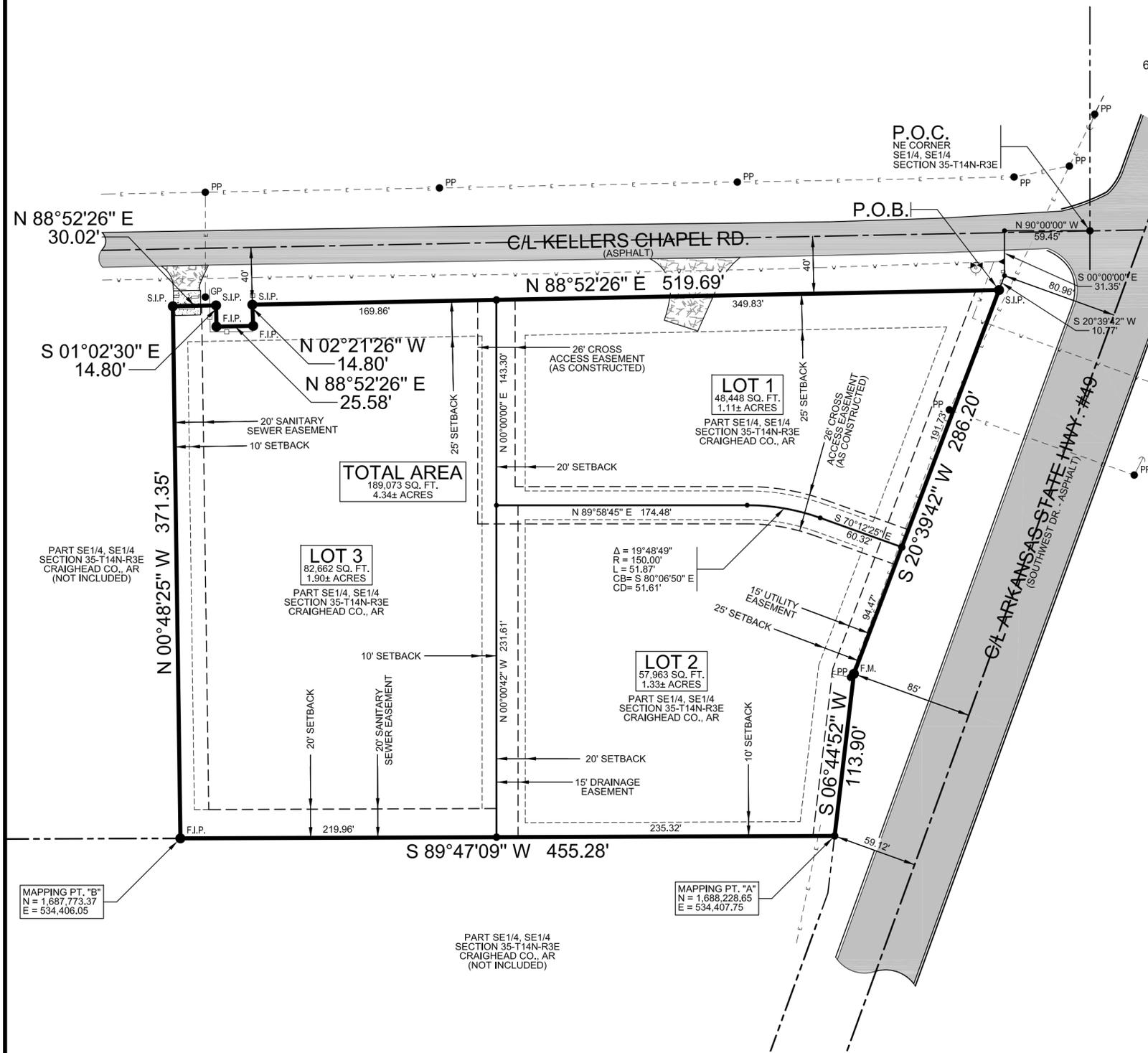
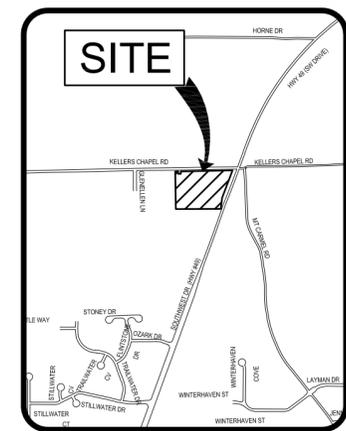
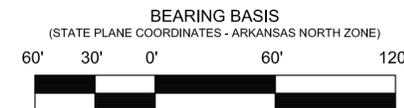


# PLAT OF KELLER'S CHAPEL PLAZA AT SOUTHERN HILLS MINOR PLAT

OF A PART OF THE SOUTHEAST QUARTER OF THE  
SOUTHEAST QUARTER OF SECTION 35 - T14N - R3E  
JONESBORO, ARKANSAS



### LEGEND

- = BOUNDARY LINE
- = ADJACENT LOT LINES
- = SETBACK LINES
- = EASEMENT LINES
- = FOUND IRON PIPE
- = FOUND REBAR
- = SET 1-1/4" IRON PIPE W/ PS #1637 CAP
- = WATER VALVE
- = FIRE HYDRANT
- = EXISTING WATER LINE
- = EXISTING FENCE LINE
- = EXISTING OVERHEAD ELECTRICAL LINE
- = POWER POLE

