

PLAT OF SURVEY

ALL OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 10,  
TOWNSHIP 14 NORTH, RANGE 4 EAST, JONESBORO, CRAIGHEAD COUNTY, ARKANSAS.



TYLER K. WILSON - SURVEYOR  
ARKANSAS - P.S. 1757



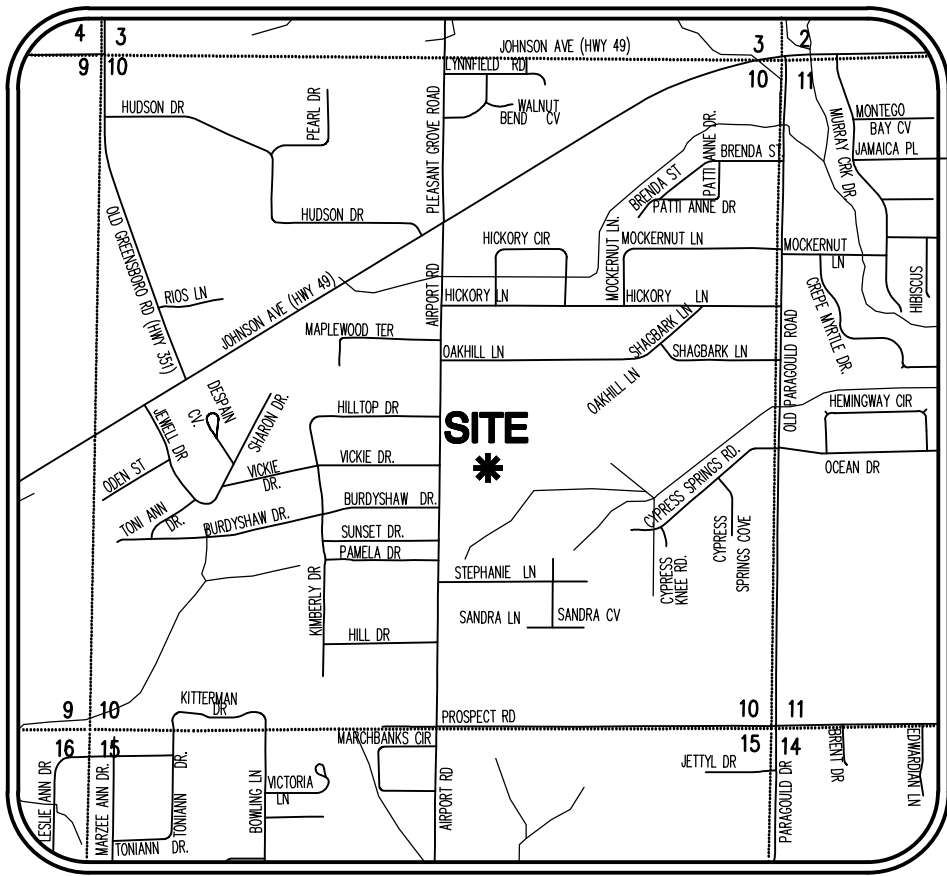
Haywood, Kenward, Bare,  
and Associates, Inc.  
Arkansas - 234

CLIENT:  
BOB TROUTT

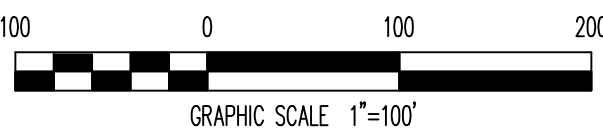
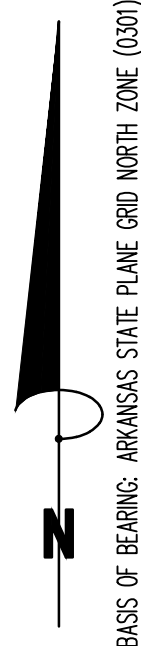
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REVISIONS		
DATE	BY	DESCRIPTION

PROJECT NO. T004-0011-01	
DRAWN BY TKW	CHECKED BY TGB
SHEET 1 OF 1	SCALE 1"=100'
DATE 03/27/14	DRAWING NO. 21-76



VICINITY MAP  
(NOT TO SCALE)



PLAT OF SURVEY

CERTIFICATE OF SURVEY:

THIS IS TO CERTIFY THAT HAYWOOD, KENWARD, BARE & ASSOCIATES INC, PROFESSIONAL SURVEYORS, HAVE SURVEYED THE FOLLOWING PARCEL OF LAND.

