

Final Plat of Warmack Subdivision Harrisburg Road Jonesboro, Arkansas

NOTES:

- This plat represents a Final Plat of Deed Book 662, Page 884 in the public records of Craighead County, AR.
- The contractor must determine that proposed structures are clear of all boundary lines, easements, and meet building setback requirements before construction begins.
- Basis of Bearings: NAD83 (NSPS 2007) State Plane Coordinate System, AR North Zone based on City of Jonesboro Reference Station and checking position with OPUS. All distances shown are grid.
- This survey is valid only if the drawing includes the seal and signature of the surveyor.
- This survey meets current "Arkansas Minimum Standards for Property Boundary Surveys and Plats."
- This survey is based on a title commitment #1302466-959 supplied by Chicago Title Insurance Company, and dated April 5, 2013.
- This property is zoned C-3 (General Commercial District). Building setbacks for zone C-3 are as follows:

Street	25 Feet
Side (Interior)	10 Feet
Rear	20 Feet
- No attempt was made to show building setback lines graphically on the survey. The assignment, vacation, or orientation of setbacks that impact the usage rights of the property are determined by the local governing jurisdictional agency. Setback dimensions will be based on the orientation of the building(s) to be constructed as approved.
- By scaled map location and graphical plotting only. A portion of this property is located within Flood Zone "AE" as determined by the National Flood Insurance Program which is subject to inundation by the 1% annual chance flood (100-year flood) shown on the Flood Insurance Rate Map for Craighead County, Arkansas.
Map Number: 05031C0131 C & 05031C0132 C
Effective Date: September 27, 1991
- Subsurface and environmental conditions were not examined nor considered a part of this survey.

Parent Tract Description:

A tract of land being Deed Book 662, Page 884 and lying in the Northeast Quarter of Section 31, Township 14 North, Range 04 East, City of Jonesboro, Craighead County, Arkansas, being described by metes and bounds as follows:

Commencing at a point in a 1.9' x 1.9' brick column for the Southwest Corner of the Northeast Quarter said Section 31; Thence along the West line of said Northeast Quarter, North 00°10'56" West crossing a found 2" open top pipe at a distance of 434.79 feet and continuing for a total distance of 976.58 feet to a point on the South line of said Deed Book 662, Page 884, said point being the POINT OF BEGINNING;

Thence along said South line, South 89° 38' 29" West a distance of 79.72 feet to the meandering centerline of a tributary of Higginsbottom Creek; Thence along said centerline the following thirteen (13) courses:

- North 49° 24' 57" West a distance of 58.86 feet;
- North 07° 30' 24" East a distance of 36.34 feet;
- North 72° 54' 05" East a distance of 165.82 feet;
- South 56° 13' 04" East a distance of 77.52 feet;
- South 81° 39' 07" East a distance of 51.69 feet;
- North 27° 41' 53" East a distance of 59.72 feet;
- North 13° 06' 59" East a distance of 120.04 feet;
- North 54° 04' 37" East a distance of 42.67 feet;
- North 27° 41' 14" East a distance of 42.67 feet;
- North 06° 59' 03" East a distance of 347.04 feet;
- North 72° 27' 18" East a distance of 227.50 feet;
- North 55° 54' 08" East a distance of 236.27 feet;
- North 41° 38' 32" East a distance of 160.33 feet to the North line of said Deed Book 662, Page 884;

