

CORRECTIVE PLAT OF
COMPANY LLC - HWY. #
PARAGOULD, ARKANSAS
 A PART OF THE E 1/2 OF THE SW 1/4 OF THE NE 1/4,
 SECTION 11, TOWNSHIP 16 NORTH, RANGE 5 EAST,
 GREENE COUNTY, ARKANSAS



PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 16 NORTH, RANGE 5 EAST, GREENE COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONTAINING IN ALL 52,083 SQ. FT. OR 1.20 ACRES, MORE OR LESS.

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

SUBJECT TO THE FOLLOWING EASEMENT:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 16 NORTH, RANGE 5 EAST, GREENE COUNTY, ARKANSAS; THENCE SOUTH 89°31'42" WEST ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 11, AFORSAID, 667.92 FEET; THENCE SOUTH 01°19'04" WEST DEPARTING SAID NORTH LINE, 148.85 FEET; THENCE NORTH 87°38'50" EAST 194.38 FEET TO THE POINT OF BEGINNING; THENCE NORTH 01°19'04" EAST 46.80 FEET; THENCE NORTH 28°26'43" EAST 32.49 FEET; THENCE SOUTH 55°00'06" EAST 103.25 FEET; THENCE SOUTH 71°17'43" EAST 33.33 FEET; THENCE SOUTH 87°38'50" WEST 132.81 FEET TO THE POINT OF BEGINNING.

CONTAINING IN ALL 4,819 SQUARE FEET OR 0.11 ACRES, MORE OR LESS.

TOGETHER WITH THE FOLLOWING INGRESS/EGRESS EASEMENT DESCRIBED AS FOLLOWS:

PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 16 NORTH, RANGE 5 EAST, GREENE COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 16 NORTH, RANGE 5 EAST, GREENE COUNTY, ARKANSAS, THENCE SOUTH 88°31'42" WEST ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 11, AFORESAID, 667.92 FEET; THENCE SOUTH 01°19'04" WEST DEPARTING SAID NORTH LINE 148.85 FEET; THENCE NORTH 87°38'50" EAST 66.30 FEET; THENCE NORTH 33°37'00" EAST 148.98 FEET, TO THE POINT OF BEGINNING; THENCE NORTH 33°37'00" EAST 20.01 FEET; THENCE SOUTH 55°00'06" EAST 176.61 FEET; THENCE SOUTH 71°17'43" EAST 35.97 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF ARKANSAS STATE HIGHWAY #49; THENCE SOUTH 35°04'50" WEST ALONG SAID RIGHT OF WAY LINE, 20.74 FEET; THENCE NORTH 71°17'43" WEST DEPARTING SAID RIGHT OF WAY LINE 33.33 FEET; THENCE NORTH 55°00'06" WEST 179.00 FEET TO THE POINT OF BEGINNING.







CONTAINING IN ALL 4,249 SQUARE FEET OR 0.10 ACRES, MORE OR LESS.

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.

I HEREBY CERTIFY THAT BENCHMARK LAND SURVEYING, INC. HAS THIS DATE MADE A BOUNDARY SURVEY OF THE ABOVE DESCRIBED PROPERTY AS SHOWN HEREON AND THAT SAID SURVEY IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THERE ARE NO APPARENT ABOVE GROUND ENCROACHMENTS OTHER THAN AS SHOWN OR STATED HEREON AND THAT THIS SURVEY WAS MADE IN ACCORDANCE WITH THE ARKANSAS MINIMUM STANDARDS FOR PROPERTY SURVEYS AND PLATS IN EFFECT ON THIS DATE.

