



**R-1**

**SURVEYOR'S NOTES:**

- BEARINGS ARE STATE PLANE GRID BEARINGS (NAD 83 DATUM) AS PER GPS OBSERVATION ON SITE DURING SURVEY AND ARE TO BE USED TO DEFINE THE GENERAL DIRECTION AND TRUE ANGLE AT THE INTERSECTION OF THE PROPERTY AND LAND LINES.
- PROPERTY IS SUBJECT TO UTILITY SERVICES AND UNDERGROUND UTILITY LINES NOT LOCATED.

**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

**ACREAGE**  
 26839.87 Sq. Feet  
 0.62 Acres

**LEGEND**

These standard symbols will be found in the drawing:

- FOUND CORNER AS NOTED
- SET 1/2" REBAR W/ CHIP
- TO COTTON PICKER SPINDLE
- ▲ HIGHWAY RIGHT OF WAY MARKER
- FOUND REBAR
- CALCULATED CORNER
- FENCE LINE
- ELECTING
- SET PK. W/AL
- ⚡ POWER POLE

**NOTE: REFERENCE DATA**

- BENCHMARK SURVEY FOR DANIEL MUNOZ DATED: 9-6-2018 AS RECORDED AT STATE REF. # 201906107904.
- DANIELS SURVEY FOR JO ANN RICHMOND DATED: 5-18-2018 AS RECORDED AT BOOK "C" PAGE 295.
- BCI ENGINEERS' SURVEYORS SURVEY DATED: 8-2-1979 AS RECORDED AT BOOK "A" PAGE 70.
- DACUS ACRES RECORDED IN DEED RECORD BOOK 158 PAGE 76.
- WARRANTY DEED: 2023R-015557
- RICHMONDS REPLAT OF THE EAST 130' OF LOTS 3 AND 4 OF DACUS ACRES RECORDED AT BOOK "A" PAGE 50

LINE	BEARING	DISTANCE
L1	S 00°29'18" W	25.55'
L2	S 01°06'09" W	28.78'
L3	N 00°24'15" E	54.74'
L4	N 00°24'15" E	54.74'

  

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	25.00'	39.00'	35.22'	S 45°47'05" W	90°45'41"
C2	25.00'	40.00'	35.90'	N 44°25'41" W	91°20'12"
C3	25.00'	39.00'	35.22'	N 45°38'00" W	91°45'39"

**DESCRIPTION:**

A PART OF LOTS 3 AND 4 OF DACUS ACRES, JONESBORO, ARKANSAS AS SHOWN BY PLAT IN DEED RECORD 158 AT PAGE 76 AND PART OF THE RICHMONDS SUBDIVISION OF DACUS ACRES AS SHOWN BY PLAT IN PLAT CABINET "A" PAGE 70 IN THE OFFICE OF CIRCUIT COURT CLERK AND EX-OFFICIO RECORDER, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Commencing at the Southeast Corner of said Lot 4 of Dacus Acres; Thence North 00°24'15" East 54.74 feet; Thence with a curve turning to the right with an arc length of 39.00 feet, with a radius of 25.00 feet, with a chord bearing of South 45°47'05" West, with a chord length of 35.22 feet; Thence South 89°54'13" West 204.51 feet; Thence with a curve turning to the right with an arc length of 40.00 feet, with a radius of 25.00 feet, with a chord bearing of North 44°25'41" West, with a chord length of 35.90 feet; Thence South 00°29'18" West 25.55 feet; Thence South 89°51'46" West 190.24 feet; Thence South 01°06'09" West 58.78 feet; Thence South 89°57'40" East 420.52 feet; Thence with a curve turning to the right with an arc length of 39.00 feet, with a radius of 25.00 feet, with a chord bearing of South 45°38'00" East, with a chord length of 35.22 feet; Thence North 00°24'15" East 54.74 feet to the Point of Beginning of Proper, containing 26839.87 Sq. Feet, 0.62 Acres, more or less and being subject to all public and private roads and easements.

**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.

REGINALD WATSON \_\_\_\_\_ DATE: \_\_\_\_\_

JO ANN RICHMOND \_\_\_\_\_ DATE: \_\_\_\_\_

**JONATHON DRIVE STREET DEDICATION**

A PART OF LOTS 3 AND 4 OF DACUS ACRES, JONESBORO, ARKANSAS AS SHOWN BY PLAT IN DEED RECORD 158 AT PAGE 76 AND PART OF THE RICHMONDS SUBDIVISION OF DACUS ACRES AS SHOWN BY PLAT IN PLAT CABINET "A" PAGE 70

client: REGINALD WATSON  
 JO ANN RICHMOND

drawn: S. HIME

date: 11-6-2023

scale: 1"=80'

STATE CODE: 500-14N-04E-0-05-330-16-1783

**H&S HIME PROFESSIONAL SURVEYING SERVICES**  
 1817 WOODSPRINGS RD. - STE. "F"  
 JONESBORO, ARKANSAS 72401

PHONE: 870-972-1288  
 E-MAIL: hshime\_buick@yahoo.com