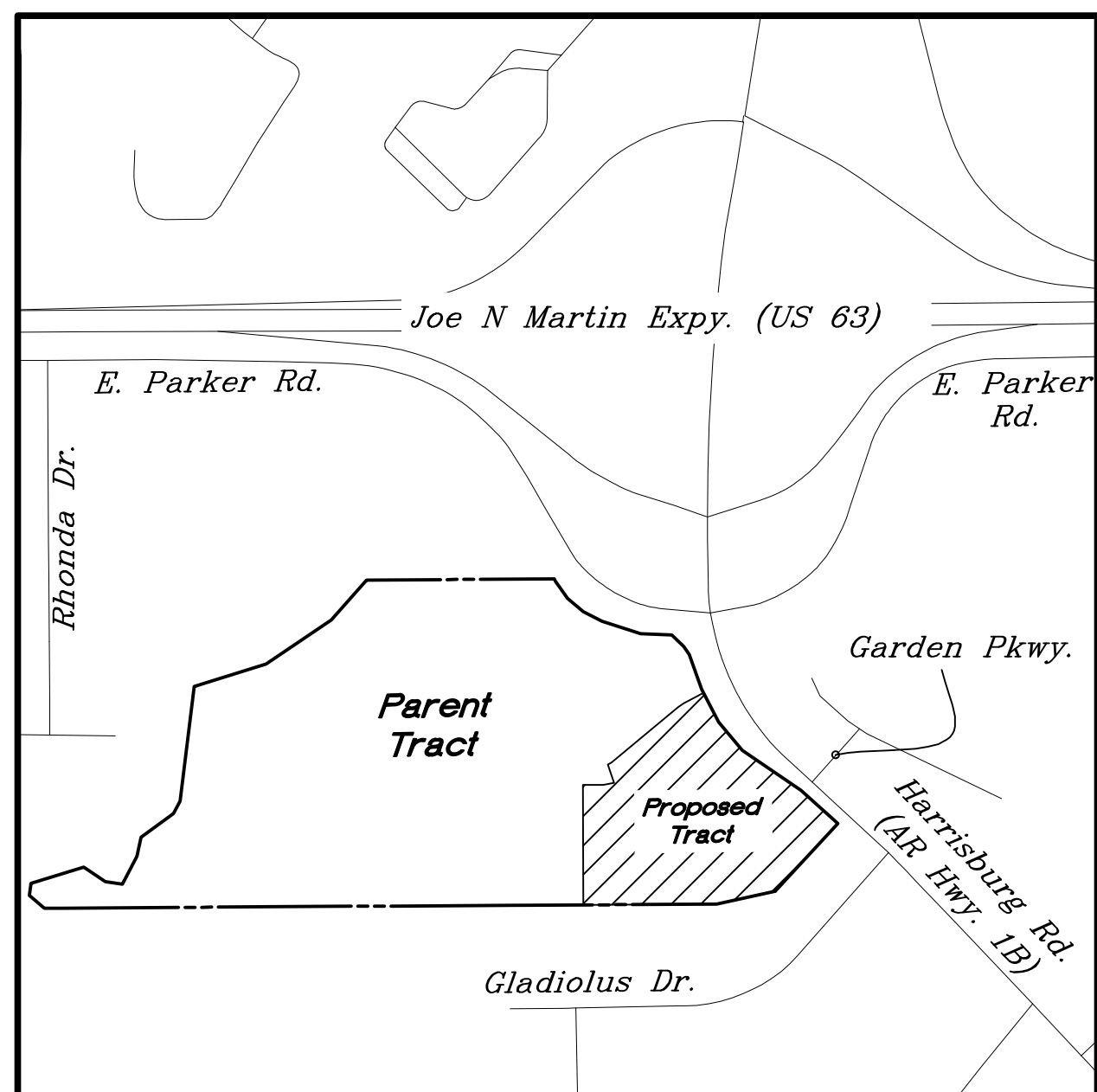
Thence leaving said centerline and along the North line of said Deed Book 662, Page 884, North 89° 39' 01" East crossing a found 5/8" rebar at a distance of 49.98 feet and continuing for a total distance of 564.99 feet to a set 5/8" capped rebar (LS #1337) on the West Right-of-Way of Arkansas Highway 1B per AHTD Job #100013; Thence continuing along said right-of-way the following twelve (12) courses:

- South 23° 57' 54" East a distance of 7.93 feet a set 5/8" capped rebar (LS #1337);
- South 35° 12' 06" East a distance of 62.73 feet to a 5/8" capped rebar (LS #1048);
- South 50° 08' 18" East a distance of 62.36 feet to a 3/4" rebar;
- South 62° 21' 22" East a distance of 62.90 feet to a 5/8" capped rebar (LS #1048);
- South 72° 17' 46" East a distance of 122.27 feet a set 5/8" capped rebar (LS #1337);
- South 87° 38' 31" East a distance of 93.95 feet a set 5/8" capped rebar (LS #1337);
- South 45° 53' 12" East a distance of 49.84 feet a set 5/8" capped rebar (LS #1337);
- South 34° 31' 28" East a distance of 29.61 feet a set 5/8" capped rebar (LS #1337);
- South 19° 44' 54" East a distance of 111.01 feet a set 5/8" capped rebar (LS #1337);
- South 27° 12' 21" East crossing a set 5/8" capped rebar (LS #1337) a distance of 12.07 feet and continuing for a total distance of 110.93 feet to a found 5/8" capped rebar (LS #1048);
- South 39° 48' 27" East a distance of 110.95 feet to a found 5/8" capped rebar (LS #1048);
- South 55° 44' 43" East crossing a set 5/8" rebar capped (LS #1337) at a distance of 48.23 feet and continuing for a total distance of 214.11 feet to a found 5/8" capped rebar (LS #1048) on the West Right-of-Way of Arkansas Highway 1B per AHTD Job #10391;

