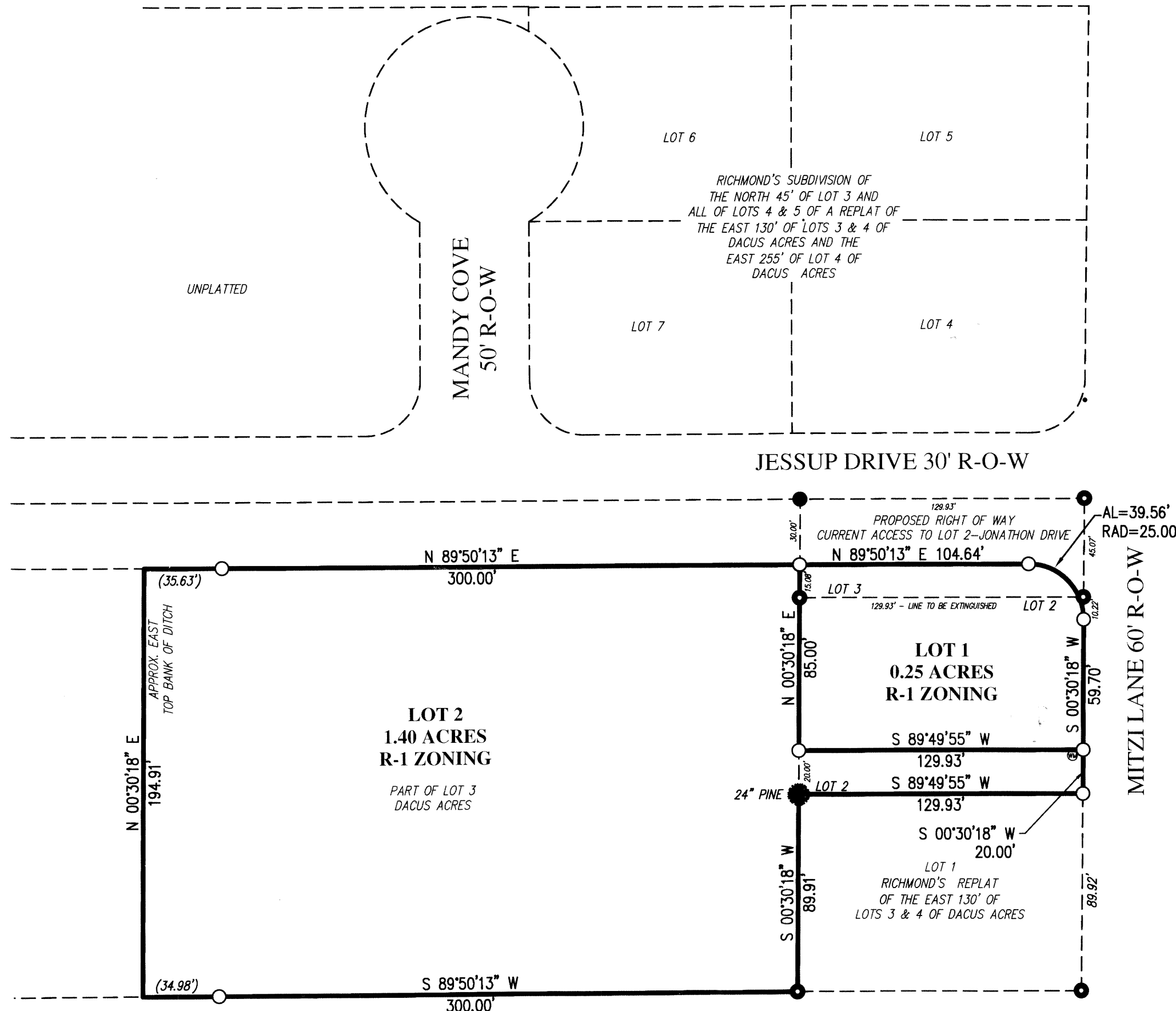
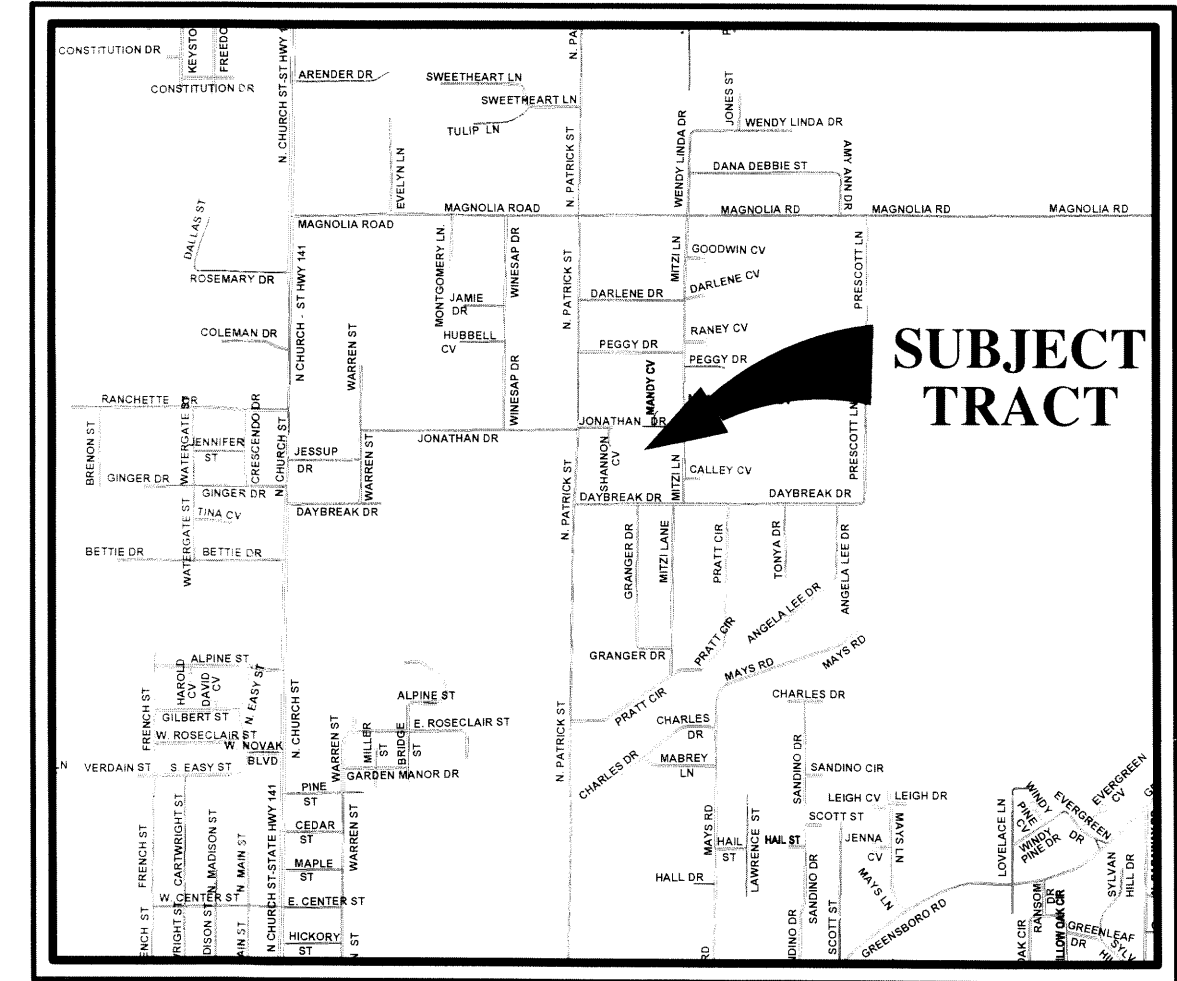


