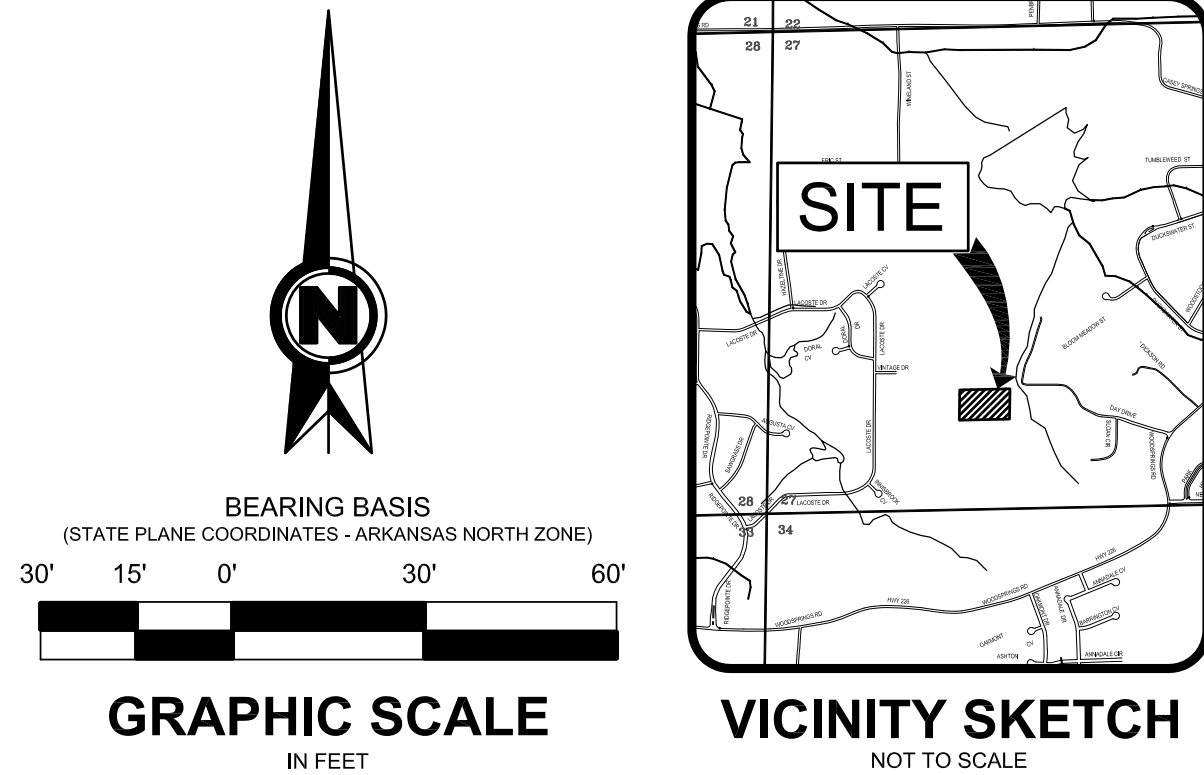
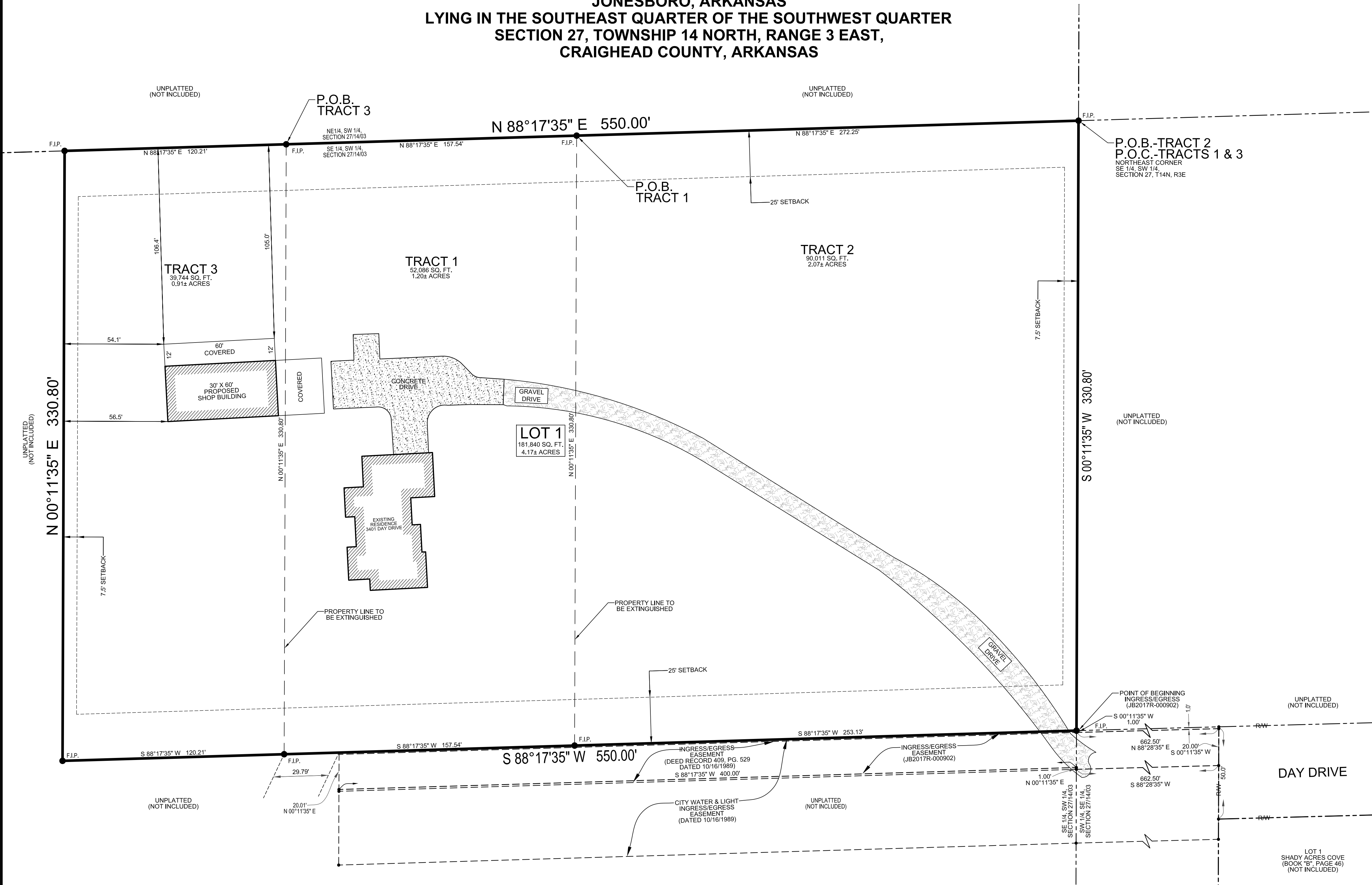