ALL OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 14 NORTH, RANGE 4 EAST, JONESBORO, CRAIGHEAD COUNTY, ARKANSAS. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**TRACT 1:**  
BEGINNING AT THE CENTER OF SECTION 10, TOWNSHIP 14 NORTH, RANGE 4 EAST, JONESBORO, CRAIGHEAD COUNTY, ARKANSAS; THENCE NORTH 89°35'53" EAST ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 10, 1329.45 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 10; THENCE SOUTH 00°43'00" WEST ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 10, 1319.93 FEET TO THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 10; THENCE SOUTH 89°49'22" WEST ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 10, 699.41 FEET; THENCE NORTH 00°42'18" EAST LEAVING SAID QUARTER SECTION LINE, 637.18 FEET; THENCE SOUTH 89°35'53" WEST TO THE WEST LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 10, 629.71 FEET; THENCE NORTH 00°42'18" EAST ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 10, 680.00 FEET TO THE POINT OF BEGINNING. CONTAINING 31.00 ACRES, MORE OR LESS, SUBJECT TO ALL RIGHTS-OF-WAYS AND EASEMENTS OF RECORD.

**TRACT 2:**  
BEGINNING AT THE CENTER OF SECTION 10, TOWNSHIP 14 NORTH, RANGE 4 EAST, JONESBORO, CRAIGHEAD COUNTY, ARKANSAS; THENCE NORTH 89°35'53" EAST ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 10, 1329.45 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 10; THENCE SOUTH 00°43'00" WEST ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 10, 1319.93 FEET TO THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 10; THENCE SOUTH 89°49'22" WEST ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 10, 699.41 FEET TO THE POINT OF BEGINNING PROPER; THENCE CONTINUE SOUTH 89°49'22" WEST, 629.67 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 10; THENCE NORTH 00°42'18" EAST ALONG THE WEST LINE OF THE NORTHWEST CORNER OF THE SOUTHEAST CORNER OF SAID SECTION 10, 634.71 FEET; THENCE NORTH 89°35'53" EAST LEAVING SAID QUARTER SECTION LINE, 629.71 FEET, THENCE SOUTH 00°42'18" WEST, 637.18 FEET TO THE POINT OF BEGINNING PROPER. CONTAINING 9.19 ACRES, MORE OR LESS, SUBJECT TO ALL RIGHTS-OF-WAY AND EASEMENTS OF RECORD.

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 COORDINATE SYSTEM, NORTH ZONE, NAD 83.
- THE FOLLOWING DOCUMENTS WERE USED IN THE CONSTRUCTION OF THIS SURVEY:
  - PLAT OF SURVEY, BY FRED HAYWOOD, P.S. 285, HKB FILE G-186, DATED JANUARY 27, 1970.
  - PLAT OF SURVEY, BY FRED HAYWOOD, P.S. 285, HKB FILE Y-41, DATED OCTOBER 22, 1970.
  - PLAT OF SURVEY, BY HERBERT HIME, P.S. 1142, RECORDED IN BOOK B, PAGE 119, DATED JUNE 16, 1994.
  - PLAT OF SURVEY, BY DANNY ROBB, P.S. 1212, RECORDED IN BOOK C, PAGE 74, DATED JANUARY 12, 1999.
  - PLAT OF SURVEY, BY BRAD HANCOCK, P.S. 1400, RECORDED WITH THE STATE LAND SURVEYOR 201022230016, DATED JANUARY 13, 2012.
- THE SUBJECT PROPERTY LIES OUTSIDE THE 100-YEAR SPECIAL FLOOD HAZARD, AS SHOWN ON FEMA FLOOD INSURANCE RATE MAPS: PANEL NO. 05031C0044C, EFFECTIVE DATE SEPTEMBER 27, 1991.
- SUBJECT PROPERTY IS ZONED R-1, SINGLE-FAMILY LOW DENSITY DISTRICT.
- BUILDING RESTRICTIONS FOR R-1 ZONING:
  - STREET SETBACK - 25'
  - INTERIOR SIDE SETBACK - 7.5'
  - REAR SETBACK - 25'
  - MAXIMUM LOT COVERAGE - 35%
  - MAXIMUM HEIGHT LIMITATION - 35'
- FIELD WORK WAS COMPLETED ON MARCH 26, 2014.

LEGEND:

- FOUND MONUMENT (AS NOTED)
- ⊙ SET 5/8" REBAR W/ RED PLASTIC CAP  
STAMPED "T.WILSON P.S. 1757" (OR AS NOTED)
- CHAIN LINK FENCE LINE
- WOOD PRIVACY FENCE
- BARBED WIRE FENCE