# JO ANN RICHMOND'S ADDITION TO JONESBORO, ARKANSAS

PREPARED FOR: JO ANN RICHMOND

## VICINITY MAP



## 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.
- THE FOLLOWING DOCUMENTS WERE USED IN THE CONSTRUCTION OF THIS SURVEY:
  - RICHMOND'S REPLAT OF THE EAST 130' OF LOTS 3 & 4 OF DACUS ACRES JONESBORO, ARKANSAS, PLAT CABINET A, PAGE 50.
  - RICHMOND'S SUBDIVISION OF THE NORTH 45' OF LOT 3 AND ALL OF LOTS 4 AND 5 OF A REPLAT OF THE EAST 130' OF LOTS 3 AND 4 OF DACUS ACRES, AND THE WEST 125' OF THE EAST 255' OF LOT 4 OF DACUS ACRES, JONESBORO, ARKANSAS, PLAT CABINET A, PAGE 70.
  - DACUS ACRES, JONESBORO, ARKANSAS, PLAT DEED RECORD BOOK 158, PAGE 76.
  - QUITCLAIM DEED JB2014R-017562, RICHMOND TO RICHMOND
  - CORRECTION RECEIVERS DEED JB2011R-009776, FIRST SECURITY BANK TO TERRYS RENTAL, LLC
  - SPECIAL WARRANTY DEED, BOOK 797, PAGE 745, HUD TO RASH.
- THE BASIS OF BEARINGS IS ARKANSAS STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD 83. COORDINATES ARE BASED ON CRAIGHEAD COUNTY LOW DISTORTION PROJECTION LAMBERT CONFORMAL CONIC (SINGLE PARALLEL) STANDARD PARALLEL AND GRID ORIGIN, 35°35'03.22204"N; CENTRAL MERIDIAN, 92°00'00.00000"W; FALSE NORTHING, 0.00000; FALSE EASTING, 0.00000; STANDARD PARALLEL SCALE, 0.999996 (EXACT); NAD 83, NAVD88).
- THE SUBJECT PROPERTY LIES OUTSIDE THE 100 YEAR SPECIAL FLOOD HAZARD ZONE PER THE FEMA FLOOD INSURANCE RATE MAP 05031C0044C C EFFECTIVE SEPTEMBER 27, 1991.
- NO SITE IMPROVEMENTS OR UTILITIES (ABOVE OR BELOW GROUND) WERE LOCATED DURING THE COURSE OF THIS SURVEY.

