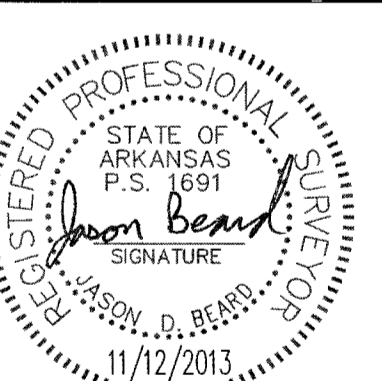
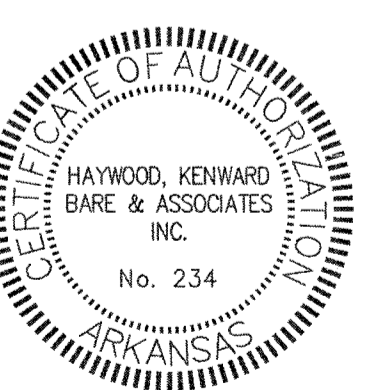


## RECORD REPLAT

LATOURETTES FIRST ADDITION  
JONESBORO, CRAIGHEAD COUNTY, ARKANSAS



JASON D. BEARD - SURVEYOR  
ARKANSAS - P.S. 1691



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

CLIENT:  
LATOURETTE

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REVISIONS

DATE	BY	DESCRIPTION

PROJECT NO.  
LO21-0004-05

DRAWN BY  
JUN

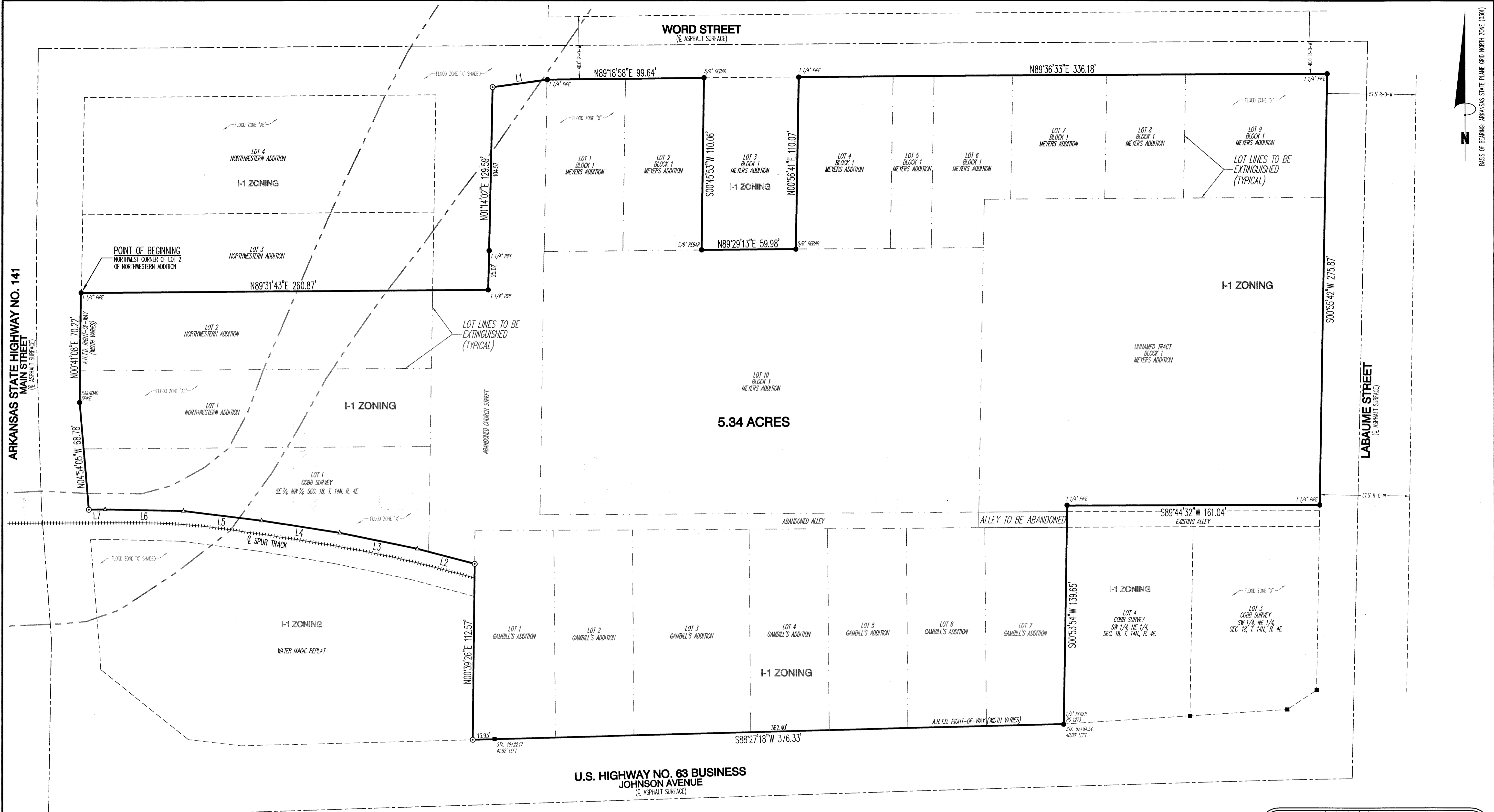
CHECKED BY  
JDB

SHEET  
1 OF 1

DATE  
11/12/13

SCALE  
1" = 30'

DRAWING NO.  
27-2



### SURVEYOR'S NOTES:

- SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD OR ANY OTHER FACTS WHICH AN ACCURATE TITLE SEARCH MAY DISCLOSE.
- BASIS OF BEARINGS: ARKANSAS STATE PLANE GRID NORTH ZONE (0301)
- THE FOLLOWING DOCUMENTS WERE USED IN THE CONSTRUCTION OF THIS SURVEY:
  - RECORD PLAT, NORTHWESTERN ADDITION, RECORDED IN BOOK 20, PAGE 380, DATED NOVEMBER 23, 1901.
  - RECORD PLAT, GAMBILL'S ADDITION, RECORDED IN BOOK 23, PAGE 610, DATED JULY 16, 1904.
