

**VICINITY MAP (N.T.S.)** 

- Survey prepared for Southern Hills Real Estate, LLC 2110 Fair Park Blvd. Jonesboro, AR 72401
- Subject property is currently zoned PD-M (Mixed Use Planned Development District) per City of Jonesboro, Arkansas Ordinance O-EN-024-2020. Coordination with the City of Jonesboro Planning department should be made to determine specific zoning
- 3. Subject property does not lie in the 100- year floodplain per FEMA Flood Insurance Rate Map 05031C0131 C & 05031C0150C,
- 4. This survey meets current "Arkansas Minimum Standards for Property Surveys and Plats." Field work for this survey was completed
- Except as specifically stated or shown on this plat, this survey does not purport to reflect any of the following which may be applicable to the subject real estate: easements, other than possible easements which were visible at the time of making this survey; building setback lines; restrictive covenants; subdivision restrictions; zoning or other land use regulations, and any other facts which an accurate and current title search may disclose.
- Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts which an accurate and current title search may disclose.
- Declaration is made to original purchaser of the survey. It is not transferable to additional institutions or subsequent owners. 8. Every document of record reviewed and considered as a part of this survey is noted hereon. No abstract of title, nor title commitment,
- nor results of title searches were furnished to the surveyor. There may exist other documents of record which would affect this parcel.
- 9. All buildings, surface, and subsurface improvements on and adjacent to the site are not necessarily shown. 10. The location and/or existence of utility service lines to the property surveyed are unknown and are not shown.
- 11. No attempt has been made as a part of this boundary survey to obtain or show data concerning existence, size, depth, condition, capacity, or location of any utility or municipal/public service facility. For information regarding these utilities or facilities, please
- contact the appropriate agencies or other surveys. 12. Survey is valid only if print has original seal and signature of surveyor present.

## REFERENCE DOCUMENTS:

- A. "Farm Creek Home Sites", Haywood, Kenward & Associates, Inc., Plat Book B, Page 52. 1988-07-13
- B. "Farm Creek Home Sites Second Addition", Haywood, Kenward & Associates, Inc., Plat Book B Page 56. 1988-11-08 C. "Turner's Chapel Road Addition", Haywood, Kenward & Associates, Inc., Plat Book B Page 117. 1994-07-27
- D. "Kelly's Southwest Addition", Haywood, Kenward, Bare & Associates, Inc., Plat Book B Page 117. 1994-07-23
- F. "Pinkston Kellers Chapel Road Addition", Haywood, Kenward, Bare & Associates, Inc., Plat Book C Page 169. 2005-08-23 G. "Tuck's Third Replat of Tuck's Culberhouse Addition", Haywood, Kenward, Bare & Associates, Inc., Plat Book C Page 174. 2006-01-11
- H. "Ezell Southwest Drive Minor Plat", Civilogic, Plat Book C Page 187. 2007-08-21 I. "Tuck's Fourth Replat of Tuck's Culberhouse Addition", Haywood, Kenward, Bare & Associates, Inc. Plat Book C Page 203, 2009-11-17
- J. "Property Acquisition AHTD Job No. 100454". NTB Associates, Inc. 2011-01-05
- K. "Tuck's Fifth Replat of Tuck's Culberhouse Addition", Haywood, Kenward, Bare & Associates, Inc., Plat Book C Page 303. 2018-0712
- L. "Twin Oaks Subdivision Phase III", Brandon Wood, PS, Plat Book C Page 337. 2019-10-03 M. "ALTA/NSPS Land Title Survey", Compass Surveying & Mapping, LLC, (Provided by Client). 2020-01-30
- N. "Arkansas State Highway Commission Right of Way Map Job 10054".

