

CURVE TABLE:

CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	40.15'	425.03'	05°24'45"	N48°39'03"E	40.13'
C2	161.16'	1310.68'	07°02'42"	N48°50'10"E	161.06'
C3	39.50'	25.00'	90°31'20"	S44°50'59"W	35.52'

LEGEND:

- FOUND MONUMENT (AS NOTED)
- ⊙ SET 5/8" REBAR WITH BLUE PLASTIC CAP STAMPED "BEARD, P.S. 1691" (OR AS NOTED)
- ▲ COMPUTED POINT (NOT MONUMENTED)
- UTILITY POLE
- ◇ GUY WIRE
- ⋈ WATER VALVE
- ⊞ WATER METER
- ⊙ SANITARY SEWER MANHOLE
- ⊙ TELECOMMUNICATIONS PEDESTAL
- BOUNDARY LINE
- OVERHEAD ELECTRIC LINE
- OVERHEAD TELECOMMUNICATION LINE
- EXISTING BARB-WIRE FENCE

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 TO COMPLETE THIS SURVEY:
  - RECORD PLAT, WATKINS 2ND ADDITION, BY FRED HAYWOOD, P.S. 285, RECORDED IN BOOK 158, PAGE 62, DATED DECEMBER 18, 1968.
  - RECORD PLAT, EDWARDS ADDITION, BY HARVEY S. JOHNSON, P.S. 161, RECORDED IN BOOK 198, PAGE 80, DATED SEPTEMBER 23, 1976.
  - BOUNDARY SURVEY, BY TROY L. SHEETS, P.S. 598, RECORDED IN BOOK G, PAGE 108, DATED APRIL 7, 1981.
  - BOUNDARY SURVEY, BY HARVEY S. JOHNSON, P.S. 161, RECORDED IN BOOK G, PAGE 111, DATED APRIL 14, 1981.
  - BOUNDARY SURVEY, BY DANNY R. BURNS, P.S. 1590, SLS NO. 200912080006, DATED SEPTEMBER 29, 2009.
  - RECORD REPLAT, ALLRED'S PINEVIEW REPLAT, BY BRADLEY P. HANCOCK, P.S. 1400, RECORDED IN BOOK C, PAGE 180, DATED SEPTEMBER 27, 2006.
  - BOUNDARY SURVEY, BY HERBERT C. HIME, P.S. 1142, UNDATED.
  - WARRANTY DEED, RECORDED IN BOOK 382, PAGES 632-633, DATED OCTOBER 4, 1989.
  - QUITCLAIM DEED, RECORDED IN BOOK 550, PAGES 539-541, DATED NOVEMBER 07, 1997.
  - WARRANTY DEED, RECORDED IN BOOK 578, PAGE 428, DATED JULY 13, 1999.
  - WARRANTY DEED, RECORDED IN BOOK 745, PAGES 681-682, DATED APRIL 05, 2007.
- THE SUBJECT PROPERTY LIES OUTSIDE THE 100 YEAR SPECIAL FLOOD HAZARD ZONE, AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP: PANEL NO. 05031C0044C, EFFECTIVE DATE SEPTEMBER 27, 1991.
- SUBJECT PROPERTY IS ZONED R-1, SINGLE-FAMILY MEDIUM DENSITY DISTRICT AND R-2, MULTI-FAMILY LOW DENSITY DISTRICT.
- R-1 ZONING, BUILDING RESTRICTIONS:
  - STREET SETBACK - 25'
  - INTERIOR SIDE SETBACK - 7.5'
  - REAR SETBACK - 25'
  - MAXIMUM LOT COVERAGE - 35%
  - MAXIMUM BUILDING HEIGHT - 35'
- R-2 ZONING, BUILDING RESTRICTIONS:
  - STREET SETBACK - 25'
  - INTERIOR SIDE SETBACK - 7.5'
  - REAR SETBACK - 20'
  - MAXIMUM LOT COVERAGE - 40%
  - MAXIMUM BUILDING HEIGHT - 35'
- FIELD WORK WAS COMPLETED ON JANUARY 27, 2016.

DESCRIPTION (AS-SURVEYED):

LOT 11, WATKINS 2ND ADDITION TO THE CITY OF JONESBORO, CRAIGHEAD COUNTY, ARKANSAS, CONTAINING 0.36 ACRES, MORE OR LESS, SUBJECT TO ALL RIGHTS-OF-WAY AND EASEMENTS OF RECORD.

