

FD IRON PIPE (W 1/8 CORNER)  
NW CORNER OF THE NORTHEAST  
QUARTER OF THE SOUTHWEST  
QUARTER OF SECTION 34,  
TOWNSHIP 14 NORTH, RANGE 3  
EAST

DETENTION EASEMENT  
LAKE POINTE ESTATES PHASE I

S 0°35'57" W 341.20'

S 89°59'42" E 431.56'

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#### DESCRIPTION:

A PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 14 NORTH, RANGE 3 EAST, CRAIGHEAD COUNTY, ARKANSAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
Commencing at the Northwest corner of Northeast Quarter of the Southwest Quarter of said Section 34; thence South 00°35'57" West 341.20 feet; thence South 89°59'42" East 431.56 feet to the point of beginning proper;  
thence North 26°02'52" East 192.88 feet; thence with a curve turning to the left with an arc length of 102.02', with a radius of 230.00', with a chord bearing of South 76°39'35" East, with a chord length of 101.18 feet; thence South 89°22'00" East 16.35 feet; thence North 00°38'00" East 210.34 feet; thence South 89°22'00" East 30.00 feet; thence North 88°20'42" East 661.15 feet; thence South 00°35'01" West 378.88 feet thence North 90°00'00" West 888.85 feet to the point of beginning proper, having an area of 280047.24 square feet, 6.43 acres more or less and being subject to all public and private roads and easements.

#### OWNER CERTIFICATION:

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

#### SURVEYORS NOTES:

- BEARINGS ARE STATE PLANE GRID BEARINGS(NAD 83 DATUM)AS PER GPS OBSERVATION ON SITE DURING SURVEY AND ARE TO BE USE TO DEFINE THE GENERAL DIRECTION AND TRUE ANGLE AT THE INTERSECTION OF THE PROPERTY AND LAND LINES.
- PROPERTY IS SUBJECT TO UTILITY SERVICES AND UNDERGROUND UTILITY LINES NOT LOCATED.

#### SURVEYOR'S CERTIFICATION:

THIS IS TO CERTIFY I HAVE ON THIS DATE SURVEYED THE ABOVE DESCRIBED PROPERTY IN ACCORDANCE WITH MONUMENTS FOUND THIS PLAT CONFORMS TO THAT SURVEYED.

H&S HIME PROFESSIONAL SURVEYING SERVICES  
1817 WOODSPRINGS RD. STE. "F"  
JONESBORO, ARKANSAS 72401

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
G1	230.00'	102.02'	101.18'	S 76°39'35" E	25°24'50"
G2	25.00'	36.27'	33.17'	S 41°23'55" E	63°09'39"
G3	25.00'	36.27'	33.36'	S 45°00'00" W	90°00'00"
G4	25.00'	18.69'	18.26'	N 68°35'00" E	42°50'00"
G5	50.00'	47.24'	45.50'	S 74°13'58" W	54°07'36"
G6	50.00'	50.16'	48.08'	N 49°57'51" W	57°28'28"
G7	50.00'	50.79'	48.63'	N 07°52'22" E	58°11'57"
G8	50.00'	47.28'	45.54'	N 64°03'25" E	54°10'31"
G9	50.00'	36.38'	35.58'	S 68°00'35" E	41°41'10"
G10	25.00'	18.69'	18.26'	S 68°35'00" E	42°50'00"

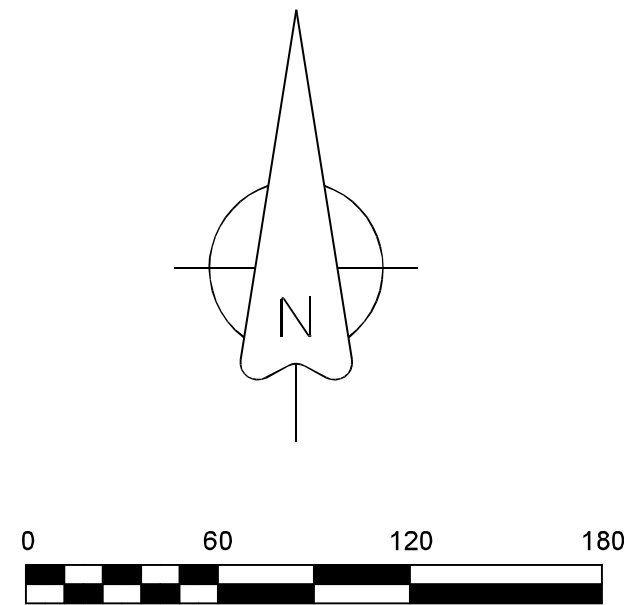
PROPERTY IS ZONED R-1  
BUILDING SETBACKS  
25' FRONT & REAR  
7.5' SIDEYARD

EXISTING SANITARY SEWER EASEMENT

CAL. S 1/16 CORNER  
CENTER LINE OF SECTION  
34, T14N, R3E

R-1

## VICINITY MAP



FLOOD INSURANCE NOTE: By graphics plotting only, this property is in ZONE X of the Flood Insurance Rate Map, Community Panel No. 05031C0150 effective date of 9/27/1991. Exact designations can only be determined by an Elevation Certificate. Based on the above information, this property IS NOT in a Special Flood Hazard Area.

LANDSCAPING NOTE:  
"ONE (1) TREE PER LOT SHALL BE PLANTED.  
TREE SPECIES AND SIZE REQUIREMENTS SHALL BE IN ACCORDANCE WITH THE LANDSCAPING ORDINANCE [ORD-18-051]"

## LEGEND

These standard symbols will be found in the drawing.

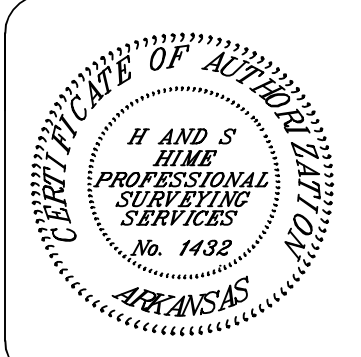
- FOUND CORNER AS NOTED
- SET 1/2" REBAR W/ CAP
- ⦿ FD COTTON PICKER SPINDLE
- ▲ HIGHWAY RIGHT OF WAY MARKER
- ⊗ FOUND REBAR
- △ CALCULATED CORNER
- X — FENCE LINE
- E — ELECTRIC
- ⊙ SET PK NAIL
- ⊕ POWER POLE
- 3601 ADDRESS

H&S HIME PROFESSIONAL  
SURVEYING SERVICES

LAKE POINTE ESTATES PHASE II A  
JONESBORO, ARKANSAS

FINAL PLAT

DATE: 03-18-2021  
REV:  
CLIENT: MARK MORRIS  
DRAWN BY: H. HIME



PHONE : 870-972 -1288  
EMAIL: hshime\_butch@yahoo.com  
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