## TRACT DESCRIPTION:

A part of the Southwest Quarter of the Northwest Quarter, a part of the Southeast Quarter of the Northwest Quarter, a part of the Southwest Quarter of the Northeast Quarter, a part of the Northwest Quarter of the Southwest Quarter, a part of the Northeast Quarter of the Southwest Quarter, & a part of the Northwest Quarter of the Southeast Quarter, and all being in Section 36, Township 14 North, Range 3 East, Craighead County, Arkansas and being more particularly described as follows:

COMMENCING at the Southwest corner of the Northwest Quarter of the Southwest Quarter of said Section 36; Thence North 88°56'51" East, 181.29 feet to the POINT OF BEGINNING; Thence North 00°44'51" West, 24.89 feet; Thence North 87°12'05" West, 68.02 feet; Thence North 16°47'37" West, 24.92 feet; Thence North 19°52'49" East, 148.99 feet; Thence North 21°32'46" East, 163.36 feet; Thence North 23°49'52" East, 197.11 feet; Thence with a curve to the right, with a radius of 1621.04 feet, 72.68 feet, to a point which bears North 28°11'21" East, 72.68 feet from the last said point; Thence with a curve to the right, with a radius of 25.04 feet, 23.17 feet, to a point which bears North 54°37'34" East, 22.36 feet from the last said point; Thence North 30°06'26" East, 106.23 feet; Thence with a curve to the right, with a radius of 1884.18 feet, 201.23 feet, to a point which bears North 33°10'46" East, 201.14 feet from the last said point; Thence North 37°17'30" East, 129.76 feet; Thence North 37°24'18" East, 59.69 feet; Thence North 41°11'15" East, 196.50 feet; Thence North 45°10'17" East, 196.38 feet; Thence North 49°17'02" East, 202.12 feet; Thence North 51°19'12" East, 568.98 feet; Thence North 56°40'44" East, 113.17 feet; Thence North 56°38'48" East, 209.43 feet; Thence North 40°22'27" East, 156.88 feet; Thence North 51°36'11" East, 247.58 feet; Thence North 38°23'54" West, 10.00 feet; Thence North 51°36'06" East, 171.70 feet; Thence with a curve to the left, with a radius of 1733.51 feet, 175.32 feet, to a point which bears North 48°19'18" East, 175.25 feet from the last said point; Thence South 37°12'39" East, 110.56 feet; Thence South 37°01'48" East, 143.79 feet; Thence South 89°00'31" West, 35.43 feet; Thence South 00°04'39" West, 208.81 feet; Thence North 89°05'10" East, 209.73 feet; Thence North 00°10'04" West, 629.18 feet; Thence North 88°59'44" East, 656.02 feet; Thence South 00°00'17" East, 1074.26 feet; Thence South 89°59'48" West, 319.95 feet; Thence South 00°39'38" West, 250.80 feet; Thence South 00°39'38" West, 1320.06 feet; Thence South 88°56'31" West, 329.96 feet; Thence South 88°48'06" West, 1314.89 feet; Thence South 88°56'51" West, 1135.34 feet to the POINT OF BEGINNING, containing 118.34 acres more of less and being subject to all rights of way and easements of record.

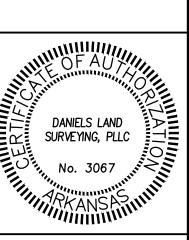
## OWNER'S CERTIFICATION:

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.

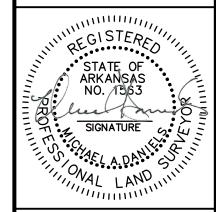
	Signature / Date	
Prateek Gera		
	Signature / Date	
Matthew Millerd		
	Signature / Date	

STATE SURVEYOR CODE 500-14N-03E-0-36-000-16-1563

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ANIELS LAND SURVEYING, PLLC ARKANSAS COA 3067



MICHAEL A. DANIELS ARKANSAS PROFESSIONAL SURVEYOR 1563

RECORD PLAT

REVISIONS SHEET 1 OF 1 TSC3(2) DRAWN BY MAD SCALE 1"=200' 12/21/2020 FILE NO. 14N03E36 0091-014-SUB