DATE OF BOUNDARY SURVEY: 10/25/2021



- | | |
|--|------------------------|
|  | = BOUNDARY LINE |
|  | = ADJACENT LOT LINES |
|  | = EASEMENT LINES |
| | = ZONING SETBACK LINES |
|  F.I.P. | = FOUND IRON PIPE |
|  F.R. | = FOUND REBAR |
|  F.S.T. | = FOUND SQUARE TUBE |

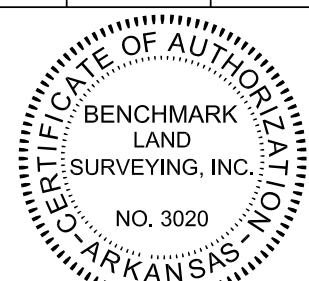
1. THIS BOUNDARY SURVEY WAS PREPARED FOR HALSEY LAND COMPANY LLC.
2. NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY THIS SURVEYOR FOR EASEMENTS, RESTRICTIONS, RESERVATIONS OR RIGHTS-OF-WAY AFFECTING THIS PROPERTY.
3. SUBJECT PROPERTY IS CURRENTLY ZONED HIGHWAY BUSINESS DISTRICT C-3. HIGHWAY BUSINESS DISTRICT C-3 IS TO PERMIT AND ENCOURAGE THE GROUPING, IN DEFINED AREAS ALONG HIGHWAYS, OF CERTAIN RETAIL ACTIVITIES, AND SERVICES INTENDED PRIMARILY TO SERVE (AND DEPENDENT UPON) THE MOTORING PUBLIC. IN ADDITION, THE DISTRICT IS INTENDED TO ACCOMMODATE MISCELLANEOUS COMMERCIAL ENTERPRISES SERVING THE CONSUMER PUBLIC, INDUSTRY, AND AGRICULTURE.
BUILDING SETBACKS FOR C-3 ARE: FRONT= 25' SIDE= 20' REAR= 15'
4. THE FOLLOWING DOCUMENTS WERE USED TO PREPARE THIS SURVEY:
 - A. GENERAL WARRANTY DEED DATED MARCH 13, 2013, RECORDED AS DOCUMENT NO. 201301953 IN THE PUBLIC RECORDS OF GREENE COUNTY, AT PARAGOULD, ARKANSAS.
 - B. WARRANTY DEED DATED JULY 20, 2021, RECORDED AS DOCUMENT NO. 2021005920, IN THE PUBLIC RECORDS OF GREENE COUNTY, AT PARAGOULD, ARKANSAS.
 - C. ALTA SURVEY PREPARED BY ERIC W. COLEMAN, PS#1213, DATED APRIL, 30, 2007 JOB NO. 2598.
 - D. PLAT OF SURVEY PREPARED BY CLINT RICHARDSON, PS#1487, DATED OCTOBER 31, 2016, RECORDED AS DOCUMENT NO. 201712114331 IN THE STATE SURVEYOR'S OFFICE IN LITTLE ROCK, ARKANSAS.
 - E. RIGHT-OF-WAY PLANS FOR ARKANSAS STATE HIGHWAY #49, ARDOT JOB NO.R00071.
5. THIS PLAT CORRECTS THE PLAT RECORDED AS DOCUMENT NO. 2022-008221, PUBLIC RECORDS OF GREENE COUNTY, ARKANSAS.

CORRECTIVE PLAT OF

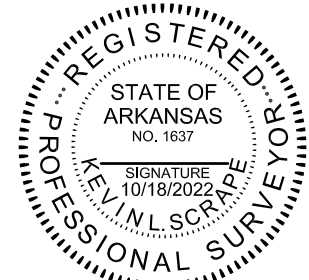
HALSEY LAND COMPANY LLC

**HWY. #49 MINOR PLAT
PARAGOULD, ARKANSAS**

PART OF THE E 1/2, SW 1/4, NE 1/4,
SECTION 11 - T16N - R5E
GREENE COUNTY, ARKANSAS



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



KEVIN L. SCRAPE
ARKANSAS PS#1637

DATE:	BY:	DESCRIPTION:
10/18/2022	KS	CORRECT DESCRIPTION
500-16N-05E-0-11-130-28-1637		
CADD FILE: 21279-002-R1		SCALE: 1"=40'
DATE: 10/13/2022	SHEET	
DWG#: 0516111-0008-R1	1 OF 1	

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