

~~C/L MATTHEWS AVE~~

$\Delta = 17^{\circ}37'31''$
 $R = 35.00'$
 $L = 10.77'$

POINT OF
BEGINNING
(NE CORNER LOT 1)

500°57'02"W
18.78'

N45°15'27"E
4.00'

N44°44'33"W
4.00'

S45°15'27"W
4.00'

$$\begin{aligned}\Delta &= 19^{\circ}17'10'' \\ R &= 35.00' \\ L &= 11.78'\end{aligned}$$

ST/47/9

DEED BOOK 628 PAGE 610
DATE 06/25/2002
TIME 01:40:13 PM
RECORDED IN,
OFFICIAL RECORDS OF
CRAIGHEAD COUNTY
ANN HUDSON
CIRCUIT CLERK
RECEIPT# 85875 D.C.

PLAT OF
SHARP'S SUBDIVISION
OF NORTH HALF OF
BLOCK 24 OF
6-15
IN ADDITION TO JONESBORO

SELF OF
OF
O JONESBORO

Certified Copy
DATE 6/17/02
DONNA K. JACKSON
CITY CLERK

D

DESCRIPTION

A PART OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 14 NORTH, RANGE 4 EAST, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PERMANENT RIGHT-OF-WAY

BEGINNING AT THE NORTHEAST CORNER OF LOT 1, ACCORDING TO THE RECORD PLAT OF SHARP'S SUBDIVISION OF NORTH HALF OF BLOCK 24 OF KNIGHTS' ADDITION TO JONESBORO, ARKANSAS, AS RECORDED IN PLAT BOOK 15, AT PAGE 640, IN AND FOR THE PUBLIC RECORDS OF CRAIGHEAD COUNTY, AT JONESBORO, ARKANSAS: THENCE SOUTH 00°51'01" WEST, ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 18.78 FEET TO A POINT LYING ON THE ARC OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 35.00 FEET AND WHOSE RADIUS POINT BEARS SOUTH 67°49'09" WEST; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE AND DEPARTING FROM THE EAST LINE OF SAID LOT 1, THROUGH A CENTRAL ANGLE OF 191°11'00", A DISTANCE OF 1.78 FEET TO THE END OF SAID CURVE; THENCE SOUTH 45°15'27" WEST, A DISTANCE OF 4.00 FEET TO A POINT; THENCE NORTH 44°44'33" WEST, A DISTANCE OF 4.00 FEET TO A POINT; THENCE NORTH 45°15'27" EAST, A DISTANCE OF 4.00 FEET TO A POINT LYING ON THE ARC OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 35.00 FEET AND WHOSE RADIUS POINT BEARS SOUTH 41°38'54" WEST; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 173°31'31", A DISTANCE OF 10.71 FEET TO THE END OF SAID CURVE, SAID POINT LYING ON THE NORTH LINE OF SAID LOT 1; THENCE NORTH 88°40'07" EAST ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 1829 FEET TO THE POINT OF BEGINNING.

CONTAINING IN ALL 145 SQFT. OR 0.003 ACRES, MORE OR LESS.

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



(ASSUMED NORTH)



GRAPHIC SCALE
IN FEET



VICINITY MAP

NOT TO SCALE

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT ASSOCIATED ENGINEERING AND TESTING, LLC 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: 07/23/2001

KENNETH L. SCRAPE
PROFESSIONAL LAND SURVEYOR
ARKANSAS CERTIFICATE NO. 166

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

ASSOCIATED ENGINEERING AND TESTING, LLC
CIVIL ENGINEERING, LAND SURVEYING AND MATERIALS TESTING
1721 DAN AVENUE - JONESBORO, AR 72401
PH: 870-932-3594 FAX: 870-932-1554

RIGHT-OF-WAY PARCEL SURVEY
PARCEL #39, LOT 1, SHARP'S S/D OF
N 1/2 OF BLOCK 24, KNIGHT'S ADDITION
JONESBORO, ARKANSAS

DRAWN: KLS/CADD	CHECKED: KLS	DATE: 07/24/01	SHEET 1 OF 1
SCALE: 1" = 20'	CADD FILE: 00100-63	DWG#: 0414194.0012	

LEGEND

- BOUNDARY LINE
- FOUND IRON PIPE
- SET IRON PIPE W/ PLS 766 CAP

GENERAL NOTES

1. OWNER: PAUL R. BODEN
MAILING ADDRESS: 603 W. MATTHEWS AVE.
JONESBORO, AR 72401
PROPERTY ADDRESS: 603 W. MATTHEWS AVE.
DEED RECORD: D.R. 361, PAGES 181-182

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DATE	REVISIONS	BY