  - RECORD PLAT, COBB'S SURVEY OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 14 NORTH, RANGE 4 EAST, RECORDED IN BOOK 48, PAGE 7, DATED MAY 30, 1917.
  - RECORD PLAT, COBB'S SURVEY OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 14 NORTH, RANGE 4 EAST, RECORDED IN BOOK 48, PAGE 21, DATED MAY 30, 1917.
  - RECORD PLAT, MEYERS ADDITION, RECORDED IN BOOK 48, PAGE 116, DATED FEBRUARY 9, 1928.
  - RECORD REPLAT, WATER MAGIC REPLAT, BY TERRY G. BARE, P.S. 1048, RECORDED IN BOOK C, PAGE 90, DATED MAY 17, 2000.
- THE SUBJECT PROPERTY LIES WITHIN THE SPECIAL FLOOD HAZARD ZONE "AE", SPECIAL FLOOD HAZARD ZONE "X" SHADED AND SPECIAL FLOOD HAZARD ZONE "X" AS SHOWN ON FEMA FLOOD INSURANCE RATE MAPS: PANEL NO. 0503100043C, EFFECTIVE DATE SEPTEMBER 27, 1991.
- SUBJECT PROPERTY IS ZONED I-1, LIMITED INDUSTRIAL DISTRICT.
- BUILDING RESTRICTIONS FOR I-1 ZONING:
  - STREET SETBACK - 25'
  - INTERIOR SIDE SETBACK - 10'
  - REAR SETBACK - 20'
  - MAXIMUM LOT COVERAGE - 60%
  - MAXIMUM HEIGHT LIMITATION - 45'
  - MAXIMUM FLOOR AREA - NOT STANDARD
- FIELD WORK WAS COMPLETED ON SEPTEMBER 11, 2013.