Thence along said West Right-of-Way South 48° 19' 43" East a distance of 148.93 feet to a set 5/8" capped rebar (LS #1337) to the aforementioned South line of Deed Book 662, Page 884;

Thence leaving said Right-of-Way and along the aforementioned South line the following four (4) courses:

- South 42° 48' 06" West crossing a found 2" open top pipe a distance of 4.41 feet and crossing a set 5/8" rebar capped (LS #1337) for a distance of 28.35 feet and continuing for a total distance of 278.68 feet to a 2" open top pipe;
- South 77° 42' 05" West a distance of 179.91 feet to a 1 1/2" open top pipe;
- South 89° 39' 02" West crossing a set 5/8" rebar capped (LS #1337) at a distance of 400.84 feet and continuing for a total distance of 627.25 feet to an 3" axle;
- South 89° 38' 29" West a distance of 1315.99 feet to the POINT OF BEGINNING and containing 1,522,868 Square Feet, or 35.65 Acres.



Vicinity Map

Not to Scale
Latitude: 35°48'12.15"N
Longitude: 90°41'57.80"W

Acreage of Proposed Tract by 1/4, 1/4	
NE 1/4, NE 1/4 =	2.54 Ac.
SE 1/4, NE 1/4 =	4.73 Ac.

Sheet Index

- Sheet 1 Cover/Notes/Description/Signatures
- Sheet 2 Lot Split Sheet
- Sheet 3 Easement Sheet
- Sheet 4 Detail Sheet

CEI ENGINEERING ASSOCIATES
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Arkansas * California * Georgia * Texas
Pennsylvania * Minnesota

STATE OF ARKANSAS SURVEYOR
REGISTERED STATE OF ARKANSAS
FOR REVIEW
JAMES E. COLLINS
NATIONAL LAND SURVEYOR

Owners:
Glenwood Limited Partnership
30 Morris Lane
Texarkana, TX 75503
Wal-Mart Stores, Inc.
P.O. Box 8050
MS 0555
Bentonville, AR 72712

Certificate of Approval:

Pursuant of the Jonesboro Subdivision Regulations and all other conditions and approval having been completed, this document is hereby accepted. This Certificate is hereby executed under the authority of said rules and regulations.

Signed: _____ Date _____
Jonesboro Planning & Inspection Dept.

Certificate of Ownership:

We the undersigned, owners of the real estate shown and described herein, do hereby certify that we laid off, platted, and subdivided and do hereby lay off, plat, subdivide said real estate in accordance with this plat and do hereby dedicate to the use of the public the streets, alleys drives, easements, etc. as shown on said plat.

Date of Execution: _____
Signed: _____
Glenwood Limited Partnership

Source of Title: Instrument ??????????????
Subscribed and sworn before me, this _____ day of _____, 2014.

Notary Public _____ My Commission Expires _____

Certificate of Ownership:

We the undersigned, owners of the real estate shown and described herein, do hereby certify that we laid off, platted, and subdivided and do hereby lay off, plat, subdivide said real estate in accordance with this plat and do hereby dedicate to the use of the public the streets, alleys drives, easements, etc. as shown on said plat.

Date of Execution: _____
Signed: _____
Wal-Mart Stores, Inc.

Source of Title: Instrument ??????????????
Subscribed and sworn before me, this _____ day of _____, 2014.

Notary Public _____ My Commission Expires _____

SURVEYORS CERTIFICATION

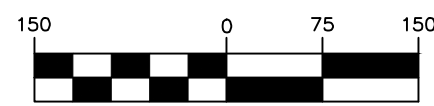
I, James E. Collins, RPLS No. 1337, hereby certify that above platted and described survey was performed in the field under my supervision and that all monuments were found or set, as shown, to the best of my knowledge and ability. No statement or certification, written or implied, is made regarding the existence or absence of peculiar subsurface conditions, flood hazards, ecological concerns, easements, or any facts that an accurate and complete title search would disclose, unless, it is specifically stated or shown.

