

VICINITY MAP
NOT TO SCALE

BASE OF BEARING: THE RECORD PLAT OF BROOKSTONE SUBDIVISION PHASE 1, BY TERRY G. BARE P.S. 1048, RECORDED IN BOOK C, PAGE 191, DATED MARCH 27, 2008.

LEGEND:

- FOUND 5/8" REBAR W/ BRANCH P.S. 1586 CAP (OR AS NOTED)
- SET 5/8" REBAR W/ RED PLASTIC CAP STAMPED "T. WILSON P.S. 1757"
- ▲ COMPUTED POINT (NOT MONUMENTED)

CERTIFICATE OF SURVEY:

THIS IS TO CERTIFY THAT HAYWOOD, KENWARD, BARE AND ASSOCIATES INC., PROFESSIONAL LAND SURVEYORS HAVE SURVEYED THE FOLLOWING DESCRIBED PARCEL OF LAND:

A PART OF THE NORTH HALF OF SECTION 31, TOWNSHIP 14, NORTH, RANGE 4 EAST, JONESBORO, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER OF SECTION 31, TOWNSHIP 14 NORTH, RANGE 4 EAST; THENCE SOUTH 89°47'36" WEST, 540.96 FEET, TO THE CENTERLINE OF AN EXISTING DITCH, SAID POINT BEING THE SOUTHEAST CORNER OF BROOKSTONE SUBDIVISION, PHASE 1; THENCE SOUTH 89°47'36" WEST, ALONG THE SOUTH LINE OF BROOKSTONE SUBDIVISION, PHASE 1, 768.35 FEET TO THE SOUTHWEST CORNER OF BROOKSTONE SUBDIVISION, PHASE 1; THENCE NORTH 0°17'51" WEST, ALONG THE WEST LINE OF BROOKSTONE SUBDIVISION, PHASE 1, 2 AND 3, 1306.01 FEET TO THE NORTHWEST CORNER OF BROOKSTONE SUBDIVISION, PHASE 3; THENCE SOUTH 89°52'18" EAST, ALONG THE NORTH LINE OF BROOKSTONE SUBDIVISION, PHASE 3, 321.21 FEET TO THE NORTHEAST CORNER OF BROOKSTONE SUBDIVISION, PHASE 3; THENCE SOUTH 0°17'51" EAST, 155.54 FEET; THENCE NORTH 89°41'55" EAST, 13.80 FEET; THENCE SOUTH 0°17'51" EAST, 144.95 FEET TO THE POINT OF BEGINNING PROPER; THENCE NORTH 89°41'55" EAST, 310.00 FEET; THENCE SOUTH 0°17'51" EAST, 325.00 FEET; THENCE SOUTH 89°41'55" WEST, 310.00 FEET; THENCE NORTH 0°17'51" WEST, 325.00 FEET TO THE POINT OF BEGINNING PROPER, CONTAINING 2.31 ACRES, MORE OR LESS, SUBJECT TO ALL RIGHTS-OF-WAY AND EASEMENTS OF RECORD.

DEDICATION OF PLAT:

WE BEING THE OWNERS/AGENTS OF THE ABOVE DESCRIBED PARCEL OF LAND, DO HEREBY PLAT AND LAYOUT SAME INTO A SUBDIVISION COMPOSED OF LOTS AND STREETS AS SHOWN ON THE PLAT HERON.

SAID PLAT SHALL HERE-AFTER BE DESIGNATED AND REFERRED TO AS:

**BROOKSTONE SUBDIVISION
PHASE 4A**

TO THE CITY OF JONESBORO, CRAIGHEAD COUNTY, ARKANSAS.

AND SAID OWNERS/AGENTS DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER, ALL THE STREETS OF WIDTH, LENGTH AND LOCATION AS SHOWN ON THE PLAT HERON, FOR THE PURPOSE OF INGRESS/EGRESS AND UTILITY CONSTRUCTION AND MAINTENANCE, AND SAID OWNERS/AGENTS DO HEREBY DEDICATE ALL EASEMENTS TO THE PUBLIC USE FOR THE EXPRESS PURPOSE AS SHOWN ON THE PLAT HERON. SAID DRAINAGE AND UTILITY EASEMENTS SHALL NOT BE USED FOR INGRESS/EGRESS BY THE PUBLIC.

