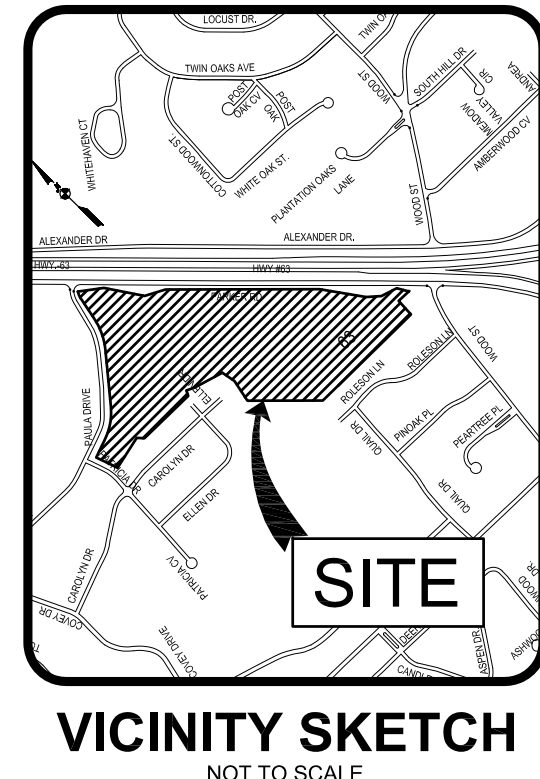
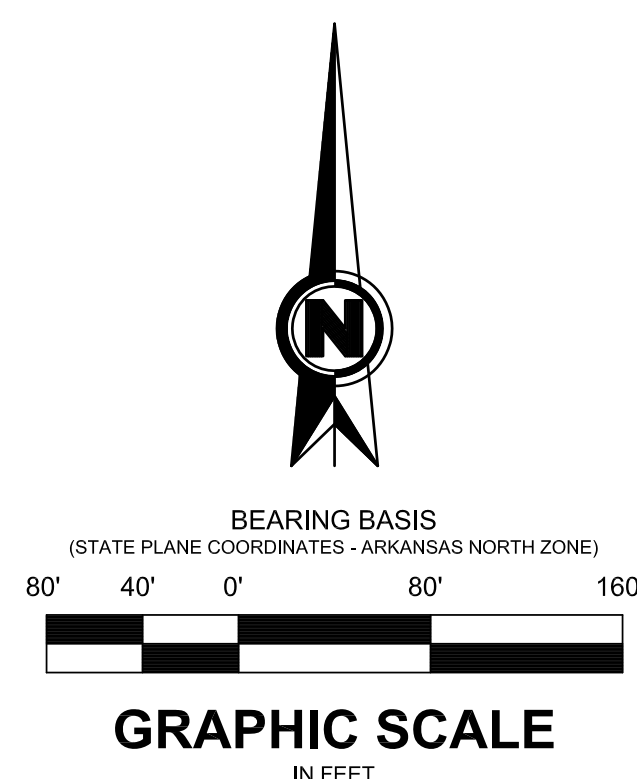






LINE NO.	BEARING	DISTANCE
L1	N 03°38'34" E	30.74'
L2	S 03°38'34" W	22.38'
L3	N 04°00'15" W	35.74'
L4	S 01°27'27" W	150.01'
L5	N 00°46'49" W	6.36'
L6	S 00°46'49" E	32.66'

PLAT OF
PARKER HOLLOW SUBDIVISION
LYING IN THE WEST HALF OF SECTION 25, TOWNSHIP 14 NORTH, RANGE 3 EAST, AND
LYING IN THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 14 NORTH, RANGE 3 EAST
CRAIGHEAD COUNTY, JONESBORO, ARKANSAS



LEGEND

-  = BOUNDARY LINE
 = ADJACENT LOT LINES
 = EASEMENT LINES
 F.I.P. = FOUND IRON PIPE
 F.R. = FOUND REBAR
 S.I.P. = SET 1-1/4" IRON PIPE W/ PS #1637 CAP