James E. Collins AR RPLS #1337 Date _____

State Plat Code: 500-14N-04E-0-31-100-16-1337

JOB # 27327 DRAWING: 27327 Final Plat-AR-06.dwg LAST SAVED BY: TPRIVETT

GRAPHIC SCALE



(IN FEET)
1 inch = 150 ft.

Convergence 0°45'21.80116"
Combined Scale Factor: 0.999934040
Computed for the Found 3" Axle

Northing 537242.957 US Ft.
Easting 1697602.660 US Ft.
Elevation 281.810 US Ft.

All distances shown as grid.

Parcel #01-144311-00801
Home Depot USA, Inc
PO Box 105842
Atlanta, GA 30348-5842

Parent Tract

Parcel #01-144311-00100
Glenwood Limited Partnership
30 Morris Lane
Texarkana, TX 75503
Total Acreage:
1,552,868 Sq. Ft., or
35.65 Ac.

Lot 1

Remaining Acreage:
1,236,177 Sq. Ft., or
28.38 Ac.

Lot 2

316,691 Sq. Ft., or
7.27 Ac.

Line #	Direction	Length
L1	S89°38'29"W	79.72'
L2	N49°24'57"W	58.86'
L3	N07°30'24"E	36.34'
L4	S56°13'04"E	77.52'
L5	S81°39'07"E	51.69'
L6	N27°41'53"E	94.06'
L7	N13°06'59"E	59.72'
L8	N54°04'37"E	120.04'
L9	N27°41'14"E	42.67'
L10	S23°57'54"E	7.93'
L11	S35°12'06"E	62.73'
L12	S50°08'18"E	62.36'
L13	S62°21'22"E	62.90'
L14	S72°17'46"E	122.27'
L15	S87°38'31"E	93.95'
L16	S45°53'12"E	49.84'
L17	S34°31'28"E	29.61'
L18	S19°44'54"E	111.01'
L19	S27°12'21"E	110.93'
L20	S39°48'27"E	110.95'

Line #	Direction	Length
L21	S55°44'43"E	214.11'
L22	S48°19'43"E	148.93'
L23	S42°48'06"W	278.68'
L24	S77°42'05"W	179.91'
L25	N00°14'48"W	361.02'
L26	N89°45'12"E	61.24'
L27	N19°57'02"W	58.00'
L28	N50°20'43"E	260.76'
L29	N61°53'00"E	68.51'
L30	N47°03'36"W	312.94'
L31	S27°12'21"E	98.85'
L32	S42°48'06"W	28.35'

L18=(S201°36'E 111.10') [S19°30'E 111.0']
L19=(S27°40'25"E 111.02') [S27°00'E 111.0']
L20=(S40°12'46"E 110.69') [S39°40'E 110.8']
L21=(S56°13'00"E 214.13') [S55°31'E 214.0']

Curve #	Radius	Length	Delta	Chord Bearing	Chord Distance
C1	97.00'	33.36'	19°42'14"	N79°54'05"E	33.19'
C2	39.00'	13.41'	19°42'14"	N60°11'50"E	13.35'
C3	97.00'	19.53'	11°32'17"	N56°06'52"E	19.50'

- Property Line
- Adjacent Lot/Property Line
- Right-of-Way Line
- Quarter Section Line
- Sixteen Section Line
- Easement Line
- 2" Open Top Pipe Found (Unless Noted)
- 5/8" Rebar Found (LS#1048) (Unless Noted)
- Rebar Set with Cap (LS1337)
- Bearing & Distance Change
- Zone "X"
- Zone "AE"
- Floodway "AE"
- Dedicated Right-of-Way per this plat
- Record B&D Per Book 662, Page 884
- Record B&D Per AHTD Job #100013
- L"X" Property Line Number
- EL"X" Easement Line Number

NOTE:
See Sheet 3 for Easements Names, Labels and Tables

Sheet 2 Lot Split Sheet

State Plat Code: 500-14N-04E-0-31-100-16-1337

Scale: 1" = 150'	3/10/14	JEC	TLP	KCD	KMH
	DATE	PLS	DRW	FLD	CHK'R

Warmack Subdivision

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FAX: (479)273-0844

Final Plat
Harrisburg Road
Jonesboro, Arkansas
DATE: 3/20/14
3:55 PM
SHEET NO. 2 OF 4
REV-0



