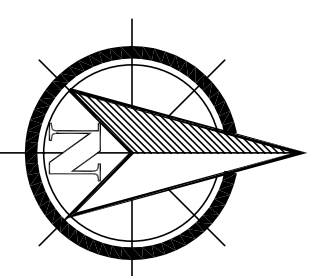




REVISIONS		
DATE	BY	DESCRIPTION

DRAWING INFO	
DRAWN BY:	MPM
DATE:	06-17-2014
SCALE:	1"=50'
JOB NUMBER	14135
CAD NUMBER	14135-003
CLIENT	GILLIS

PARKER PLACE SUBDIVISION, AR JONESBORO, AR



BEARING BASIS: ARKANSAS STATE PLANE NORTH ZONE

LEGEND

- = BOUNDARY LINE
- - - = ADJACENT LOT LINE
- - - - - = EASEMENT LINE
- ⊙ F.I.P. = FOUND MONUMENT AS NOTED
- S.I.P. = SET 1/2" REBAR W/ PS #1709 CAP

DESCRIPTION

A PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 24 NORTH, RANGE 4 EAST, GARFIELD COUNTY, JONESBORO, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SECTION 32, PROGRESS AS FOLLOWS: THENCE NORTH 89°19'07" EAST, ALONG THE NORTH LINE OF SAID SECTION 32, 142.41 FEET; THENCE SOUTH 07°17'56" WEST, DEPARTING SAID SECTION LINE, 38.88 FEET TO A POINT LYING ON THE SOUTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY 66; THENCE SOUTH 82°00'00" WEST, 100.00 FEET TO A POINT LYING ON THE SOUTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY 66; THENCE SOUTH 82°00'00" WEST, 100.00 FEET TO A POINT LYING ON THE SOUTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY 66; THENCE SOUTH 00°22'05" WEST, 100.03 FEET; THENCE NORTH 80°04'52" WEST, 502.53 FEET; THENCE SOUTH 00°22'05" WEST, 100.03 FEET; THENCE NORTH 00°21'47" EAST, 147.27 FEET; THENCE SOUTH 00°20'34" WEST, DEPARTING SAID RIGHT-OF-WAY LINE, 147.27 FEET; THENCE SOUTH 00°20'34" WEST, 100.03 FEET; THENCE SOUTH 00°24'55" WEST, 73.31 FEET; THENCE NORTH 00°11'37" WEST, 388.87 FEET; THENCE NORTH 00°17'56" EAST, 339.13 FEET; TO A POINT LYING ON A CURVE, COMMENCE TO THE WEST; THENCE NORTHWESTERLY ALONG SAID CURVE, 20.00 FEET TO A POINT LYING ON A CURVE, COMMENCE TO THE EAST; THENCE WEST 35.31 FEET TO A POINT LYING ON A CURVE, COMMENCE TO THE EAST; THENCE NORTHWESTERLY ALONG SAID CURVE, A RADIUS OF 230.00 FEET, A DISTANCE OF 41.55 FEET, TO A POINT LYING ON A CURVE, COMMENCE TO THE SOUTHWEST; THENCE NORTHWESTERLY ALONG SAID CURVE, A RADIUS OF 25.00 FEET, A DISTANCE OF 38.33 FEET TO THE POINT OF BEGINNING.

CONTAINING IN ALL 717,809 SQ. FT. OR 16.48 +/- ACRES.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD, SAID PLAT SHALL HEREIN-AFTER BE REFERRED TO AND DESIGNATED AS:

PARKER PLACE SUBDIVISION PHASE-II

WE BEING THE OWNERS DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER, ALL STREETS OR HIGHWAYS, AND ALL UTILITIES, AND ALL RIGHTS-OF-WAY, AND ALL EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS TO THE PUBLIC USE, FOR THE EXPRESSED PURPOSE INDICATED.

SIGNED THIS _____ DAY OF _____, 2014

BY: _____
 NAME: _____
 TITLE: _____

SURVEYOR'S NOTES

- SUBJECT PROPERTY IS CURRENTLY ZONED C-3 WITH THE FOLLOWING SETBACK REQUIREMENTS:
 REAR-20'
 SIDE-10'
 FRONT-25'
- NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY THIS SURVEYOR FOR EASEMENTS, RESTRICTIONS, RESERVATIONS OR RIGHTS-OF-WAY AFFECTING THIS PROPERTY WHICH A FULL TITLE SEARCH MIGHT DISCLOSE.
- UTILITIES SHOWN HEREON ARE BASED ON A COMBINATION OF FIELD OBSERVATIONS ALONG WITH MARKINGS PROVIDED BY ARKANSAS ONE CALL, MCNEESE LAND SURVEYING MAKES NO WARRANTIES, EXPRESSED OR IMPLIED, AS TO THE ACCURACY OF THESE LOCATIONS. UTILITY LOCATIONS SHALL BE FIELD VERIFIED WITH ARKANSAS ONE CALL PRIOR TO ANY CONSTRUCTION, EXCAVATING OR DIGGING.
- A PORTION OF THE SUBJECT PROPERTY LIES WITHIN THE 100 YEAR FLOOD ZONE "X" AS SHOWN ON FEMA FIRM MAP 058310322C, DATED SEPTEMBER 27, 1991.

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT MCNEESE LAND SURVEYING HAS THIS DATE MADE A 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.

DATE OF SURVEY: JUNE 17, 2014.

NOT VALID WITHOUT ORIGINAL SIGNATURE

