

LEGAL DESCRIPTION: (as provided)

Lot 2 of Brickell-Poling First Addition to the City of Jonesboro, Arkansas
AND
A part of the Southeast Quarter of Section 20, Township 14 North, Range 4
East, being more particularly described as follows:

Southeast Quarter of said Section 20, thence South 00°00'00" East, 20.00 feet; thence South 89°16'00" West, 210.00 feet to the Southwest corner of Lot 2 of Brickell-Poling First Addition, the POINT OF BEGINNING on a point of a curve to the right; thence along said curve to the right with a central angle of 7°18'46" and a radius of 156.70 feet, and an arc length of 220.00 feet to a point of a non-tangent curve to the right that bears North 87°04'46" West, 19.99 feet from the last said point; thence along said curve to the right with a central angle of 38°00'14" and a radius of 26.23 feet, and an arc length of 17.40 feet to a point that bears North 13°28'00" West, 17.08 feet from the last said point; thence North 00°38'35" West, 32.10 feet, thence North 89°21'25" East, 24.30 feet; thence South 00°00'00" West 55.00 feet to the point of beginning, containing 0.02 acres, more or less, and being subject to all rights of way and easements or record.

Together with an AIR EASEMENT being more particularly described as follows: Commencing at the Southeast corner of the Northeast Quarter of the Southeast Quarter of said Section 20; thence South 00°00'00" East, 20.00 feet; thence South 89°16'00" West, 210.00 feet to the Southwest corner of Lot 2 of Brickell-Poling First Addition; thence North 00°00'00" West, 16.88 feet to the POINT OF BEGINNING; thence North 00°00'00" West, 23.89 feet; thence South 65°49'36" East, 16.23 feet; thence South 00°32'14" East, 10.13 feet; thence South 64°29'12" West, 16.51 feet to the point of beginning, containing 252.68 square feet, more or less, and being subject to all rights of way and easements of record.

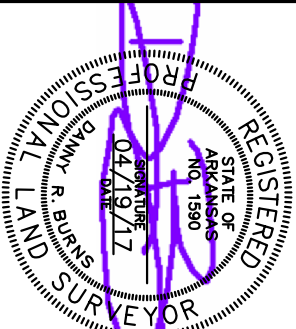
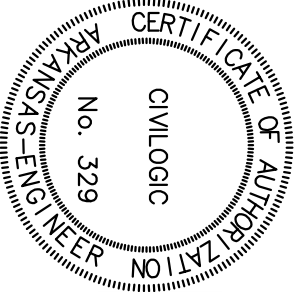
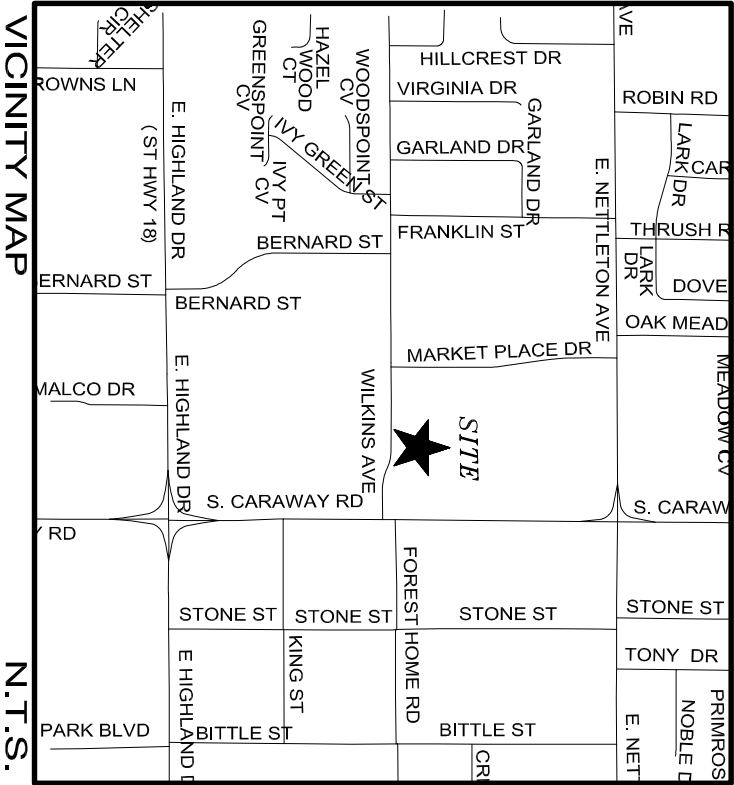
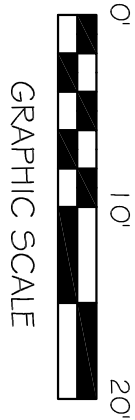
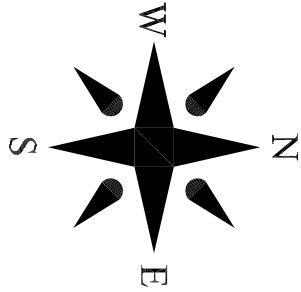
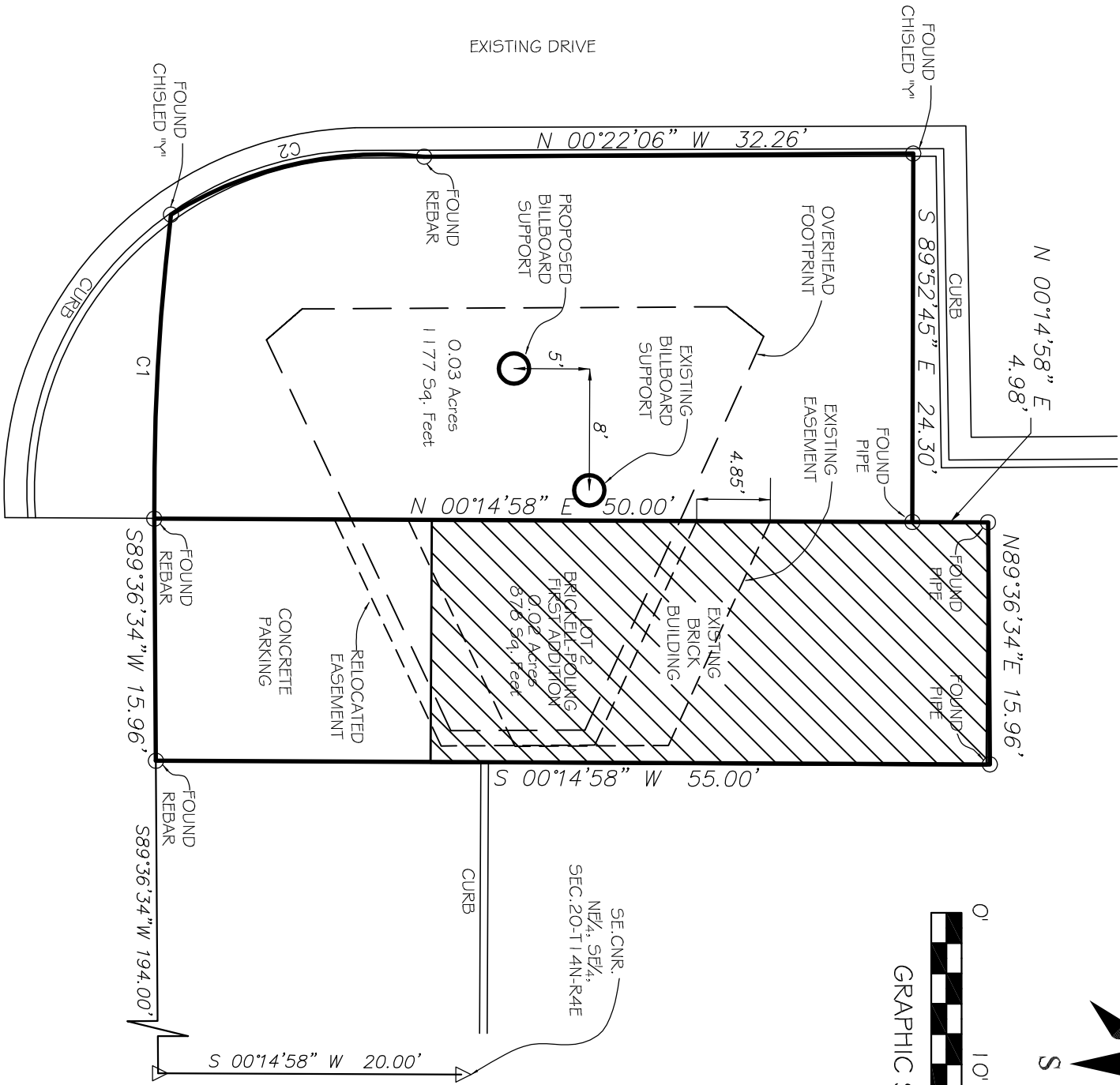
CERTIFICATE OF SURVEY:

To all parties interested in Title to these premises: I hereby certify that I have prior to this day made a survey of the above described property as shown on the Plat of Survey hereon. The property lines and corner monuments, to the best of my knowledge and ability, are correctly established: the improvements are as shown on the Plat of Survey. Encroachments, if any, as disclosed by Survey, are shown hereon.

NOTES:

- 1) All bearings are based on Arkansas North State Plane Coordinate system.
- 2) The closure precision of the plat is in excess of 1' in 100,000'.
- 3) The research completed for this survey includes Legal Description provided and our own research at the courthouse.
- 4) All corner monuments set are 1/2" rebar, unless otherwise noted on plat.
- 5) Owner: AAKJ, LLC
- 6) Flood Plain: This tract does not lie within the 100-yr Flood Plain per Flood Insurance rate map of Craighead Co., AR, and incorporated areas, Community Panel No. 05031C0132 C, dated 09-27-91.
- 7) Property address: 2216 Wilkins Avenue, Jonesboro, Arkansas, 72401
- 8) Current Zoning Classification Per City of Jonesboro: C-3 Zoning Setback Requirements: 25' Front/10' Side/20' Rear

CURVE	ARC LENGTH	RADIUS	DELT A ANGLE	CHORD BEARING	CHORD LENGTH
C1	20.10'	162.96'	7°03'55"	S 86°51'28" E	20.08'
C2	17.45'	26.23'	38°06'26"	S 12°53'52" E	17.13'



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**CONDITIONAL USE PLAT
OF
PT. SEC. 20-T14N-R4E
FOR
VINEYARD OUTDOOR
ADVERTISING**

<i>Drawn By:</i> DB			<i>Checked by:</i> GH	
<i>Date</i> 04/19/17		<i>Scale</i> 1"=10'		<i>Job No.</i> 117068
<i>Section</i> 20		<i>Township</i> 14N		
<i>Range</i> 4E		<i>County</i> CRAIGHEAD		<i>Sheet No.</i> 1 of 1
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