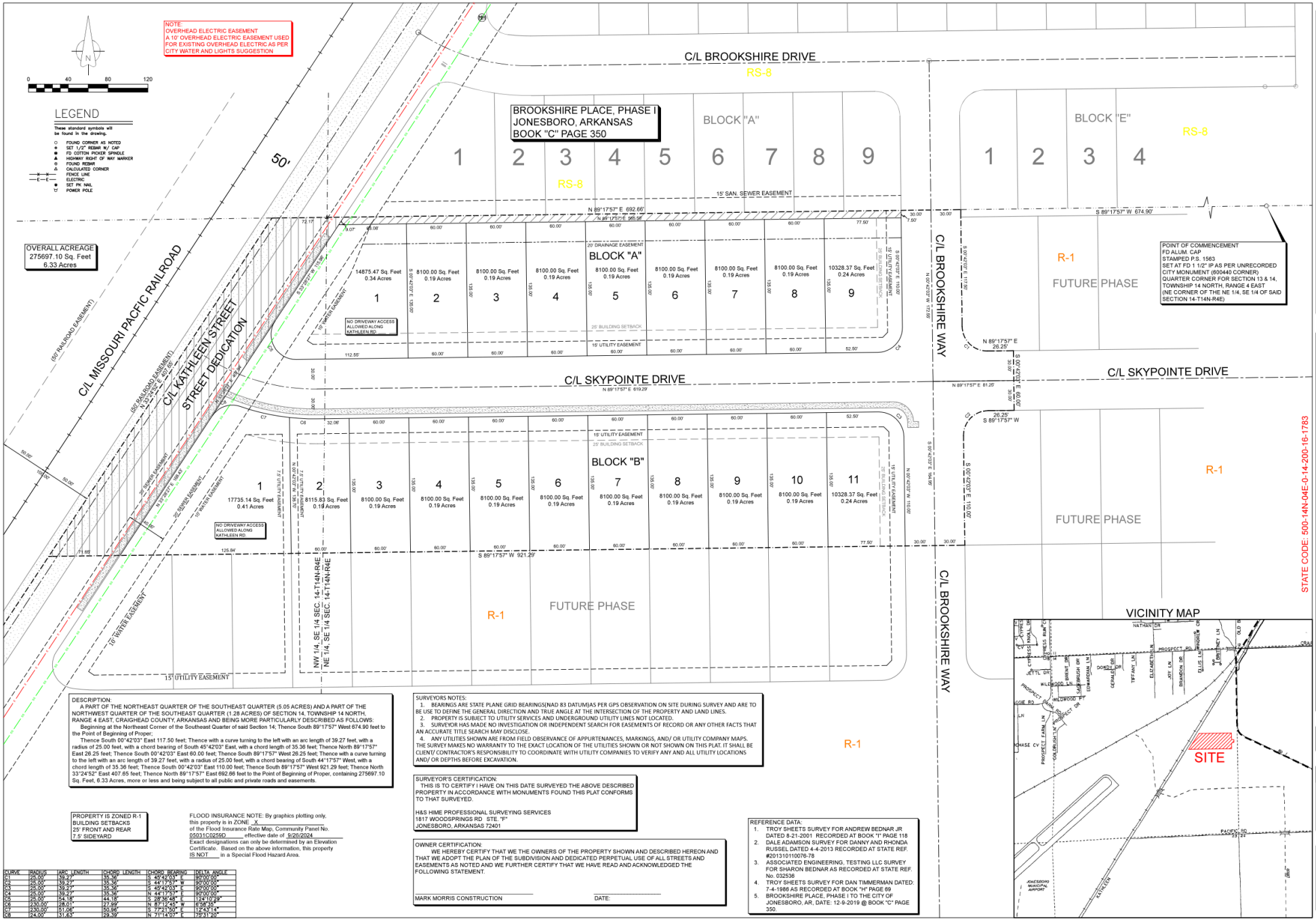

DESCRIPTION:
A PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER (5.05 ACRES) AND A PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER (1.28 ACRES) OF SECTION 14, TOWNSHIP 14 NORTH, RANGE 4 EAST, CRAIGHEAD COUNTY, ARKANSAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
Beginning at the Northeast Corner of the Southeast Quarter of said Section 14; Thence South 89°17'57" West 674.90 feet to the Point of Beginning of Proper;
Thence South 00°42'03" East 117.50 feet; Thence with a curve turning to the left with an arc length of 39.27 feet, with a radius of 25.00 feet, with a chord bearing of South 45°42'03" East, with a chord length of 35.36 feet; Thence North 89°17'57" East 26.25 feet; Thence South 00°42'03" East 60.00 feet; Thence South 89°17'57" West 26.25 feet; Thence with a curve turning to the left with an arc length of 39.27 feet, with a radius of 25.00 feet, with a chord bearing of South 44°17'57" West, with a chord length of 35.36 feet; Thence South 00°42'03" East 110.00 feet; Thence South 89°17'57" West 921.29 feet; Thence North 33°24'52" East 407.65 feet; Thence North 89°17'57" East 692.66 feet to the Point of Beginning of Proper, containing 275697.10 Sq. Feet, 6.33 Acres, more or less and being subject to all public and private roads and easements.

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

FLOOD INSURANCE NOTE: By graphics plotting only, this property is in ZONE X of the Flood Insurance Rate Map, Community Panel No. 05031C0259D effective date of 9/20/2024. 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.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	25.00'	39.27'	35.36'	S 45°42'03" E	90°00'00"