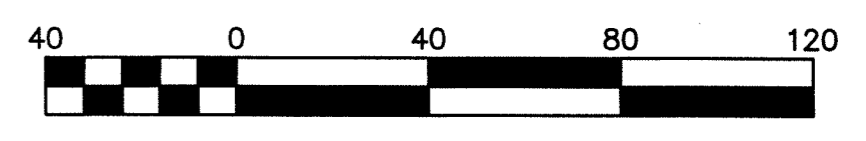
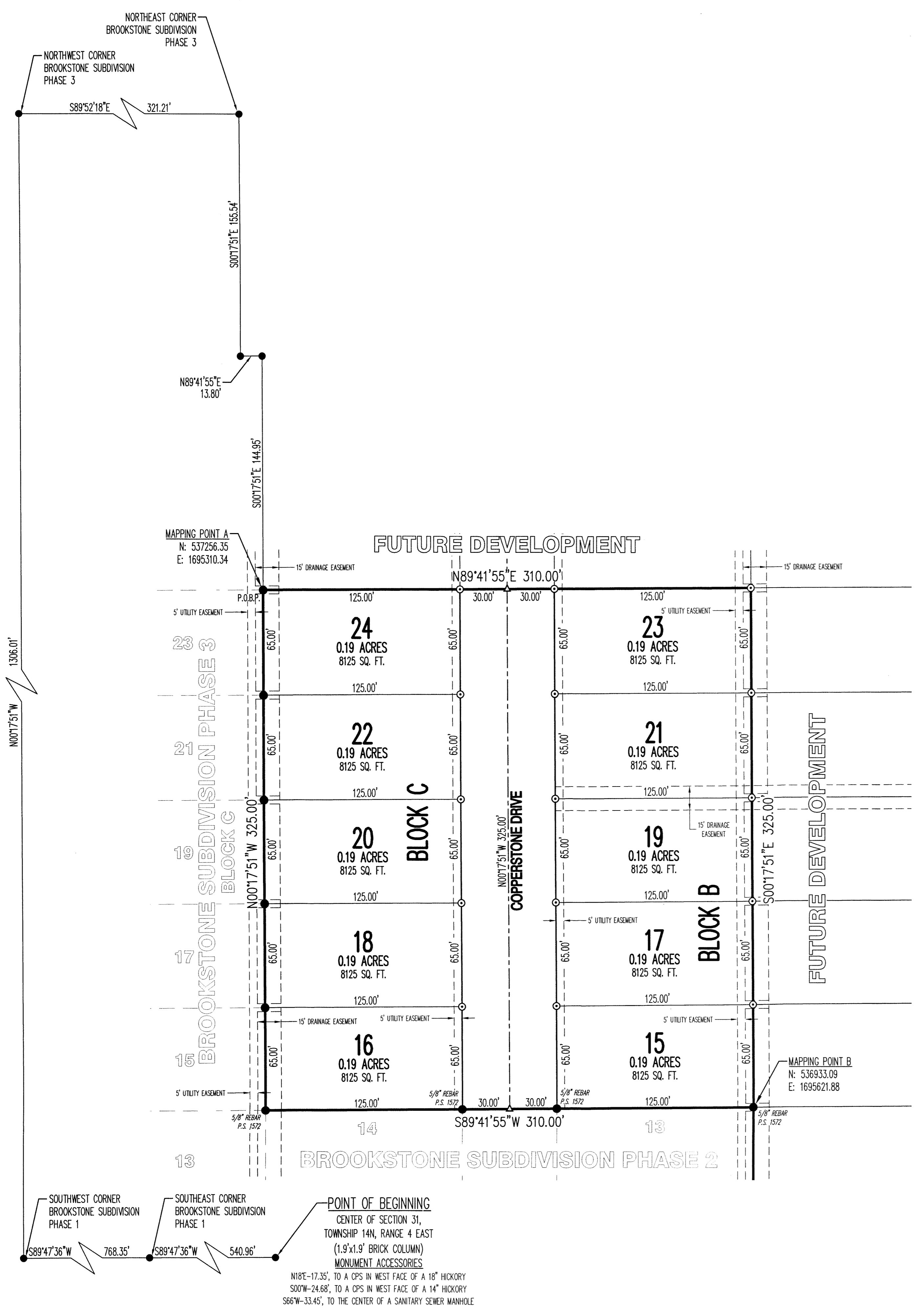
SIGNED THIS 13TH DAY OF MAY 2014