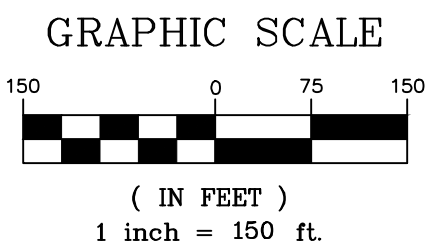
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Easement Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Distance
EC4	172.41'	315.00'	31°21'36"	N27°15'36"E	170.27'
EC5	95.08'	335.00'	16°15'45"	S42°12'50"W	94.77'
EC6	63.26'	335.00'	10°49'10"	S55°45'18"W	63.17'
EC7	58.91'	315.00'	10°42'57"	S55°42'12"W	58.83'
EC8	89.41'	315.00'	16°15'45"	S42°12'50"W	89.11'
EC9	183.36'	335.00'	31°21'36"	N27°15'36"E	181.08'
EC10	235.01'	190.00'	70°52'08"	S4°13'13"E	220.31'
EC11	3.80'	39.00'	5°35'18"	S62°14'43"W	3.80'
EC12	295.40'	240.00'	70°31'14"	N4°23'40"W	277.10'

Easement Line Table		
Line	Bearing	Distance
EL33	N47°03'36"W	152.67'
EL34	N42°56'24"E	135.23'
EL35	N11°34'48"E	16.52'
EL36	N56°34'48"E	99.37'
EL37	S78°25'12"E	233.60'
EL38	S33°25'12"E	67.36'
EL39	S11°34'58"W	301.31'
EL40	S34°04'58"W	12.49'
EL41	S50°20'43"W	114.16'
EL42	S27°12'21"E	20.01'
EL43	S50°20'43"W	114.16'
EL44	S34°04'58"W	8.51'
EL45	S11°34'58"W	89.98'
EL46	S78°25'02"E	5.00'
EL47	S11°34'58"W	20.00'
EL48	N78°25'02"W	5.00'
EL49	S11°34'58"W	179.07'
EL50	S33°25'12"E	50.79'
EL51	S78°25'12"E	197.03'
EL52	N11°34'48"E	19.67'
EL53	S78°25'12"E	20.00'

Easement Line Table		
Line	Bearing	Distance
EL54	S11°34'48"W	19.67'
EL55	N56°34'48"E	82.80'
EL56	N11°34'48"E	8.24'
EL57	N42°56'24"E	135.23'
EL58	N47°03'36"W	20.00'
EL59	S27°12'21"E	50.01'
EL60	S61°53'00"W	67.71'
EL61	S50°05'10"W	302.87'
EL62	N62°21'22"W	9.16'
EL63	S30°51'57"W	27.59'
EL64	S46°30'29"W	51.91'
EL65	S39°39'17"E	161.65'
EL66	S50°20'43"W	40.11'
EL67	N39°39'17"W	160.37'
EL68	N30°07'36"E	77.51'
EL69	S50°08'18"E	11.48'
EL70	S62°21'22"E	53.75'
EL71	S27°12'21"E	29.90'

- Property Line
- - - Adjacent Lot/Property Line
- - - Right-of-Way Line
- - - Quarter Section Line
- - - Sixteen Section Line
- - - Easement Line
- 2" Open Top Pipe Found (Unless Noted)
- ◆ 5/8" Rebar Found (LS#1048) (Unless Noted)
- ◇ Rebar Set with Cap (LS1337)
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- L"X" Property Line Number
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Convergence 0°45'21.80116"
 Combined Scale Factor: 0.999934040
 Computed for the Found 3" Axle

Northing 537242.957 US Ft.
 Easting 1697602.660 US Ft.
 Elevation 281.810 US Ft.

All distances shown as grid.

