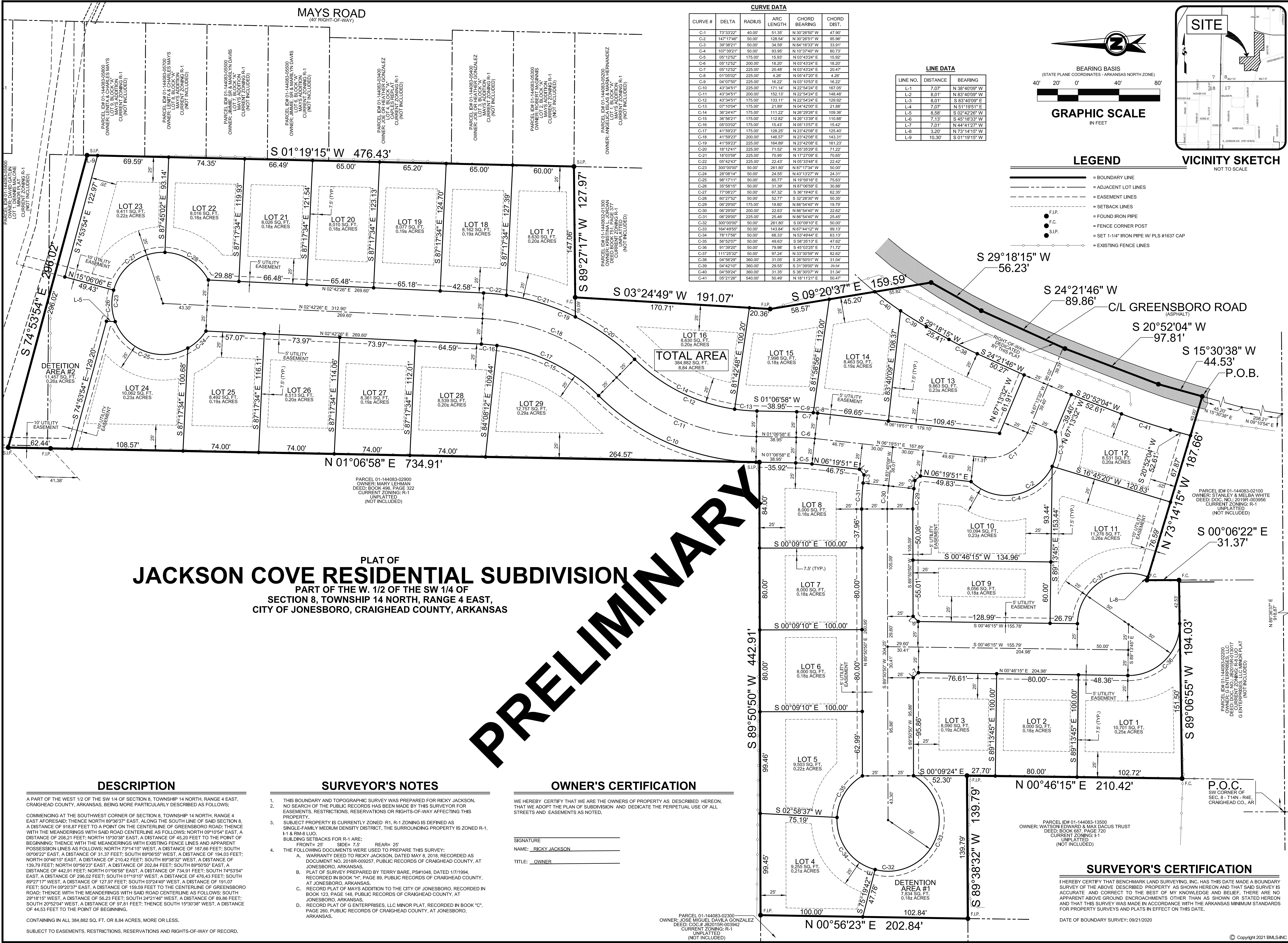
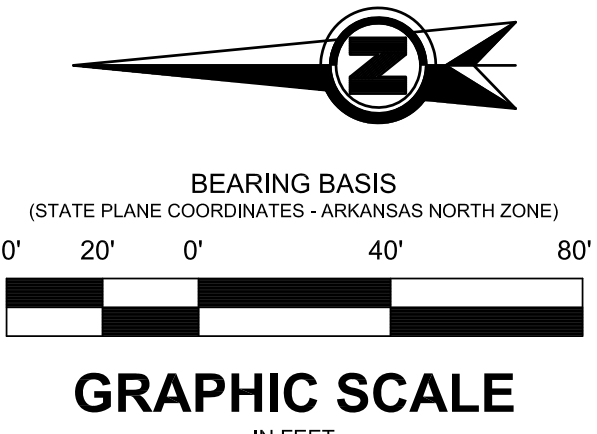


