

LEGAL DESCRIPTION:

LOT 1
A PARCEL OF LAND LYING WITHIN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER LYING WEST OF THE BAYOU AND SOUTH OF INTERSTATE 530, IN SECTION 27, TOWNSHIP 6 SOUTH, RANGE 9 WEST OF THE 5TH P.M., JEFFERSON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN EXISTING ALUMINUM CAP STAMPED, "201308190016-29", BEING THE NORTHWEST CORNER OF SAID SECTION 27; THENCE LEAVING SAID CORNER AND RUNNING SOUTHERLY ALONG THE WEST LINE OF SAID SECTION 27, 500'30.58'E A DISTANCE OF 3946.38 FEET; THENCE LEAVING SAID WEST LINE OF SECTION 27, S89°49'29"E A DISTANCE OF 71.54 FEET TO A SET 1/2" REBAR LYING ON THE EASTERN RIGHT-OF-WAY LINE OF US HIGHWAY 63; THENCE NORTHERLY ALONG SAID EASTERN RIGHT-OF-WAY LINE, N00°35'04"E A DISTANCE OF 123.84 FEET TO THE POINT OF BEGINNING, BEING THE SOUTHWEST CORNER OF THE SAID DESCRIBED PARCEL;

THENCE LEAVING THE AFOREMENTIONED CORNER OF THE DESCRIBED PARCEL CONTINUING NORTHERLY ALONG SAID EASTERN RIGHT-OF-WAY LINE, N00°35'04"E A DISTANCE OF 227.47 FEET TO AN EXISTING 1/2" REBAR, ALSO BEING THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF US HIGHWAY 63 AND THE SOUTH RIGHT-OF-WAY LINE OF US 65 RAMP BY-PASS; THENCE LEAVING SAID INTERSECTION AND CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY LINE OF US 65 RAMP BY-PASS, N83°44'55"E A DISTANCE OF 619.75 FEET TO A SET 1/2" REBAR; THENCE LEAVING SAID RIGHT-OF-WAY LINE OF SAID HIGHWAY, S00°21'38"W A DISTANCE OF 294.54 FEET; THENCE S89°58'05"W A DISTANCE OF 615.94 FEET TO THE POINT OF BEGINNING, AND CONTAINING THEREIN 3.688 ACRES (160,628 SQUARE FEET), MORE OR LESS.

LOT 2
A PARCEL OF LAND LYING WITHIN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER LYING WEST OF THE BAYOU AND SOUTH OF INTERSTATE 530, IN SECTION 27, TOWNSHIP 6 SOUTH, RANGE 9 WEST OF THE 5TH P.M., JEFFERSON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN EXISTING ALUMINUM CAP STAMPED, "201308190016-29", BEING THE NORTHWEST CORNER OF SAID SECTION 27; THENCE LEAVING SAID CORNER AND RUNNING SOUTHERLY ALONG THE WEST LINE OF SAID SECTION 27, 500'30.58"E A DISTANCE OF 3946.38 FEET; THENCE LEAVING SAID WEST LINE OF SECTION 27, S89°49'29"E A DISTANCE OF 71.54 FEET, TO A SET 1/2" REBAR LYING ON THE EASTERN RIGHT-OF-WAY LINE OF US HIGHWAY 63, BEING THE POINT OF BEGINNING AND THE SOUTHWEST CORNER OF THE SAID DESCRIBED PARCEL;

THENCE LEAVING THE AFOREMENTIONED CORNER OF THE DESCRIBED PARCEL CONTINUING NORTHERLY ALONG SAID EASTERN RIGHT-OF-WAY LINE, N00°35'04"E A DISTANCE OF 123.84 FEET; THENCE LEAVING SAID EASTERN RIGHT-OF-WAY LINE, N89°58'05"E A DISTANCE OF 615.94 FEET; THENCE S00°21'38"W A DISTANCE OF 127.21 FEET TO A SET 1/2" REBAR; THENCE N89°43'04"W A DISTANCE OF 191.45 FEET TO A FOUND SPIKE; THENCE N89°43'04"W A DISTANCE OF 277.15 FEET TO A FOUND SPIKE; THENCE N89°43'04"W A DISTANCE OF 147.82 FEET TO THE POINT OF BEGINNING, AND CONTAINING THEREIN 1.776 ACRES (77,345 SQUARE FEET), MORE OR LESS.