NOTE:
 See Sheet 2 for Property Labels and Tables

Sheet 3 Easements Sheet

State Plat Code: 500-14N-04E-0-31-100-16-1337

Scale: 1" = 60'	3/10/14	JEC	TLP	KCD	KMH
	DATE	PLS	DRW	FLD	CHK'R

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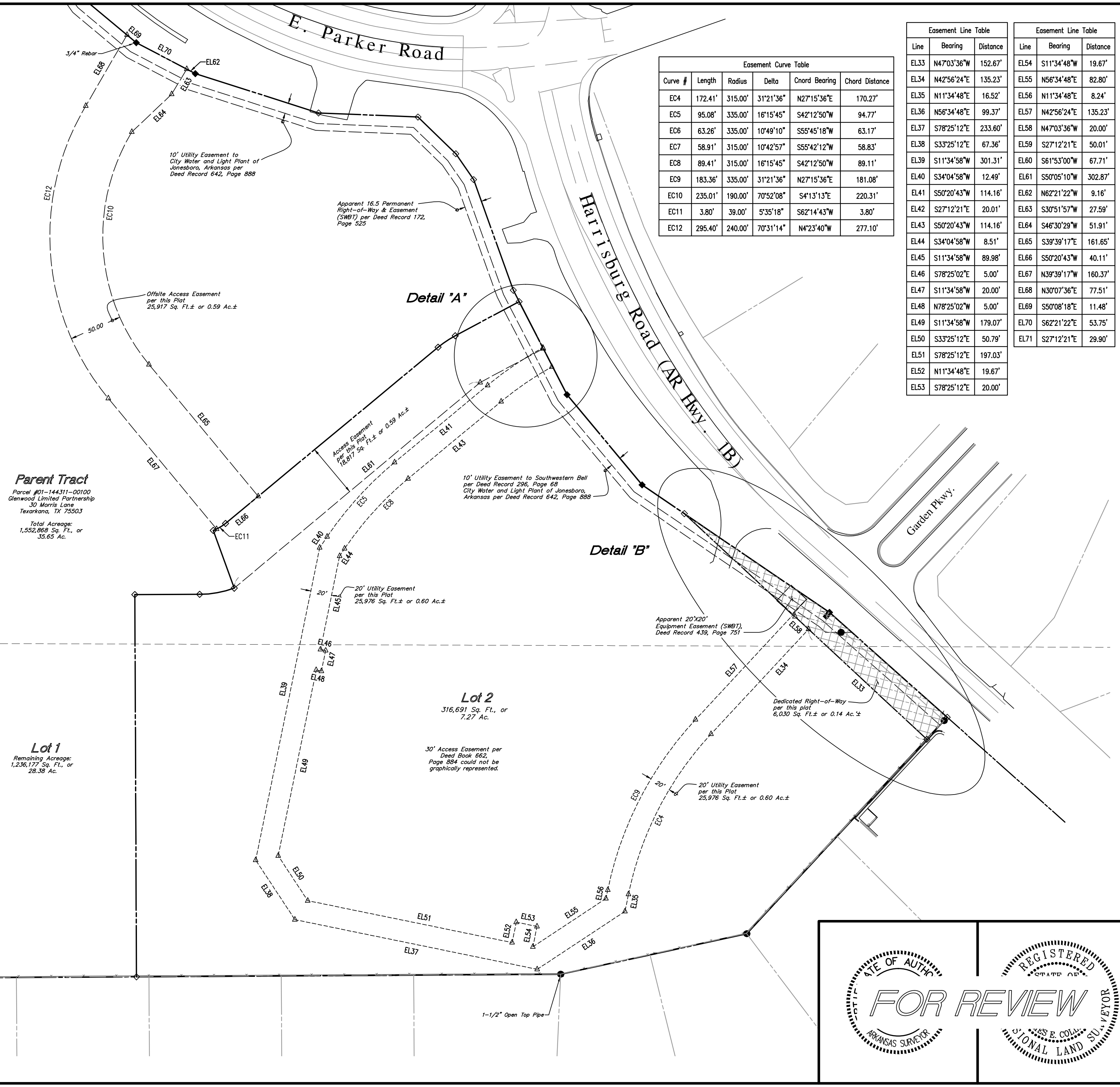
SHEET NO. **3 OF 4**
 REV-0