C2	25.00'	39.27'	35.36'	S 44°17'57" W	90°00'00"
C3	25.00'	39.27'	35.36'	S 45°42'03" E	90°00'00"
C4	25.00'	39.27'	35.36'	N 44°17'57" E	90°00'00"
C5	25.00'	54.18'	44.18'	S 28°36'48" E	124°10'29"
C6	230.00'	28.01'	27.99'	N 87°12'45" W	6°58'35"
C7	230.00'	51.06'	50.96'	S 77°21'50" E	12°43'14"
C8	24.00'	31.63'	29.39'	N 71°14'07" E	75°31'20"

SURVEYORS NOTES:
1. BEARINGS ARE STATE PLANE GRID BEARINGS(NAD 83 DATUM)AS PER GPS OBSERVATION ON SITE DURING SURVEY AND ARE TO BE USE 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. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD OR ANY OTHER FACTS THAT AN ACCURATE TITLE SEARCH MAY DISCLOSE.
4. ANY UTILITIES SHOWN ARE FROM FIELD OBSERVANCE OF APPURTENANCES, MARKINGS, AND/ OR UTILITY COMPANY MAPS. THE SURVEY MAKES NO WARRANTY TO THE EXACT LOCATION OF THE UTILITIES SHOWN OR NOT SHOWN ON THIS PLAT. IT SHALL BE CLIENT/ CONTRACTOR'S RESPONSIBILITY TO COORDINATE WITH UTILITY COMPANIES TO VERIFY ANY AND ALL UTILITY LOCATIONS AND/ OR DEPTHS BEFORE EXCAVATION.

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

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 CONSTRUCTION DATE:

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. #2013101100078
3. ASSOCIATED ENGINEERING, TESTING LLC SURVEY FOR SHARON BEDNAR AS RECORDED AT STATE REF. No. 032536
4. TROY SHEETS SURVEY FOR DAN TIMMERMAN DATED: 7-4-1986 AS RECORDED AT BOOK "H" PAGE 69
5. BROOKSHIRE PLACE, PHASE I TO THE CITY OF JONESBORO, AR, DATE: 12-9-2019 @ BOOK "C" PAGE 350.

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

SKYPOINTE LANDING PHASE I
JONESBORO, ARKANSAS
PRELIMINARY PLAT

DATE: 4-1-2026
REV:
CLIENT: MARK MORRIS
DRAWN BY: S. HIME