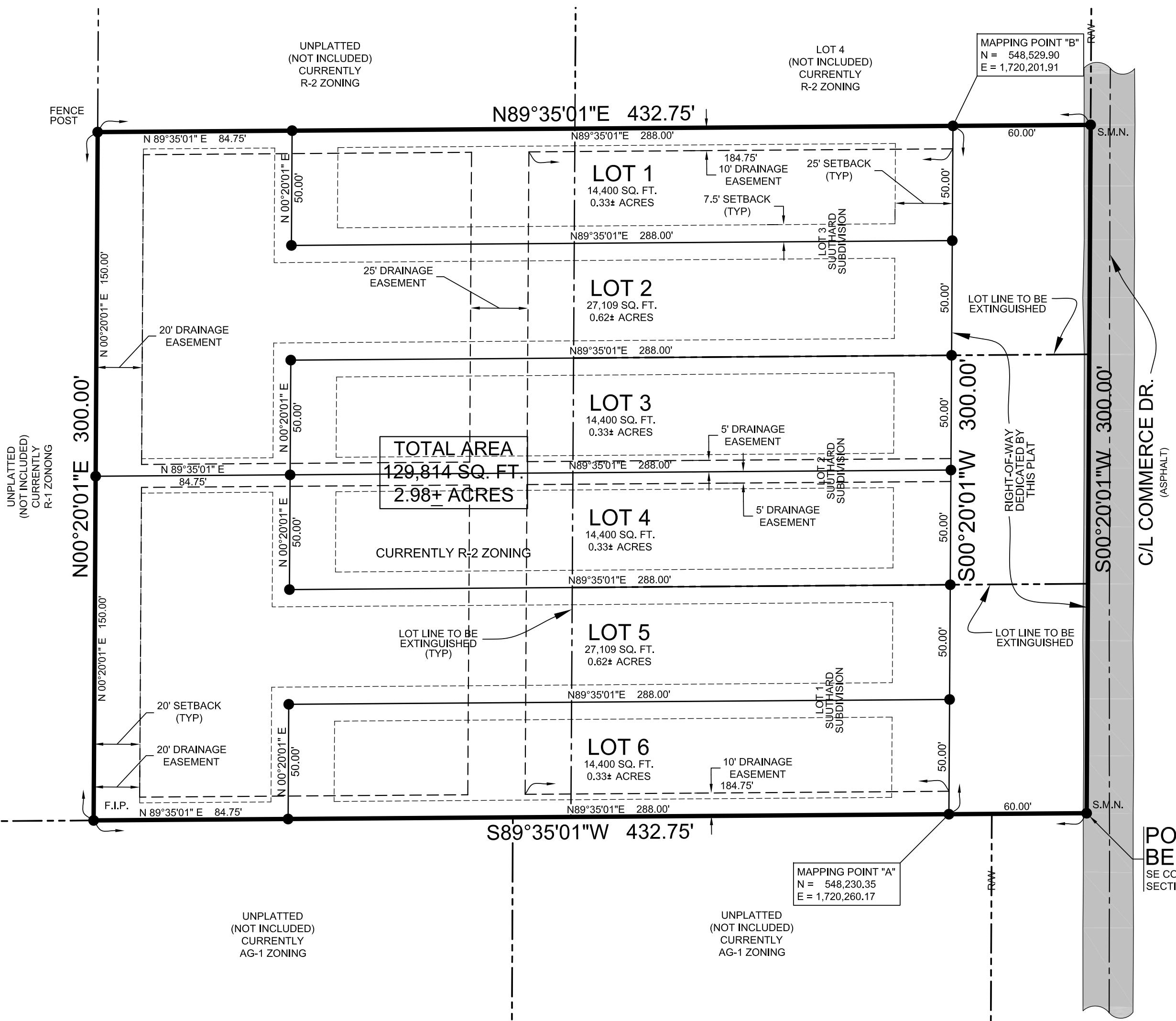


RECORD PLAT SOUTHBOUND SUBDIVISION - 2ND. ADDITION CITY OF JONESBORO, ARKANSAS



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.

SH&B INVESTMENTS, LLC
STEPHEN D. SOUTHBARD II, OWNER

SURVEYOR'S NOTES

1. THIS BOUNDARY SURVEY AND REZONING PLAT WERE PREPARED FOR SH&B INVESTMENTS, LLC.
2. NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY THIS SURVEYOR FOR EASEMENTS, RESTRICTIONS, RESERVATIONS OR RIGHTS-OF-WAY AFFECTING THIS PROPERTY.
3. THE FOLLOWING DOCUMENTS WERE USED TO PREPARE THIS SURVEY:
 - A. PLAT OF SOUTHBARD SUBDIVISION OF THE EAST 224.75 FEET OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 14 NORTH, RANGE 4 EAST, CRAIGHEAD COUNTY, ARKANSAS, TO THE CITY OF JONESBORO, AS RECORDED IN DEED RECORD BOOK 123, AT PAGE 158, PUBLIC RECORDS OF CRAIGHEAD COUNTY, AT JONESBORO, ARKANSAS.
 - B. PLAT OF MISCELLANEOUS SURVEYS FOR EDWARD EASLEY IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 14 NORTH, RANGE 4 EAST, CRAIGHEAD COUNTY, ARKANSAS, AS RECORDED IN PLAT BOOK "H", AT PAGE 23, PUBLIC RECORDS OF CRAIGHEAD COUNTY, AT JONESBORO, ARKANSAS.
4. THE SUBJECT PROPERTY IS ZONED R-2.