STATE OF ARKANSAS SURVEYOR

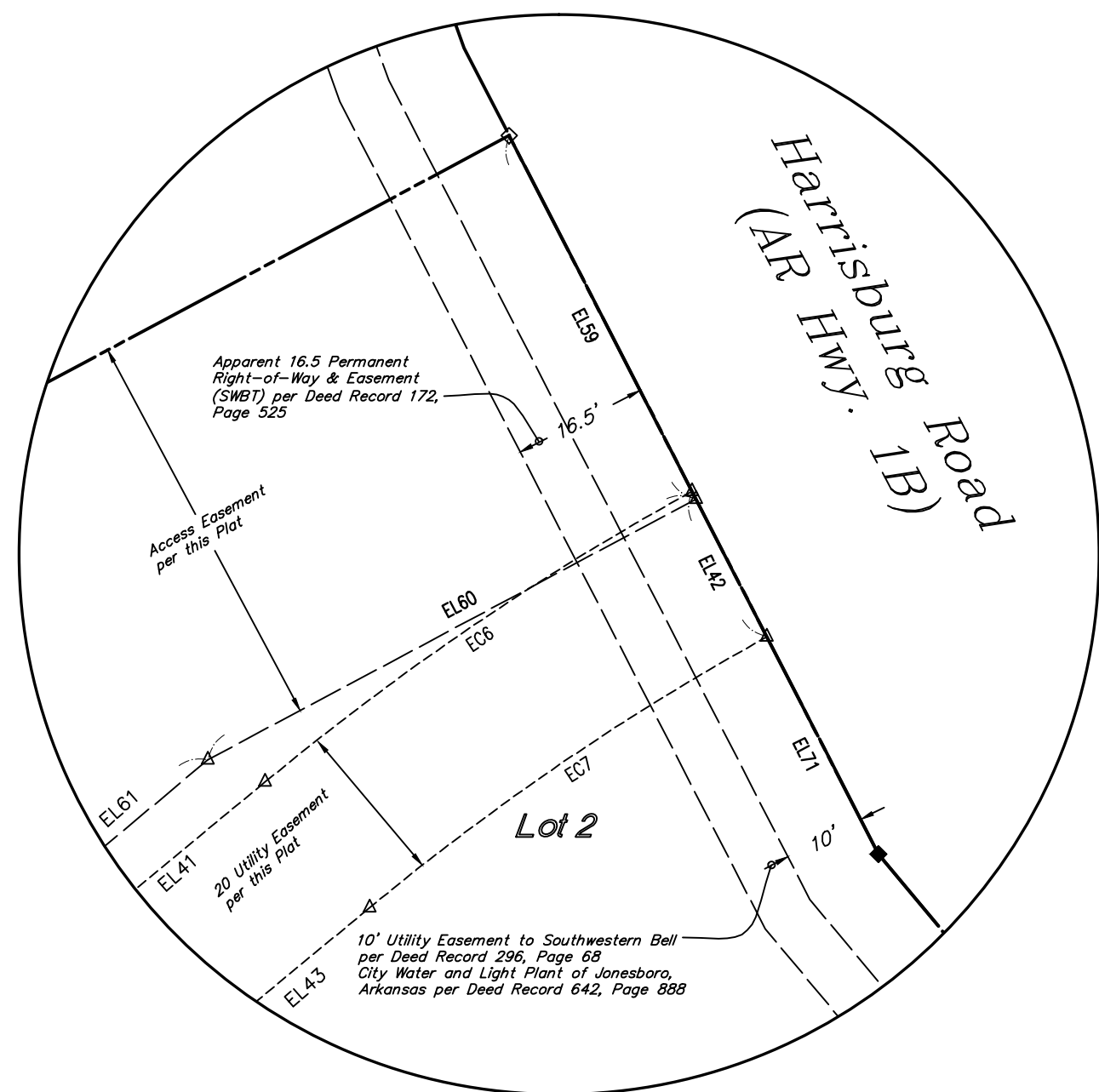
REGISTERED STATE OF ARKANSAS SURVEYOR

FOR REVIEW

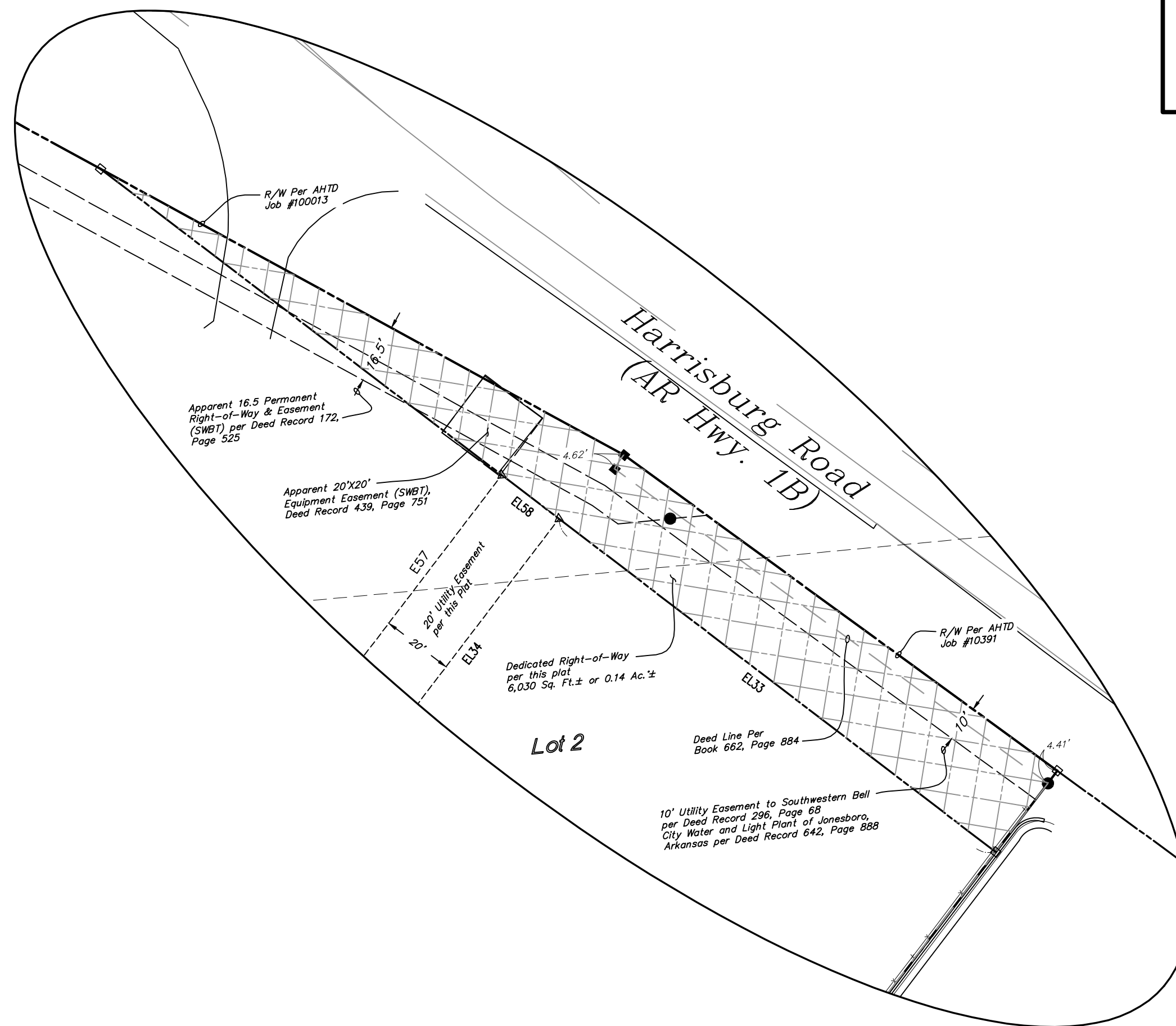
STATE OF ARKANSAS SURVEYOR



JOB # 27327 DRAWING: 27327 Final Plat-RO.dwg LAST SAVED BY: TPRIVETT



Detail "A"
Scale: 1" = 20"



Detail "B"
Scale: 1" = 30"

Sheet 4 Detail Sheet

State Plat Code: 500-14N-04E-0-31-100-16-1337

No Scale	3/10/14	JEC	TLP	KCD	KMH
	DATE	PLS	DRW	FLD	CHK'R

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PH: (479)273-9472
FAX: (479)273-0844

Final Plat Harrisburg Road Jonesboro, Arkansas	DATE 3/20/14 3:55 PM	SHEET NO. 4 OF 4
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CERTIFICATE OF AUTHORITY
STATE OF ARKANSAS SURVEYOR
FOR REVIEW
REGISTERED
STATE OF ARKANSAS
JONAS E. COOPER
JUNIOR LAND SURVEYOR

JOB # 27327 DRAWING: 27327Final Plat-00.dwg LAST SAVED BY: IPRIVETT