### DESCRIPTION

PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 14 NORTH, RANGE 03 EAST, JONESBORO, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 35 AFORESaid; THENCE NORTH 90°00'00" WEST, A DISTANCE OF 59.45 FEET TO A POINT; THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 31.35 FEET TO A POINT LYING ON THE WESTERLY RIGHT-OF-WAY LINE OF HIGHWAY 49, THENCE SOUTH 20°39'42" WEST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 10.77 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 20°39'42" WEST, CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 286.20 FEET TO A POINT; THENCE SOUTH 06°44'52" WEST, CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 113.90 FEET TO A POINT; THENCE SOUTH 89°47'09" WEST, DEPARTING SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 455.28 FEET TO A POINT; THENCE NORTH 00°48'25" WEST, A DISTANCE OF 371.35 FEET TO A POINT LYING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF KELLERS CHAPEL ROAD; THENCE NORTH 88°52'26" EAST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 30.02 FEET TO A POINT; THENCE SOUTH 01°02'30" EAST, DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 14.80 FEET TO A POINT; THENCE NORTH 88°52'26" EAST, A DISTANCE OF 25.58 FEET TO A POINT; THENCE NORTH 02°21'26" WEST, A DISTANCE OF 14.80 FEET TO A POINT LYING ON THE SOUTHERLY RIGHT-OF-WAY OF KELLERS CHAPEL ROAD; THENCE NORTH 88°52'26" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 519.69 FEET TO THE POINT OF BEGINNING.

CONTAINING IN ALL 189,073 SQ. FT. OR 4.34 ACRES, MORE OR LESS.  
SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.

### SURVEYOR'S NOTES

1. THIS BOUNDARY AND SURVEY WAS PREPARED FOR CRAFTON, TULL & ASSOCIATES, INC. NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY THIS SURVEYOR FOR EASEMENTS, RESTRICTIONS, RESERVATIONS OR RIGHTS-OF-WAY AFFECTING THIS PROPERTY.
2. FLOOD NOTE: ACCORDING TO MY INTERPRETATIONS, SUBJECT PROPERTY LIES WITHIN ZONE "X" (AREAS TO BE DETERMINED OUTSIDE 500 YEAR FLOODPLAIN) AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP NO. 05031C0150 C, EFFECTIVE DATE SEPTEMBER 27, 1991.
3. SUBJECT PROPERTY IS CURRENTLY ZONED C-3. C-3 ZONING IS DEFINED AS GENERAL COMMERCIAL DISTRICT. THE SURROUNDING PROPERTY IS ZONED RM-8 LUO & R-1. BUILDING SETBACKS FOR C-3 ARE:  
FRONT = 25' SIDE = 10' REAR = 20'
4. THE FOLLOWING DOCUMENTS WERE USED TO PREPARE THIS SURVEY:
  - A. QUITCLAIM DEED TO SOUTHERN HILLS REAL ESTATE LLC., DATED 02/24/2020, RECORDED AS DOCUMENT #2020R-004155, PUBLIC RECORDS OF CRAIGHEAD COUNTY, AT JONESBORO, ARKANSAS.
  - B. SURVEY PREPARED BY MICHAEL McNEESE, PS #1709, DATED 02/24/2020, RECORDED AT THE STATE SURVEYOR'S OFFICE AS DOCUMENT #202008182165 IN LITTLE ROCK, ARKANSAS.
  - C. AHTD RIGHT-OF-WAY MAP FOR HIGHWAY 49, JOB NO. 100454.

### OWNER'S CERTIFICATION

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF PROPERTY AS DESCRIBED HEREON, THAT WE ADOPT THE PLAN OF SUBDIVISION AND DEDICATE THE PERPETUAL USE OF ALL STREETS AND EASEMENTS AS NOTED.

NAME: CARROLL CALDWELL TITLE: OWNER      NAME: MATTHEW MILLERD TITLE: OWNER

NAME: PRATEEK GERA TITLE: OWNER

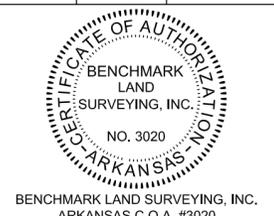
### SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT BENCHMARK LAND SURVEYING, INC. HAS THIS DATE MADE A BOUNDARY 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. THERE ARE NO APPARENT ABOVE GROUND ENCROACHMENTS OTHER THAN AS SHOWN OR STATED HEREON AND THAT THIS SURVEY WAS MADE IN ACCORDANCE WITH THE ARKANSAS MINIMUM STANDARDS FOR PROPERTY SURVEYS AND PLATS IN EFFECT ON THIS DATE.

DATE OF BOUNDARY SURVEY: 03/26/2024

**BENCHMARK LAND SURVEYING, INC.**  
LAND SURVEYING - CONSTRUCTION LAYOUT SERVICES  
2500 ALEXANDER DR., SUITE A  
P.O. BOX 1921 - JONESBORO, AR 72403  
FAX: 870-336-2060 PH: 870-336-2059

**PLAT OF  
KELLER'S CHAPEL PLAZA AT  
SOUTHERN HILLS MINOR PLAT  
A PART OF THE SE1/4, SE1/4  
SECTION 35 - T14N - R3E  
JONESBORO, ARKANSAS**



DATE:	BY:	DESCRIPTION:
04/23/2024	AJ	REVISE LOTS, ADD EASEMENTS

500-14N-03E-0-35-220-16-1637

CADD FILE: 24152-001-R1 SCALE: 1"=60'

DATE: 04/23/2024 DRAWN BY: AJ

DWG#: 0314352-0007-R1 SHEET: 1 OF 1