CERTIFICATE OF OWNER:

WE, THE UNDERSIGNED, OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY CERTIFY THAT WE HAVE LAID OFF, PLATTED AND SUBDIVIDED SAID REAL ESTATE IN ACCORDANCE WITH THE WITHIN PLAT.

DATE OF EXECUTION GEORGE C. BYRD

DATE OF EXECUTION DAVID F. BYRD

CERTIFICATE OF RECORDING:

THIS DOCUMENT, NUMBER FILED FOR RECORD, 2023,
IN PLAT BOOK _____.

JANICE L. ROBERTS, CITY CLERK

FOR RESTRICTIVE COVENANTS OR BILL OF ASSURANCE, SEE DEED RECORD
BOOK _____, PAGE _____.

CERTIFICATE OF SURVEYING ACCURACY:

I, HEATH MYERS, DO HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY AND A PLAN MADE BY ME OR UNDER MY SUPERVISION, THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THEIR LOCATION, SIZE, TYPE, AND MATERIAL ARE CORRECTLY SHOWN; AND ALL REQUIREMENTS OF THE PINE BLUFF SUBDIVISION RULES AND REGULATIONS HAVE BEEN FULLY COMPLIED WITH.

DATE OF EXECUTION HEATH MYERS
3825 N. SHILOH DRIVE
FAYETTEVILLE, ARKANSAS 72703
REGISTERED LAND SURVEYOR NO. 1826, ARKANSAS

CERTIFICATE OF FINAL APPROVAL:

PURSUANT OF THE PINE BLUFF SUBDIVISION RULES AND REGULATIONS, AND UNDER THE CONDITIONS OF ORDINANCE NO. 25-66, THIS DOCUMENT IS GIVEN FINAL APPROVAL BY THE PINE BLUFF PLANNING COMMISSION. ALL OF THE CONDITIONS OF APPROVAL HAVING BEEN COMPLETED, THIS DOCUMENT IS HEREBY ACCEPTED, AND THIS CERTIFICATE EXECUTED UNDER THE AUTHORITY OF SAID RULES AND REGULATIONS.

DATE OF EXECUTION CHAIRMAN
PINE BLUFF PLANNING COMMISSION
PINE BLUFF, ARKANSAS

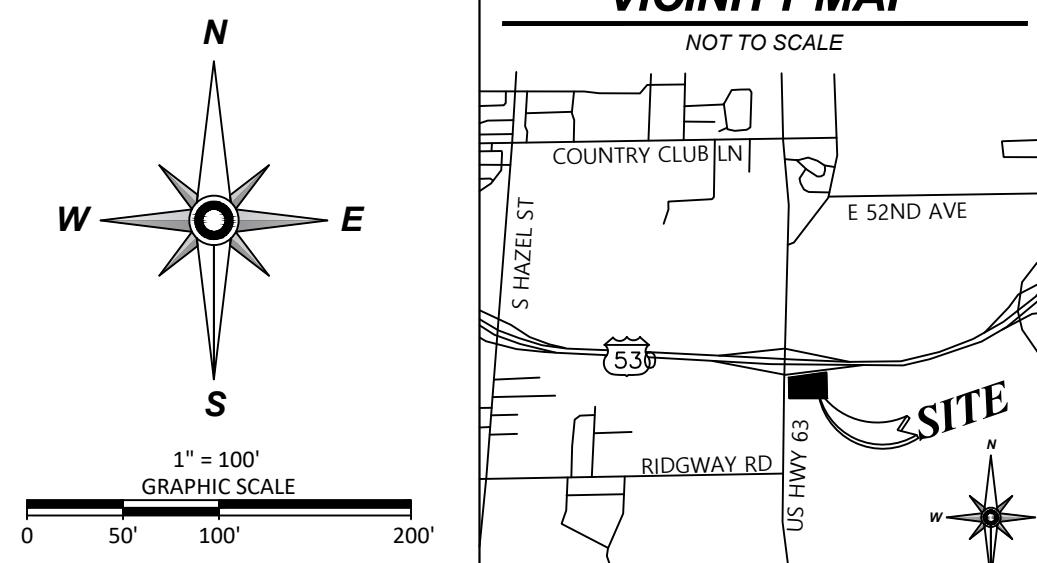
CERTIFICATE OF FINAL APPROVAL FOR MINOR SUBDIVISIONS AND LOT SPLITS:

PURSUANT OF THE PINE BLUFF SUBDIVISION RULES AND REGULATIONS, AND UNDER THE CONDITIONS OF ORDINANCE NO. 25-66, THIS DOCUMENT IS GIVEN FINAL APPROVAL BY THE PINE BLUFF ZONING ADMINISTRATOR. ALL OF THE CONDITIONS OF APPROVAL HAVING BEEN COMPLETED, THIS DOCUMENT IS HEREBY ACCEPTED, AND THIS CERTIFICATE EXECUTED UNDER THE AUTHORITY OF SAID RULES AND REGULATIONS.