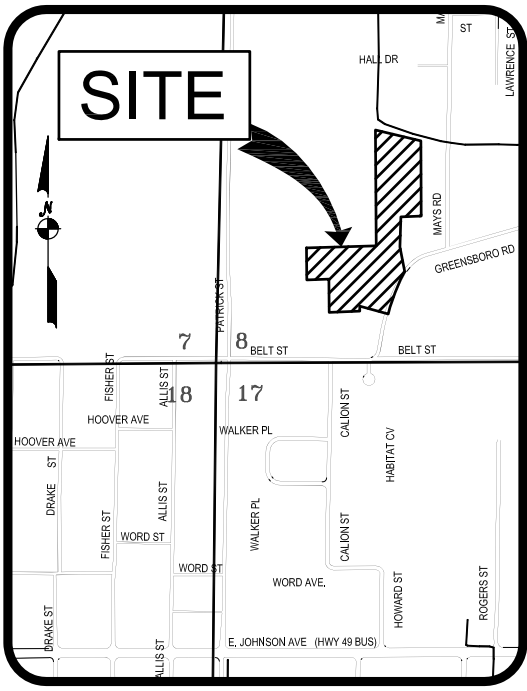


CURVE DATA				
CURVE #	DELTA	RADIUS	ARC LENGTH	CHORD BEARING
C-1	73°33'22"	40.00'	51.35'	N 30°26'50" W 47.90'
C-2	147°17'46"	50.00'	128.54'	N 30°26'51" W 95.96'
C-3	39°38'21"	50.00'	34.59'	N 84°16'33" W 33.91'
C-4	107°39'21"	50.00'	93.85'	N 10°37'40" W 85.73'
C-5	05°12'52"	175.00'	15.83'	N 03°43'24" E 15.92'
C-6	05°12'52"	200.00'	18.20'	N 03°43'24" E 18.20'
C-7	05°12'52"	225.00'	20.48'	N 03°43'24" E 20.47'
C-8	01°05'02"	225.00'	4.26'	N 05°47'20" E 4.26'
C-9	04°07'50"	225.00'	16.22'	N 03°10'53" E 16.22'
C-10	43°34'51"	225.00'	171.77'	N 22°54'24" E 167.82'
C-11	43°34'51"	200.00'	152.13'	N 22°54'24" E 148.48'
C-12	43°34'51"	175.00'	133.11'	N 22°54'24" E 129.92'
C-13	07°00'04"	175.00'	21.89'	N 04°42'00" E 21.88'
C-14	38°24'47"	175.00'	111.22'	N 28°29'26" E 109.36'
C-15	38°56'21"	175.00'	112.82'	N 28°13'38" E 110.88'
C-16	05°03'02"	175.00'	15.43'	N 05°13'57" E 15.42'
C-17	41°59'23"	175.00'	128.25'	N 23°42'08" E 125.40'
C-18	41°59'23"	200.00'	146.57'	N 23°42'08" E 143.31'
C-19	41°59'23"	225.00'	164.89'	N 23°42'08" E 161.23'
C-20	18°12'41"	225.00'	74.52'	S 35°35'28" E 74.22'
C-21	18°03'59"	225.00'	70.95'	N 17°27'09" E 70.65'
C-22	05°42'43"	225.00'	22.43'	N 05°33'48" E 22.42'
C-23	300°00'00"	50.00'	281.82'	N 87°17'34" W 50.00'
C-24	28°08'14"	50.00'	24.55'	N 43°13'27" W 24.31'
C-25	98°17'11"	50.00'	85.77'	N 01°59'16" E 75.63'
C-26	35°56'15"	50.00'	31.39'	N 87°06'59" E 30.88'
C-27	77°08'27"	50.00'	67.32'	S 38°19'40" E 62.35'
C-28	60°27'52"	50.00'	52.77'	S 32°28'30" W 50.35'
C-29	06°29'00"	175.00'	18.80'	N 86°54'40" W 19.79'
C-30	06°29'00"	200.00'	22.63'	N 86°54'40" W 22.62'
C-31	06°29'00"	225.00'	25.48'	N 86°54'40" W 25.45'
C-32	300°00'00"	50.00'	281.82'	N 05°09'10" E 50.00'
C-33	164°49'55"	50.00'	143.84'	N 67°44'12" W 99.13'
C-34	78°17'58"	50.00'	68.33'	N 53°49'44" E 63.13'
C-35	58°52'07"	50.00'	49.83'	S 58°39'12" E 47.62'
C-36	91°39'20"	50.00'	79.98'	S 45°03'25" E 71.72'
C-37	111°25'32"	50.00'	97.24'	N 33°30'59" W 82.62'
C-38	04°56'29"	360.00'	31.05'	S 26°50'01" W 31.04'
C-39	04°42'10"	360.00'	29.55'	S 31°39'07" W 29.54'
C-40	04°59'24"	360.00'	31.35'	S 36°39'07" W 31.34'
C-41	05°21'58"	540.00'	50.49'	N 18°11'21" E 50.47'