BY NAME JIM ABEL SIGNATURE *[Signature]*

TITLE KENSINGTON DEVELOPMENT - MEMBER

SURVEYOR'S NOTES:

1. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD OR ANY OTHER FACTS WHICH AN ACCURATE TITLE SEARCH MAY DISCLOSE.
2. BASIS OF BEARING: THE RECORD PLAT OF BROOKSTONE SUBDIVISION PHASE 1, BY TERRY G. BARE P.S. 1048, RECORDED IN BOOK C, PAGE 191, DATED MARCH 27, 2008.
3. THE FOLLOWING DOCUMENTS WERE USED IN THE CONSTRUCTION OF THIS SURVEY:
 - RECORD PLAT OF BROOKSTONE SUBDIVISION PHASE 1, BY TERRY G. BARE P.S. 1048, RECORDED IN BOOK C, PAGE 191, DATED MARCH 27, 2008.
 - REZONING PLAT, BY TERRY G. BARE P.S. 1048, FILED IN H&B FILE 58-65, DATED DECEMBER 19, 2005.
 - RECORD PLAT OF HUNTER'S RIDGE ADDITION PHASE II, BY ROBERT W. NEWELL P.S. 23, RECORDED IN BOOK B, PAGE 79, DATED OCTOBER 4, 1991.
 - RECORD PLAT OF BROOKSTONE SUBDIVISION PHASE 2, BY JOSHUA E. BETTIS P.S. 1572, RECORDED IN BOOK C, PAGE 197, DATED DECEMBER 19, 2008.
 - RECORD PLAT OF BROOKSTONE SUBDIVISION PHASE 3, BY JASON H. BRANCH P.S. 1586, RECORDED IN BOOK C, PAGE 201, DATED AUGUST 19, 2009.
4. SUBJECT PROPERTY LIES OUTSIDE THE SPECIAL FLOOD ZONE A, AS SHOWN ON F.E.M.A. FLOOD INSURANCE RATE MAP 05031C0150C, DATED SEPTEMBER 27, 1991.
5. SUBJECT PROPERTY IS ZONED R-1, SINGLE-FAMILY MEDIUM DENSITY DISTRICT.
6. R-1 BUILDING SETBACK REQUIREMENTS:
 - STREET SETBACK 25'
 - REAR SETBACK 25'
 - SIDE SETBACK 7.5'
7. THE HORIZONTAL LOCATIONS OF THE MAPPING POINTS, AS SHOWN ON THIS PLAT, HAVE BEEN DETERMINED BY ARKANSAS STATE PLANE COORDINATE SYSTEM, NORTH ZONE (0301), NAD 83, AND TIED TO JONESBORO GPS MONUMENTS 79 AND 80.
8. THE RECORDING OF THIS SURVEYOR'S FINAL PLAT DOES NOT GUARANTEE COMPLIANCE TO ORDINANCE 1145. SALE OF LOTS MUST SATISFY THE REQUIREMENTS OF THE CITY OF JONESBORO ORDINANCE NO. 1145, CODIFIED AS 15.18.03, REQUIRING A CORPORATE SURETY BOND FOR IMPROVEMENTS IN SUBDIVISION DEVELOPMENTS OTHERWISE, NO BUILDING PERMIT SHALL BE ISSUED BY THE CITY OF JONESBORO ON SAID LOTS.



RECORD PLAT - PHASE 4A



TYLER K. WILSON - SURVEYOR
ARKANSAS - P.S. 1757



Haywood, Kenward, Bare,
and Associates, Inc.
ARKANSAS - 234

CLIENT:
KENSINGTON DEVELOPMENT
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| REVISIONS | |
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| DATE | DESCRIPTION |
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| PROJECT NO. K001-0013-02_Phase 4A | CHECKED BY JDB |
| DRAWN BY JUN | SCALE 1" = 40' |
| SHEET 1 OF 1 | DRAWING NO. 21-62 |
| DATE 05/13/14 | |