TOGETHER WITH

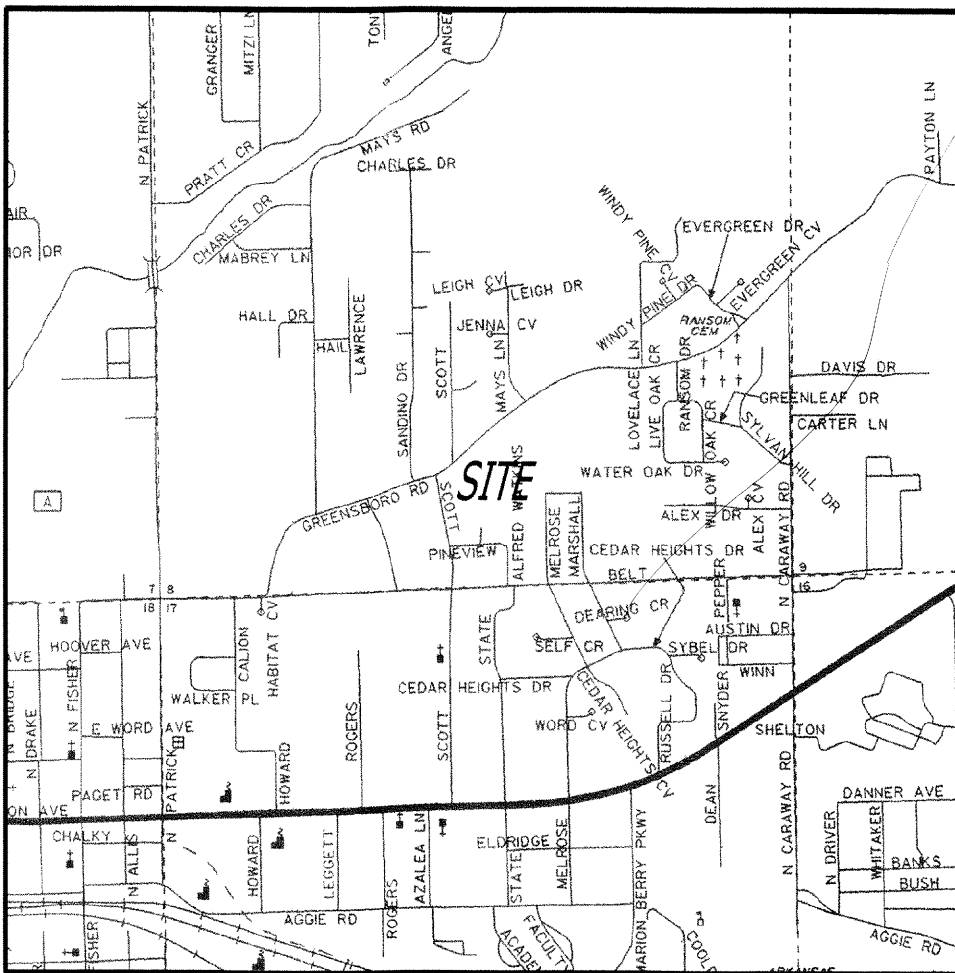
A PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER, A PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER AND A PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 14 NORTH, RANGE 4 EAST, JONESBORO, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH QUARTER CORNER OF SECTION 8, TOWNSHIP 14 NORTH, RANGE 4 EAST, JONESBORO, CRAIGHEAD COUNTY, ARKANSAS; THENCE NORTH 89°31'58" EAST, ALONG THE SOUTH LINE OF SAID SECTION 8, 282.18 FEET; THENCE NORTH 00°47'41" EAST, LEAVING SAID SOUTH LINE, 524.62 FEET TO THE POINT OF BEGINNING PROPER; THENCE SOUTH 89°27'18" WEST, 485.23 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF SCOTT STREET; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE THE FOLLOWING COURSES AND DISTANCES: NORTH 10°48'39" WEST, 208.70 FEET; NORTH 10°42'15" WEST, 95.29 FEET; THENCE NORTH 89°04'34" EAST, LEAVING SAID EASTERLY RIGHT-OF-WAY LINE, 123.62 FEET; THENCE NORTH 10°33'40" WEST, 162.29 FEET TO A POINT ON A CURVE TO THE LEFT, SAID POINT BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF GREENSBORO ROAD; THENCE NORTHEASTERLY ALONG SAID RIGHT-OF-WAY CURVE WITH A CENTRAL ANGLE OF 05°24'45", A RADIUS OF 425.03 FEET, 40.15 FEET TO A POINT THAT BEARS NORTH 48°39'03" EAST, 40.13 FEET FROM THE LAST SAID POINT; THENCE CONTINUE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE THE FOLLOWING COURSES AND DISTANCES: NORTH 45°56'39" EAST, 176.27 FEET TO A POINT ON A CURVE TO THE RIGHT; NORTHEASTERLY ALONG SAID CURVE WITH A CENTRAL ANGLE OF 07°02'42", A RADIUS OF 1310.68 FEET, 161.16 FEET TO A POINT THAT BEARS NORTH 48°50'10" EAST, 161.06 FEET FROM THE LAST SAID POINT; NORTH 52°56'59" EAST, 227.91 FEET; THENCE SOUTH 00°47'41" WEST, LEAVING SAID SOUTHERLY RIGHT-OF-WAY LINE, 848.05 FEET TO THE POINT OF BEGINNING PROPER, CONTAINING 7.30 ACRES, MORE OR LESS, SUBJECT TO ALL RIGHTS-OF-WAY AND EASEMENTS OF RECORD.