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: JERRY HALSEY
TITLE: OWNER

SURVEYOR'S NOTES

1. THIS BOUNDARY SURVEY WAS PREPARED FOR HALSEY LAND COMPANY, LLC.
 2. NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY THIS SURVEYOR FOR
 3. EASEMENTS, RESTRICTIONS, RESERVATIONS OR RIGHTS-OF-WAY AFFECTING THIS
 4. PROPERTY.
 5. SUBJECT PROPERTY IS CURRENTLY ZONED R-1, R-2, C-3 & C-3-A LUGO, R-1 ZONING IS
 6. DEFINED AS SINGLE FAMILY MEDIUM DENSITY DISTRICT, C-3 ZONING IS DEFINED AS
 7. GENERAL COMMERCIAL DISTRICT, THE SURROUNDING PROPERTY IS ZONED R-1 & C-3,
 8. BUILDING SETBACKS FOR R-1 ARE: FRONT = 25' SIDE = 15' REAR = 25'
 9. BUILDING SETBACKS FOR C-3 ARE: FRONT = 25' SIDE = 10' REAR = 20'
 10. THE PROPERTY IS LOCATED IN THE "UNDESIGNATED (UNNAMED) ZONE," XX"
 11. (AREA OF 500 YEAR FLOOD, ZONE "XX" (AREA DETERMINED TO BE OUTSIDE 500
 12. FLOODPLAIN) AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP NO. 05031C0131 C, MAP
 13. EFFECTIVE DATE: SEPTEMBER 27, 1991.
 14. THE FOLLOWING DOCUMENTS WERE USED TO PREPARE THIS SURVEY:
 15. A. STEWART TITLE GUARANTY COMPANY COMMITMENT PREPARED BY COMPANY
 16. TITLE & ESCROW - PARAGOULD, FILE NO 2017122031, EFFECTIVE DATE: SEPTEMBER
 17. 14, 2017 AT 8:00 AM, SUBJUED TO HALSEY LAND COMPANY, LLC, AN ARKANSAS LIMITED
 18. LIABILITY COMPANY.
 19. B. WARRANTY DEED TO HALSEY LAND COMPANY, LLC, DATED MARCH 29, 2017,
 20. DOCUMENT NO. 201709-0001.
 21. C. RECORD PLAT OF RANKIN'S OAK FOREST 8TH ADDITION, BOOK "B", PAGE 81,
 22. D.ECORD PLAT OF RANKIN'S OAK FOREST 9TH ADDITION, BOOK "B", PAGE 125,
 23. A.H.T.D., RIGHT-OF-WAY PLAT FOR A.H.T.D. JOB NO. 100013,
 24. A PLAT OF SURVEY BY J. RAY SHULTS, DATED 11/1/08, BOOK "P", PAGE 105,
 25. G.GAS EASEMENT, BOOK 184, PAGE 595.
 26. H.GAS EASEMENT, BOOK 411, PAGE 505.
 27. I. PROPERTY USE AND OCCUPANCY DOCUMENT, DOCUMENT NO. JB2014R-005485,
 28. J.SPECIAL WARRANTY DEED TO ERIC SKAGG, DOCUMENT NO. JB2014R-005486,
 29. K.SPECIAL WARRANTY DEED TO CATHERY AND RICKY HOLMAN, DOCUMENT NO.
 30. JB2014R-005487,
 31. L.SPECIAL WARRANTY DEED TO VERNON GRAHAM & CAROLYN CHILDRESS,
 32. DOCUMENT NO. JB2014R-005488,
 33. M.SPECIAL WARRANTY DEED TO CLIFFORD & KATHY TPIPT, DOCUMENT
 34. NO. JB2014R-005489.

