

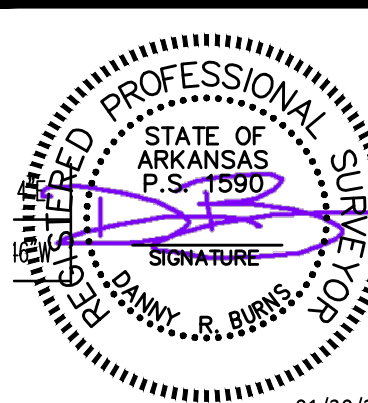
SCALE 1" = 60'



PHONE: 870-243-0092

561 CR 464, JONESBORO, AR 72404

CLIENT:
NO REST, LLC



01/30/2019

DRAWING INFO.	
DRAWN BY:	DRB
DATE:	01/05/19

DRAWING INFO

DRAWN

DATE: _____

SCALE:

CAD NO.

RECORD PLAT

SHEET NUMBER:

3 of 19

- 1) BASIS OF BEARINGS: GPS OBSERVATIONS (ARKANSAS NORTH STATE COORDINATE SYSTEM)
- 2) THE RESEARCH COMPLETED FOR THIS SURVEY INCLUDES:
 - SURVEY BY HORIZON LAND SURVEYING, LLC. FOR CBS REVOCABLE TRUST DATED 10/04/18
 - LEGAL DESCRIPTION, DOG# J82013K-021026
 - A.H.T.D. RIGHT OF WAY PLANS, JOB NUMBER 100611
 - A.H.T.D. SECTION BREAKDOWN SURVEY OF SECTION 4, T13N, R3E, JOB NUMBER: 100611
 - A.H.T.D. SECTION BREAKDOWN SURVEY OF SECTION 5, T13N, R3E, JOB NUMBER: 100611
 - A.H.T.D. RIGHT OF WAY PLANS, JOB NUMBER 10-709
- 3) ALL CORNER MONUMENTS SET ARE 2" REBAR, UNLESS NOTED OTHERWISE ON THE PLAT.
- 4) OWNER: NO REST. LK.
- 5) FLOOD PLAIN: THIS TRACT DOES NOT LIE WITHIN THE 100-YR FLOOD PLAIN FOR FLOOD INSURANCE RATE MAP OF CRAIGHEAD CO., AR, AND INCORPORATED AREAS, COMMUNITY PLAN# 05031C0150 C DATED 09/27/91.

PART OF THE SOUTHWEST QUARER, AND PART OF THE NORTHWEST QUARTER, ALL IN SECTION 4, TOWNSHIP 13 NORTH, RANGE 3 EAST, CRAIGHEAD COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE CENTER OF SAID SECTION 4, TOWNSHIP 13 NORTH, RANGE 3 EAST, THENCE RUN S00°00'00" W ALONG THE HALF SECTION LINE A DISTANCE OF 571.07 FT. TO A POINT; THENCE LEAVING SAID HALF SECTION LINE THENCE S89°25'46" W A DISTANCE OF 227.81 FT. TO A POINT; THENCE RUN S00°34'14" E A DISTANCE OF 39.50 FT. TO A POINT; THENCE RUN S89°25'46" W A DISTANCE OF 785.82 FT. TO A POINT; THENCE RUN N00°34'14" W A DISTANCE OF 52.50 FT. TO A POINT; THENCE RUN S89°25'46" W A DISTANCE OF 305.14 FT. TO A POINT; THENCE RUN N00°34'14" W A DISTANCE OF 253.50 FT. TO A POINT; THENCE RUN N00°11'35" W A DISTANCE OF 345.67 FT. TO A POINT; ALONG THE CENTERLINE OF FLEMION ROAD, THENCE RUN N67°36'42" E ALONG SAID CENTERLINE A DISTANCE OF 185.51 FT. TO A POINT; THENCE RUN N88°50'01" E A DISTANCE OF 175.75 FT. TO A POINT; THENCE RUN N89°05'46" E A DISTANCE OF 283.75 FT. TO A POINT; THENCE RUN N88°44'38" E ALONG SAID CENTERLINE A DISTANCE OF 208.47 FT. TO A POINT; THENCE RUN N87°50'01" E A DISTANCE OF 208.74 FT. TO A POINT ALONG THE HALF SECTION LINE OF SAID SECTION 4; THENCE LEAVING SAID CENTERLINE OF FLEMION ROAD, THENCE RUN S00°20'00" W ALONG SAID HALF SECTION LINE A DISTANCE OF 68.73 FT. TO THE POINT OF BEGINNING, CONTAINING 19.70 ACRES.

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.

I HEREBY CERTIFY THAT WE ARE THE OWNER'S OF THE PROPERTY SHOWN AND DESCRIBED HEREON, AND THAT WE ADOPT THE PLAN OF SUBDIVISION AND DEDICATE PERPETUAL USE OF ALL STREETS AND EASEMENTS AS NOTED.

THE SUB-DIVIDER OR DEVELOPER MUST, BEFORE THE SALE OF ANY LOT OR LOTS, EITHER COMPLETE THE IMPROVEMENTS DEFINED IN SECTION 15.16.01 OF THE JONESBORO SUBDIVISION REGULATIONS AND AS SPECIFICALLY IDENTIFIED ON THIS RECORD PLAT AND SUPPORTING PLANS AND DOCUMENTATION OR FURNISH THE METROPOLITAN AREA PLANNING COMMISSION EVIDENCE THAT AN APPROPRIATELY FUNDED ESCROW AGREEMENT IN THE AMOUNT OF THE CONTRACT COST OF IMPROVEMENTS REQUIRED BY SECTION 15.16.01 THAT ARE NOT COMPLETED AT THE DATE OF SALE OF THE LOT OR LOTS FROM THE CLOSEST IMPROVED STREET TO AN INCLUDING ALL FRONT FOOTAGE OF SAID LOT OR LOTS.

THE RECORD PLAT OR PLATS WILL NOT BE SIGNED BY THE CHAIRMAN AND SECRETARY OF THE METROPOLITAN AREA PLANNING COMMISSION UNTIL ALL CONDITIONS IMPOSED BY THE COMMISSION HAVE BEEN SATISFIED AND ALL REQUIRED SITE IMPROVEMENTS HAVE BEEN EITHER COMPLETED OR THEIR COMPLETION GUARANTEED AND SECURED BY AN APPROPRIATE FINANCIAL INSTRUMENT.

MEMBER

NO REST, LLC