LINE DATA		
LINE NO.	DISTANCE	BEARING
L-1	7.07'	N 38°40'09" W
L-2	8.01'	N 83°40'09" W
L-3	8.01'	S 83°40'09" E
L-4	7.07'	N 51°19'51" E
L-5	8.58'	S 02°42'28" W
L-6	7.13'	S 45°16'33" W
L-7	7.01'	N 44°41'27" W
L-8	3.20'	N 73°14'15" W
L-9	10.30'	S 01°19'15" W



- LEGEND**
- = BOUNDARY LINE
 - - - = ADJACENT LOT LINES
 - - - = EASEMENT LINES
 - - - = SETBACK LINES
 - = FOUND IRON PIPE
 - = FENCE CORNER POST
 - = SET 1-1/4" IRON PIPE W/ PLS #1637 CAP
 - = EXISTING FENCE LINES



**PLAT OF
JACKSON COVE RESIDENTIAL SUBDIVISION**
PART OF THE W. 1/2 OF THE SW 1/4 OF
SECTION 8, TOWNSHIP 14 NORTH, RANGE 4 EAST,
CITY OF JONESBORO, CRAIGHEAD COUNTY, ARKANSAS

DESCRIPTION

A PART OF THE WEST 1/2 OF THE SW 1/4 OF SECTION 8, TOWNSHIP 14 NORTH, RANGE 4 EAST, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 8, TOWNSHIP 14 NORTH, RANGE 4 EAST AFORESAID; THENCE NORTH 89°36'37" EAST, ALONG THE SOUTH LINE OF SAID SECTION 8, A DISTANCE OF 918.87 FEET TO A POINT ON THE CENTERLINE OF GREENSBORO ROAD; THENCE WITH THE MEANDERINGS WITH SAID ROAD CENTERLINE AS FOLLOWS: NORTH 09°09'54" EAST, A DISTANCE OF 208.21 FEET; NORTH 15°30'38" EAST, A DISTANCE OF 45.20 FEET TO THE POINT OF BEGINNING; THENCE WITH THE MEANDERINGS WITH EXISTING FENCE LINES AND APPARENT POSSESSION LINES AS FOLLOWS: NORTH 73°14'15" WEST, A DISTANCE OF 187.66 FEET; SOUTH 00°06'22" EAST, A DISTANCE OF 31.37 FEET; SOUTH 89°06'55" WEST, A DISTANCE OF 194.03 FEET; NORTH 00°46'15" EAST, A DISTANCE OF 210.42 FEET; SOUTH 89°38'32" WEST, A DISTANCE OF 139.79 FEET; NORTH 00°09'10" EAST, A DISTANCE OF 100.00 FEET; SOUTH 89°50'50" WEST, A DISTANCE OF 442.91 FEET; NORTH 01°06'58" EAST, A DISTANCE OF 734.91 FEET; SOUTH 74°53'54" EAST, A DISTANCE OF 296.02 FEET; SOUTH 01°19'15" WEST, A DISTANCE OF 476.43 FEET; SOUTH 89°27'17" WEST, A DISTANCE OF 127.97 FEET; SOUTH 03°24'49" WEST, A DISTANCE OF 191.07 FEET; SOUTH 09°20'37" EAST, A DISTANCE OF 159.59 FEET TO THE CENTERLINE OF GREENSBORO ROAD; THENCE WITH THE MEANDERINGS WITH SAID ROAD CENTERLINE AS FOLLOWS: SOUTH 29°18'15" WEST, A DISTANCE OF 56.23 FEET; SOUTH 24°21'46" WEST, A DISTANCE OF 89.86 FEET; SOUTH 20°52'04" WEST, A DISTANCE OF 97.81 FEET; THENCE SOUTH 15°30'38" WEST, A DISTANCE OF 44.53 FEET TO THE POINT OF BEGINNING.