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: 02/07/2023

DESCRIPTION

PART OF THE WEST HALF OF SECTION 25, TOWNSHIP 14 NORTH, RANGE 3 EAST AND PART OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 14 NORTH, RANGE 3 EAST, CRAIGHEAD COUNTY, ARKANSAS
BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 14 NORTH, RANGE 3 EAST, CRAIGHEAD COUNTY, ARKANSAS; THENCE SOUTH 31°29'46" WEST, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 25, A DISTANCE OF 251.79 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF PAULA DRIVE AND THE POINT OF BEGINNING; THENCE NORTH 37°47'48" EAST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND DEPARTING FROM THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 25, A DISTANCE OF 243.19 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH, HAVING A CHORD BEARING OF NORTH 19°35'16" EAST AND A CHORD DISTANCE OF 47.37 FEET; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE AND CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 210.88 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 09°43'48" EAST, CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 162.50 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 138.80 FEET, A CENTRAL ANGLE OF 19°35'86", A CHORD BEARING OF NORTH 19°35'16" EAST AND A CHORD DISTANCE OF 47.37 FEET; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE AND CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 47.60 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 138.80 FEET, A CENTRAL ANGLE OF 19°35'86", A CHORD BEARING OF NORTH 19°35'16" WEST AND A CHORD DISTANCE OF 47.37 FEET; THENCE SOUTHWESTERLY, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 170.80 FEET TO A POINT; THENCE SOUTH 35°35'30" EAST, CONTINUING ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 269.40 FEET TO A POINT; THENCE SOUTH 63°47'02" EAST, CONTINUING ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 141.65 FEET TO A POINT; THENCE SOUTH 46°48'54" EAST, CONTINUING ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 99.54 FEET TO A POINT; THENCE SOUTH 37°02'38" EAST, CONTINUING ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 303.50 FEET TO A POINT; THENCE SOUTH 13°10'14" WEST, A DISTANCE OF 11.96 FEET TO A POINT; THENCE SOUTH 31°29'46" WEST, A DISTANCE OF 11.96 FEET TO A POINT; THENCE SOUTH 37°47'48" EAST, CONTINUING ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 78.60 FEET TO A POINT; THENCE SOUTH 62°38'44" EAST, CONTINUING ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 8.21 FEET TO A POINT; THENCE NORTH 68°16'38" WEST, DEPARTING FROM SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 125.34 FEET TO A POINT; THENCE SOUTH 89°03'27" WEST, A DISTANCE OF 57.58 FEET TO A POINT; THENCE NORTH 46°50'37" WEST, A DISTANCE OF 489.29 FEET TO A POINT; THENCE NORTH 10°13'51" EAST, A DISTANCE OF 152.91 FEET TO A POINT; THENCE NORTH 12°30'14" WEST, A DISTANCE OF 95.73 FEET TO A POINT; THENCE NORTH 74°58'48" WEST, A DISTANCE OF 201.18 FEET TO A POINT; THENCE NORTH 66°14'02" WEST, A DISTANCE OF 60.00 FEET TO A POINT; THENCE NORTH 23°24'59" WEST, A DISTANCE OF 36.92 FEET TO A POINT; THENCE SOUTH 89°11'24" WEST, A DISTANCE OF 396.75 FEET TO A POINT LYING ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 14 NORTH, RANGE 3 EAST, CRAIGHEAD COUNTY, ARKANSAS; THENCE NORTH 37°47'48" EAST, CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF PAULA DRIVE, A DISTANCE OF 232.08 FEET TO A POINT LYING ON THE EASTERLY RIGHT-OF-WAY LINE OF PATRICIA DRIVE AS SHOWN BY THE PLAT OF RANKINS ACRE FOREST SUBDIVISION AS SHOWN BY PLAT RECORDED IN PLAT DEED RECORD BOOK 179, PAGE 27, PUBLIC RECORDS OF CRAIGHEAD COUNTY, AT JONESBORO, ARKANSAS, SAID POINT LYING ON THE ARC OF A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 209.60 FEET, A CENTRAL ANGLE OF 06°24'39", A CHORD BEARING OF NORTH 17°49'11" WEST AND A CHORD DISTANCE OF 32.35 FEET; THENCE NORTHERLY, ALONG THE ARC OF SAID SURVEY AND ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF PATRICIA DRIVE, A DISTANCE OF 121.20 FEET TO A POINT OF INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF PAULA DRIVE; THENCE NORTH 68°08'38" EAST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 134.66 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 388.66 FEET, A CENTRAL ANGLE OF 31°10'49", A CHORD BEARING OF NORTH 52°32'12" EAST AND A CHORD DISTANCE OF 208.91 FEET; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE AND CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 131.59 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 37°47'48" EAST, CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 131.59 FEET TO THE POINT OF BEGINNING.

CONTAINING IN ALL 1,336,875 SQ. FT. OR 30.69 ACRES, MORE OR LESS.

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

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**PLAT OF
PARKER HOLLOW SUBDIVISION**

HALSEY LAND COMPANY, LLC

A PART OF THE W1/2 OF SECTION 25 - T14N - R3E
A PART OF THE NE1/4, SE1/4 OF SECTION 26 - T14N - R3E
CRAIGHEAD COUNTY, JONESBORO, ARKANSAS



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



KEVIN L. SCRAPE
ARKANSAS PS#1637

DATE:	BY:	DESCRIPTION:
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500-14N-03E-0-25-304-16-1637
500-14N-03E-0-26-310-16-1637

CADD FILE: 17230-002 SCALE: 1"=8'

DATE: 02/21/2023	DRAWN BY: AJ
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