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: 08/31/2016

DATE:	BY:	DESCRIPTION:
500-14N-04E-0-23-110-16-1637		
CADD FILE: 16188-003		SCALE: 1=40'
DATE: 01/03/17		SHEET
DWG#: 0414231-0005		1 OF 1

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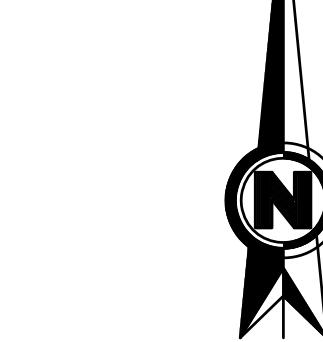
DESCRIPTION

LOTS 1, 2 AND 3 OF SOUTHBARD SUBDIVISION OF THE EAST 224.75 FEET OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER, TOGETHER WITH A PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER, ALL LYING IN SECTION 23, TOWNSHIP 14 NORTH, RANGE 4 EAST, CRAIGHEAD COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 14 NORTH, RANGE 4 EAST, CRAIGHEAD COUNTY, ARKANSAS; THENCE SOUTH 89°35'01" WEST, ALONG THE SOUTH LINE OF LOT 1 AFORESAID AND IT'S WESTERLY EXTENSION, A DISTANCE OF 432.75 FEET; THENCE NORTH 00°20'01" EAST A DISTANCE OF 432.75 FEET TO A POINT BEING THE NORTHEAST CORNER OF LOT 3 AFORESAID; THENCE SOUTH 00°20'01" WEST, ALONG THE EAST LINE OF LOTS 1, 2 AND 3 AFORESAID, A DISTANCE OF 300.00 FEET TO THE POINT OF BEGINNING

CONTAINING IN ALL 129,814 SQ. FT. OR 2.98 ACRES, MORE OR LESS.

SUBJECT TO EASEMENT, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.

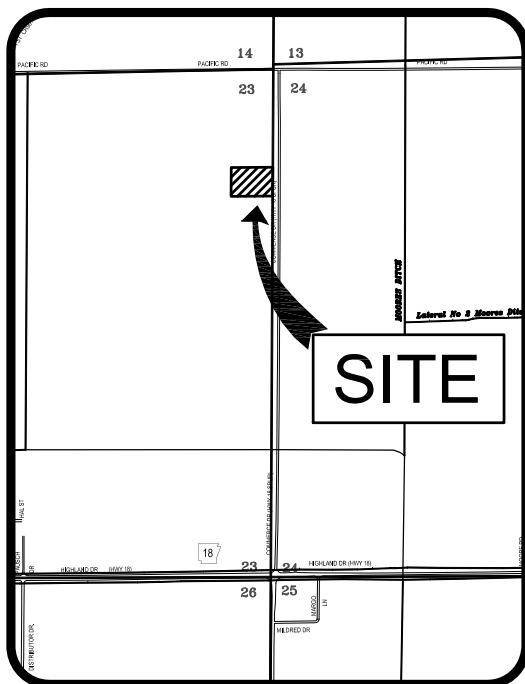


BEARING BASIS
(STATE PLANE COORDINATES - ARKANSAS NORTH ZONE)

40' 20' 0' 40' 80'

GRAPHIC SCALE

IN FEET



VICINITY SKETCH

NOT TO SCALE

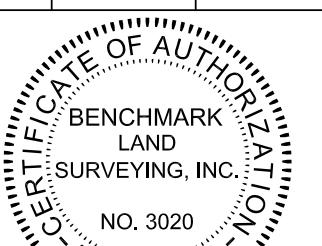
LEGEND

- = BOUNDARY LINE
- - - = ADJACENT LOT LINES
- = SET MAG NAIL
- = FOUND IRON PIPE
- = SET 1-1/4" IRON PIPE W/ PLS #1637 CAP

RECORD PLAT

SOUTHBOUND SUBDIVISION 2ND ADDITION

LOTS 1-3 SOUTHBARD SUB & PART
NE1/4, NE1/4, SEC. 23/T14N/R4E
JONESBORO, ARKANSAS



BENCHMARK LAND SURVEYING, INC.
ARKANSAS C.O.A. #3020



KEVIN L. SCRAPE
ARKANSAS PS#1637

DATE:	BY:	DESCRIPTION:
500-14N-04E-0-23-110-16-1637		
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