### CERTIFICATE OF REPLAT:

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

LOTS 1 AND 2 OF NORTHWESTERN ADDITION, LOTS 1, 2, 4, 5, 6, 7, 8, 9, 10 AND AN UNNAMED TRACT, BLOCK 1 OF MEYERS ADDITION, LOTS 1, 2, 3, 4, 5, 6 AND 7 OF GAMBILL'S ADDITION, LOT 1 OF COBB'S SURVEY OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 14 NORTH, RANGE 4 EAST, TOGETHER WITH A PORTION OF ABANDONED CHURCH STREET AND ALLEYS, JONESBORO, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 2 OF SAID NORTHWESTERN ADDITION; THENCE NORTH 89°31'43" EAST, 260.87 FEET; THENCE NORTH 01°14'02" EAST, 129.59 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF WORD STREET; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE THE FOLLOWING COURSES AND DISTANCES: NORTH 82°11'05" EAST, 35.16 FEET; NORTH 89°18'58" EAST, 99.64 FEET; THENCE SOUTH 00°45'53" WEST, LEAVING SAID SOUTHERLY RIGHT-OF-WAY, 110.06 FEET; THENCE NORTH 89°29'13" EAST, 59.98 FEET; THENCE NORTH 00°56'41" EAST, 110.07 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF WORD STREET; THENCE NORTH 89°36'33" EAST, 336.18 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF LABAUME STREET; THENCE SOUTH 00°55'55" WEST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 275.87 FEET; THENCE SOUTH 89°44'32" WEST, LEAVING SAID WESTERLY RIGHT-OF-WAY LINE, 161.04 FEET; THENCE SOUTH 00°33'54" WEST, 139.65 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 63 BUSINESS (JOHNSON AVENUE); THENCE SOUTH 88°27'18" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, 378.33 FEET; THENCE NORTH 00°39'36" EAST, LEAVING SAID NORTHERLY RIGHT-OF-WAY LINE, 112.57 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF A RAILROAD SPUR TRACK; THENCE ALONG NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING COURSES AND DISTANCES: NORTH 75°22'25" WEST, 37.82 FEET; NORTH 78°27'08" WEST, 50.42 FEET; NORTH 80°57'49" WEST, 50.36 FEET; NORTH 82°59'07" WEST, 50.60 FEET; NORTH 88°55'55" WEST, 50.58 FEET; SOUTH 89°11'41" EAST, 10.46 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF ARKANSAS STATE HIGHWAY 141 (MAIN STREET); THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE THE FOLLOWING COURSES AND DISTANCES: NORTH 04°54'05" WEST, 68.78 FEET; NORTH 00°41'08" EAST, 70.22 FEET TO THE POINT OF BEGINNING, CONTAINING 5.34 ACRES, MORE OR LESS, BEING SUBJECT TO ALL RIGHTS-OF-WAY AND EASEMENTS OF RECORD.

### LATOURETTES FIRST ADDITION

TO THE CITY OF JONESBORO, CRAIGHEAD COUNTY, ARKANSAS.

WE BEING THE AGENTS DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER, ALL THE STREETS OF WIDTH, LENGTH, AND LOCATION, AS SHOWN ON THE PLAT HEREON, AND SAID AGENTS DO HEREBY DEDICATE ALL EASEMENTS TO THE PUBLIC USE FOR THE EXPRESS PURPOSE INDICATED. SAID EASEMENTS SHALL NOT BE USED FOR INGRESS/EGRESS BY THE PUBLIC.