CONTAINING IN ALL 384.82 SQ. FT. OR 8.84 ACRES, MORE OR LESS.

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

SURVEYOR'S NOTES

- THIS BOUNDARY AND TOPOGRAPHIC SURVEY WAS PREPARED FOR RICKY JACKSON. NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY THIS SURVEYOR FOR EASEMENTS, RESTRICTIONS, RESERVATIONS OR RIGHTS-OF-WAY AFFECTING THIS PROPERTY.
- SUBJECT PROPERTY IS CURRENTLY ZONED R-1. R-1 ZONING IS DEFINED AS SINGLE-FAMILY MEDIUM DENSITY DISTRICT, THE SURROUNDING PROPERTY IS ZONED R-1, I-1 & RM-8 LUO.
- BUILDING SETBACKS FOR R-1 ARE:
FRONT= 25' SIDE= 7.5' REAR= 25'
- THE FOLLOWING DOCUMENTS WERE USED TO PREPARE THIS SURVEY:
 - WARRANTY DEED TO RICKY JACKSON, DATED MAY 8, 2018, RECORDED AS DOCUMENT NO. 2018R-009257, PUBLIC RECORDS OF CRAIGHEAD COUNTY, AT JONESBORO, ARKANSAS.
 - PLAT OF SURVEY PREPARED BY TERRY BARE, PS#1048, DATED 1/7/1994, RECORDED IN BOOK "H", PAGE 89, PUBLIC RECORDS OF CRAIGHEAD COUNTY, AT JONESBORO, ARKANSAS.
 - RECORD PLAT OF MAYS ADDITION TO THE CITY OF JONESBORO, RECORDED IN BOOK 123, PAGE 148, PUBLIC RECORDS OF CRAIGHEAD COUNTY, AT JONESBORO, ARKANSAS.
 - RECORD PLAT OF G ENTERPRISES, LLC MINOR PLAT, RECORDED IN BOOK "C", PAGE 260, PUBLIC RECORDS OF CRAIGHEAD COUNTY, AT 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.

SIGNATURE _____
NAME: RICKY JACKSON

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: 09/21/2020

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

**PLAT OF
JACKSON COVE RESIDENTIAL SUBDIVISION**

RICKY JACKSON

**A PART OF THE W. 1/2 OF THE SW 1/4 OF
SECTION 8, TOWNSHIP 14 NORTH, RANGE 4 EAST,
CITY OF JONESBORO, CRAIGHEAD COUNTY, ARKANSAS**

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

KEVIN L. SCRAPE
ARKANSAS PS#1637

DATE:	BY:	DESCRIPTION:

500-14N-04E-0-08-300-16-1637
CADD FILE: 20232-002 SCALE: 1"=40'
DATE: 02/17/2021 SHEET
DWG#: 0414083-0046 1 OF 1