



VICINITY MAP

NOT TO SCALE

LEGAL DESCRIPTION:

A PART OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 14 NORTH, RANGE 3 EAST, JONESBORO, CRAIGHEAD COUNTY, ARKANSAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE SOUTHEAST CORNER OF SAID NORTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER, THENCE RUN ALONG THE NORTHERLY RIGHT OF WAY LINE OF 1-555 AS FOLLOWS: N44°23'34"W A DISTANCE OF 319.63 FT. TO A POINT, N33°23'52"E A DISTANCE OF 58.64 FT. TO A POINT, N12°03'56"E A DISTANCE OF 55.56 FT. TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF U. S. HIGHWAY 49 (SOUTHWEST DRIVE); THENCE LEAVING SAID I-555 RIGHT OF WAY LINE, RUN N44°54'26"E ALONG SAID U. S. HIGHWAY 49 A DISTANCE OF 265.96 FT. TO A POINT; THENCE LEAVING SAID U. S. HIGHWAY 49 RIGHT OF WAY, RUN S00°53'11"W A DISTANCE OF 520.11 FT. TO THE POINT OF BEGINNING, CONTAINING 1.47 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 I HAVE PRIOR TO THIS DAY MADE A SURVEY OF THE ABOVE DESCRIBED PROPERTY AS SHOWN ON THE PLAT OF SURVEY HEREON. THE PROPERTY LINES AND CORNER MONUMENTS, TO THE BEST OF MY KNOWLEDGE AND ABILITY, ARE CORRECTLY ESTABLISHED: THE IMPROVEMENTS ARE AS SHOWN ON THE PLAT OF SURVEY. ENCROACHMENTS, 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:
 WARRANTY DEED (BOOK 685, PAGE 943
- TOPOGRAPHICAL SURVEY BY HAYWOOD, KENWARD, BARE & ASSOC. IN NOVEMBER OF 2004.
- PLAT OF SURVEY BY PS 596 IN SEPTEMBER OF 1995
 NELSONS REPLAT (BOOK C, PAGE 206)
- MARLO ACRES 1ST ADDN (BOOK 123, PAGE 116)
 MARRANTY REFER (BOOK MARNET NO. 182014B, 2012)
- WARRANTY DEED (DOCUMENT NO. JB2014R-001242)
 ARDOT RIGHT-OF-WAY MAP (JOB NO. 100013)
- 3) ALL CORNER MONUMENTS SET ARE $\frac{1}{2}$ " REBAR, UNLESS NOTED OTHERWISE ON THE PLAT.
- 4) OWNER: SMALL POTATOES INVESTMENTS, LLC
 5) THIS TRACT DOES NOT LIE WITHIN THE 100-YR SPECIAL FLOOD HAZARD AREA PER FLOOD INSURANCE
 RATE MAP OF CRAIGHEAD CO., AR, AND INCORPORATED AREAS, COMMUNITY PANEL NO. 05031C0131 C WITH AN EFFECTIVE
- DATE OF 05/23/05.

 6) THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD OR ANY OTHER
- FACTS WHICH AN ACCURATE TITLE SEARCH MAY DISCLOSE.
- 7) CURRENT ZONING: R-1 (SETBACK REQUIREMENTS: 25' STREET & REAR; 7.5' SIDE) C-5 (SETBACK REQUIREMENTS: 25' STREET; 7.5' SIDE; 20' REAR)

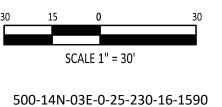
LEGEND:

- FOUND MONUMENT (AS NOTED)
- SET MONUMENT (AS NOTED)
- △ COMPUTED POINT

SECTION CORNER

- ₩ WATER METER (WM)
- WOOD FENCE

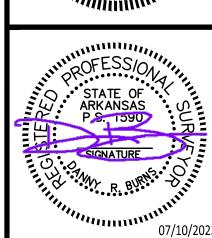
 CHAIN LINK FENCE



114N-R3E

CLIEN CLIEN

HORIZON LAND
SURVEYING, LLC
No. 3472



DATE	BY	DESCRIPTION
DRAWING INFO.		
ORAWN BY:		DRB
DATE:		07/10/2023
SCALE:		1"=30'
OB NO.:		H23-075
CAD NO.:		
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REVISIONS

BOUNDARY SURVEY

SHEET NUMBER: