



WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, THAT THE ABOVE THE PLAN OF SUBDIVISION AND DEDICATE RESERVATION USE OF ALL STREETS, RIGHTS OF WAY, AND EASEMENTS AS DEPICTED ON THIS SURVEY.

OWNER'S CERTIFICATION:

SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

PRINTED NAME \_\_\_\_\_

LEGEND:

- FOUND MONUMENT (AS NOTED)
- SET MONUMENT (AS NOTED)
- △ COMPUTED POINT
- ◆ SECTION CORNER
- WOOD FENCE
- CHAIN LINK FENCE

1) BASIS OF BEARINGS: GPS OBSERVATIONS (ARKANSAS NORTH STATE PLANE COORDINATE SYSTEM)

2) THE RESEARCH COMPLETED FOR THIS SURVEY INCLUDES:

- WARRANT DEED (BOOK 024343)
- WARRANT DEED (BOOK 328 PAGE 248)
- WARRANT DEED (BOOK 399 PAGE 428)
- BOUNDARY SURVEY (8/15/2001)
- BOUNDARY SURVEY (8/15/2001)
- BOUNDARY SURVEY (8/15/2001)
- BOUNDARY SURVEY (8/15/2001)

3) ALL CORNER MONUMENTS SET ARE? BEAR, UNLESS NOTED OTHERWISE ON THE PLAN.

4) OWNER: JEFFREY E. CLAYTON

5) A PORTION OF THIS TRACT DOES LIE WITHIN A FEMA DESIGNATED SPECIAL FLOOD HAZARD AREA ZONE "A" PER FLOOD INSURANCE RATE MAP OF CONGRESSIONAL DISTRICT NO. 09 (SHEET 02025) WITH AN EFFECTIVE DATE OF 06/26/24.

6) THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD OR ANY OTHER FACTS WHICH MAY AFFECT THE SEARCH MAY DISCLOSE.

7) CURRENT ZONING: AG-1 [SETBACK REQUIREMENTS: 30' REAR & 10' SIDE]

## CLAYTON MINOR PLAT

JONESBORO, ARKANSAS

### LEGAL DESCRIPTION:

A PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 14 NORTH, RANGE 3 EAST, CANGREHEAD COUNTY, ARKANSAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, RUN S89°01'56"W A DISTANCE OF 777.93 FT. TO THE POINT OF BEGINNING; THENCE CONTINUE S89°01'56"W A DISTANCE OF 355.87 FT. TO A POINT ON THE CENTERLINE OF A DITCH; THENCE RUN ALONG SAID DITCH CENTERLINE AS FOLLOWS: N04°59'07"E A DISTANCE OF 56.05 FT. TO A POINT; THENCE N02°09'12"E A DISTANCE OF 46.08 FT. TO A POINT; N02°31'42"E A DISTANCE OF 61.16 FT. TO A POINT; THENCE N02°09'07"E A DISTANCE OF 58.60 FT. TO A POINT; THENCE N08°58'38"E A DISTANCE OF 40.66 FT. TO A POINT; THENCE N06°11'11"W A DISTANCE OF 18.91 FT. TO A POINT; THENCE N07°00'09"E A DISTANCE OF 28.77 FT. TO A POINT; THENCE N12°01'27"E A DISTANCE OF 35.37 FT. TO A POINT; THENCE N00°54'51"E A DISTANCE OF 27.70 FT. TO A POINT; THENCE N08°58'38"E A DISTANCE OF 40.66 FT. TO A POINT; THENCE N06°05'07"E A DISTANCE OF 32.98 FT. TO A POINT; THENCE N04°56'57"W A DISTANCE OF 33.58 FT. TO A POINT; THENCE N08°05'07"E A DISTANCE OF 32.98 FT. TO A POINT WHERE SAID DITCH INTERSECTS WITH THE SOUTH LINE OF DAMRON DRIVE; THENCE LEAVING SAID DITCH CENTERLINE, RUN S89°50'35"E ALONG SAID DAMRON DRIVE A DISTANCE OF 330.24 FT. TO A POINT; THENCE LEAVING SAID DAMRON DRIVE RUN S00°27'09"W A DISTANCE OF 430.63 FT. TO A POINT; SAID POINT BEING THE POINT OF BEGINNING; CONTAINING 3.41 ACRES AND BEING SUBJECT TO ANY EASEMENTS, RESTRICTIONS, RESERVATIONS, OR RIGHTS OF WAY OF RECORD.

### CERTIFICATE OF SURVEY:

TO ALL PARTIES INTERESTED IN TITLE TO THESE PREMISES: I HEREBY CERTIFY THAT HORIZON LAND SURVEYING, LLC HAS PRIOR TO THIS DAY MADE A SURVEY OF THE ABOVE DESCRIBED PROPERTY AS SHOWN ON THE PLAN OF SURVEY HEREON. THE PROPERTY IS SHOWN AS BEING 3.41 ACRES, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: AS SHOWN ON THE PLAN OF SURVEY. ENCLOSURE(S), IF ANY, AS DISCLOSED BY SURVEY, ARE SHOWN HEREON.

### SURVEYOR NOTES:

1) BASIS OF BEARINGS: GPS OBSERVATIONS (ARKANSAS NORTH STATE PLANE COORDINATE SYSTEM)

2) THE RESEARCH COMPLETED FOR THIS SURVEY INCLUDES:



PROJECT: CLAYTON MINOR PLAT

CLIENT: JEFF CLAYTON

DRAWING INFO: SCALE: 1" = 50'

SHEET NUMBER: 1 of 1

MINOR PLAT

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# Horizon

LAND SURVEYING, LLC