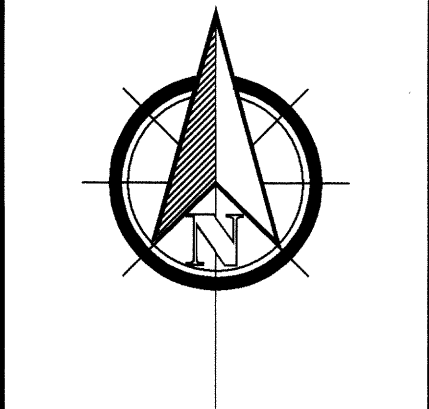
TOTAL ACREAGE FOR TRACTS OF LAND COMBINED CONTAINS 7.66 ACRES.

SURVEYOR'S CERTIFICATION:

I, JASON D. BEARD, CERTIFY THAT THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF ARKANSAS STANDARDS OF PRACTICE FOR PROPERTY BOUNDARY SURVEYS AND PLATS; AND THAT THE ABOVE DESCRIBED TRACT WERE SURVEYED UNDER MY DIRECT SUPERVISION.



VICINITY MAP  
(N.T.S.)

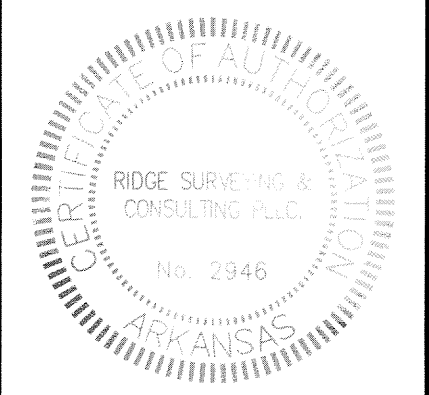


BEARINGS BASED ON ARKANSAS STATE  
PLANE GRID NORTH ZONE (0301)

**BOUNDARY SURVEY**  
**CLIENT: CHARLES TOSH**  
LOT 11, WATKINS 2ND ADDITION TO THE CITY OF JONESBORO, TOGETHER WITH A PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER, A PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER AND A PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 14 NORTH, RANGE 4 EAST, JONESBORO, CRAIGHEAD COUNTY, ARKANSAS

RIDGE SURVEYING  
& CONSULTING PLLC

311 S. Church St., Suite H Jonesboro, AR 72401 870-203-9940 jbeard@ridgesurveying.com		REVISIONS	
DATE	BY	DATE	DESCRIPTION
02/03/2016	JAN		
SCALE	1" = 60'		
DRAWING NO.	028		



RIDGE SURVEYING & CONSULTING, PLLC.  
ARKANSAS - 2946



JASON D. BEARD - SURVEYOR  
ARKANSAS - P.S. 1691

500-14N-04E-0-08-203-16-1691



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