PLAT OF
SHOUSE ESTATES
JONESBORO, ARKANSAS
LYING IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER
SECTION 27, TOWNSHIP 14 NORTH, RANGE 3 EAST,
CRAIGHEAD COUNTY, ARKANSAS



- LEGEND**
- BOUNDARY LINE
 - - - ADJACENT LOT LINES
 - - - EASEMENT LINES
 - - - SETBACK LINES
 - F.I.P.
 - FOUND IRON PIPE

OWNER'S CERTIFICATION

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

NAME: WILLIAM SHOUSE NAME: AIMEE SHOUSE
TITLE: OWNER TITLE: OWNER

SURVEYOR'S NOTES

- THIS BOUNDARY SURVEY WAS PREPARED FOR WILLIAM & AIMEE SHOUSE.
- NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY THIS SURVEYOR FOR EASEMENTS, RESTRICTIONS, RESERVATIONS OR RIGHTS-OF-WAY AFFECTING THIS PROPERTY.
- SUBJECT PROPERTY IS CURRENTLY ZONED R-1. R-1 ZONING IS DEFINED AS SINGLE-FAMILY MEDIUM DENSITY DISTRICT. THE SURROUNDING PROPERTY IS ZONED R-1.
BUILDING SETBACKS FOR R-1 ZONING ARE:
FRONT= 25' SIDE= 7.5' REAR= 25'
- THE FOLLOWING DOCUMENTS WERE USED TO PREPARE THIS SURVEY:
a. A SURVEY BY TROY L. SHEETS SURVEYING DATED 4/20/93, JOB #93165.
b. A SURVEY BY TROY L. SHEETS SURVEYING DATED 2/11/92, JOB #92031.
c. A SURVEY BY TROY L. SHEETS SURVEYING DATED 6/5/91, JOB #91100.
d. A SURVEY BY TROY L. SHEETS SURVEYING DATED 11/17/89, JOB #899210.
e. A SURVEY BY TROY L. SHEETS SURVEYING DATED 9/27/89.
f. A SURVEY BY ASSOCIATED ENGINEERING AND TESTING, LLC, DATED 11/19/07, JOB #07315.
g. INGRESS/EGRESS EASEMENT (DEED RECORD 409, PG. 529 DATED 10/16/1989).
h. CITY WATER & LIGHT INGRESS/EGRESS EASEMENT (DATED 10/16/1989).
i. WARRANTY DEED TO WILLIAM LEE SHOUSE AND AIMEE B. SHOUSE, DATED AUGUST 14, 2020, RECORDED AS DEED 2020R-018462, PUBLIC RECORDS OF CRAIGHEAD COUNTY, AT JONESBORO, ARKANSAS.