SIGNED THIS 12<sup>TH</sup> DAY OF NOVEMBER, 2013

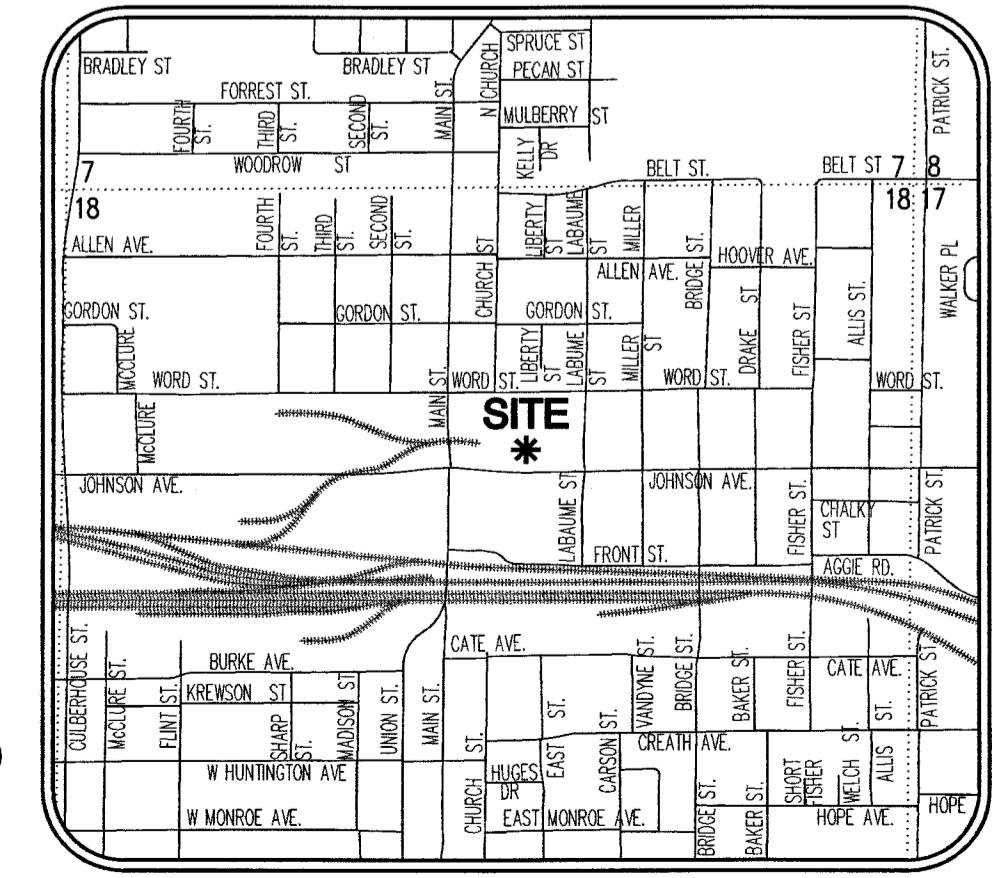
NAME Don Latourette SIGNATURE Don Latourette TITLE OWNER

### LINE TABLE:

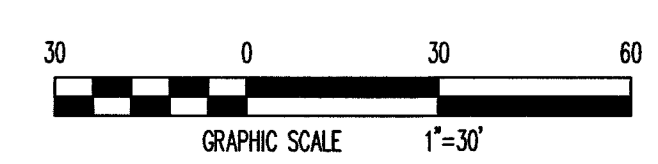
LINE #	DIRECTION	LENGTH
L1	N82°11'05"E	35.16'
L2	N75°22'25"W	37.82'
L3	N78°27'08"W	50.42'
L4	N80°57'49"W	50.36'
L5	N82°59'07"W	50.60'
L6	N88°55'55"W	50.58'
L7	S89°11'41"W	10.46'

### LEGEND:

- FOUND MONUMENT (AS NOTED)
- SET 5/8" REBAR W/ BLUE PLASTIC CAP STAMPED "J. BEARD P.S. 1691" (OR AS NOTED)
- A.H.T.D. RIGHT-OF-WAY MONUMENT
- △ COMPUTED POINT (NOT MONUMENTED)



VICINITY MAP  
(NOT TO SCALE)



## RECORD REPLAT