## LEGEND

- △ CALCULATED (NOT SET)
- FOUND 3/8" REBAR
- SET 5/8" X 20" REBAR
- FOUND IRON PIPE
- ⊙ WATER METER

## LEGAL DESCRIPTION

ALL OF LOT 2 AND THE SOUTH 45 FEET OF LOT 3 OF RICHMOND'S REPLAT OF THE EAST 130 FEET OF LOTS 3 & 4 OF DACUS ACRES, JONESBORO ARKANSAS AND PART OF LOT 3 OF DACUS ACRES, JONESBORO, ARKANSAS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 2 OF RICHMOND'S REPLAT OF THE EAST 130 FEET OF LOTS 3 & 4 OF DACUS ACRES, JONESBORO, ARKANSAS, SAID POINT BEING ON THE WEST RIGHT OF WAY OF MITZI LANE; THENCE SOUTH 89°49'55" WEST, LEAVING SAID RIGHT OF WAY, 129.93 FEET; THENCE SOUTH 00°30'18" WEST, ALONG THE WEST LINE OF LOT 1 OF SAID RICHMOND'S REPLAT, 89.91 FEET; THENCE SOUTH 89°50'13" WEST, ALONG THE SOUTH LINE OF LOT 3 OF SAID DACUS ACRES, 300.00 FEET; THENCE NORTH 00°30'18" EAST, 194.91 FEET; THENCE NORTH 89°50'13" EAST, 300.00 FEET; THENCE NORTH 89°50'13" EAST, ALONG THE PROPOSED RIGHT OF WAY FOR JESSUP DRIVE, 104.64 FEET TO A POINT ON A CURVE TO THE RIGHT; THENCE SOUTHEASTERLY ALONG SAID JESSUP DRIVE RIGHT OF WAY AND CURVE TO THE RIGHT WITH A RADIUS OF 25 FEET, 39.56 FEET TO A POINT WHICH BEARS SOUTH 44°49.45" EAST, 35.56 FEET FROM LAST SAID POINT, SAID POINT BEING ON THE WEST RIGHT OF WAY OF MITZI DRIVE; THENCE SOUTH 00°30'18" WEST, ALND SAID WEST RIGHT OF WAY, 79.70 FEET TO THE POINT OF BEGINNING, CONTAINING 1.65 ACRES MORE OR LESS, AND BEING SUBJECT TO ALL RIGHTS OF WAY AND EASEMENTS OF RECORD...

## SURVEYOR'S CERTIFICATION

THIS IS TO CERTY THAT DANIELS LAND SURVEYING, PLLC, HAS EXECUTED A SURVEY ON THE ABOVE DESCRIBED TRACT OF LAND; THAT THE SURVEY WAS MADE IN ACCORDANCE WITH ARKANSAS MINIMUM STANDARDS FOR PROPERTY SURVEYS AND PLATS; AND THE SURVEY IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF

*Michael A. Daniels*  
MICHAEL A. DANIELS, ARKANSAS PROFESSIONAL SURVEYOR 1563

## OWNER'S CERTIFICATION

I CERTIFY THAT I AM THE OWNER OF THE ABOVE DESCRIBED PROPERTY AND THAT I DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC, ALL DESCRIBED EASEMENTS AND STREETS AS SHOWN FOR THE EXPRESS PURPOSES INDICATED.

*Jo Ann Richmond*  
JO ANN RICHMOND, 1803 MITZI LANE, JONESBORO, ARKANSAS 72401



				<h2>RECORD REPLAT</h2> <p>ALL OF LOT 2, THE SOUTH 45' OF LOT 3 OF RICHMOND'S REPLAT OF THE EAST 130' OF LOTS 3 &amp; 4 OF DACUS ACRES AND PART OF LOT 3 OF DACUS ACRES</p>											
DANIELS LAND SURVEYING, PLLC ARKANSAS COA 3067		MICHAEL A. DANIELS ARKANSAS PROFESSIONAL SURVEYOR 1563		<table><tr><td colspan="2">REVISIONS</td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr></table>		REVISIONS									
REVISIONS															
STATE SURVEYOR CODE 500-14N-04E-0-05-330-16-1563		DRAWN BY: MAD CHECKED BY: <i>MAD</i>		SCALE: 1"=50' DATE: 5/18/2016											
PROJECT NUMBER: 005-001-16-03															