DESCRIPTION - TRACT 1

PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 14 NORTH, RANGE 3 EAST, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 14 NORTH, RANGE 3 EAST, CRAIGHEAD COUNTY, ARKANSAS; THENCE SOUTH 88°17'35" WEST, ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 27, A DISTANCE OF 272.25 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00°11'35" WEST, DEPARTING FROM SAID NORTH LINE, A DISTANCE OF 330.80 FEET; THENCE SOUTH 88°17'35" WEST, A DISTANCE OF 157.54 FEET TO A POINT; THENCE NORTH 00°11'35" EAST, A DISTANCE OF 330.80 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 27; THENCE NORTH 88°17'35" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 157.54 FEET TO THE POINT OF BEGINNING.

CONTAINING IN ALL 52,086 SQ. FT. OR 1.20 ACRES, MORE OR LESS.

DESCRIPTION - TRACT 2

PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 14 NORTH, RANGE 3 EAST, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 14 NORTH, RANGE 3 EAST, CRAIGHEAD COUNTY, ARKANSAS; THENCE SOUTH 00°11'35" WEST, ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 27, A DISTANCE OF 330.80 FEET; THENCE SOUTH 88°17'35" WEST, DEPARTING FROM SAID EAST LINE, A DISTANCE OF 272.25 FEET; THENCE NORTH 00°11'35" EAST, A DISTANCE OF 330.80 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 27; THENCE NORTH 88°17'35" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 272.25 FEET TO THE POINT OF BEGINNING.

CONTAINING IN ALL 90,011 SQ. FT. OR 2.07 ACRES, MORE OR LESS.

DESCRIPTION - TRACT 3

PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 14 NORTH, RANGE 3 EAST, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 14 NORTH, RANGE 3 EAST, CRAIGHEAD COUNTY, ARKANSAS; THENCE SOUTH 88°17'35" WEST, ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 27, A DISTANCE OF 429.79 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00°11'35" WEST, DEPARTING FROM THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 27, A DISTANCE OF 330.80 FEET; THENCE SOUTH 88°17'35" WEST, A DISTANCE OF 120.21 FEET; THENCE NORTH 00°11'35" EAST, A DISTANCE OF 330.80 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 27; THENCE NORTH 88°17'35" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 120.21 FEET TO THE POINT OF BEGINNING.

CONTAINING IN ALL 39,744 SQ. FT. OR 0.91 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.

DESCRIPTION - INGRESS/EGRESS EASEMENT (JB2017R-000902)

PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER AND PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 14 NORTH, RANGE 3 EAST, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 14 NORTH, RANGE 3 EAST, CRAIGHEAD COUNTY, ARKANSAS; THENCE SOUTH 00°11'35" WEST, ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 27, A DISTANCE OF 330.80 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00°11'35" WEST, ALONG SAID EAST LINE, A DISTANCE OF 1.00 FEET; THENCE NORTH 88°28'35" EAST, DEPARTING SAID EAST LINE, A DISTANCE OF 662.50 FEET; THENCE SOUTH 00°11'35" WEST, A DISTANCE OF 20.00 FEET; THENCE SOUTH 88°28'35" WEST, A DISTANCE OF 662.50 FEET TO A POINT LYING ON THE EAST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 27; THENCE NORTH 00°11'35" WEST, ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 27, A DISTANCE OF 20.00 FEET; THENCE SOUTH 88°17'35" WEST, A DISTANCE OF 400.00 FEET; THENCE NORTH 00°11'35" EAST, A DISTANCE OF 1.00 FEET; THENCE NORTH 88°17'35" EAST, A DISTANCE OF 400.00 FEET TO THE POINT OF BEGINNING.

CONTAINING IN ALL 21,250 SQ. FT. OR 0.49 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.

SHOUSE ESTATES, JONESBORO, ARKANSAS

WILLIAM & AIMEE SHOUSE

PART OF SE 1/4, SW 1/4, SECTION 27, T14N, R3E,
CRAIGHEAD COUNTY, JONESBORO, ARKANSAS



BENCHMARK LAND SURVEYING, INC.
ARKANSAS C.O.A. #3020



DATE: 09/15/16 BY: KLS DESCRIPTION: CORRECT EASEMENT

500-14N-03E-0-27-320-16-1637

CADD FILE: 16192-002 SCALE: 1"=30'

DATE: 11/20/2020 SHEET

DWG#: 0314273-0012 1 OF 1