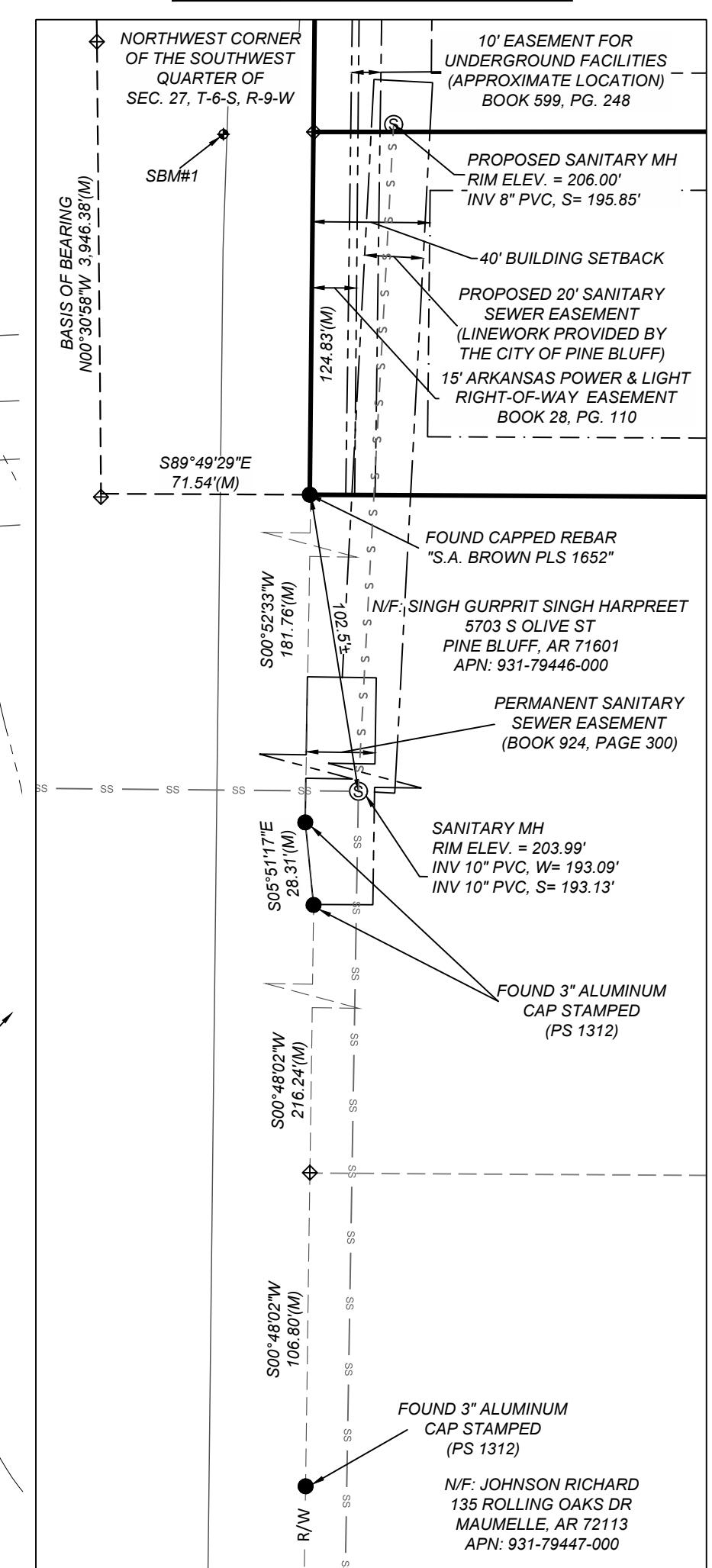
DATE OF EXECUTION CITY ZONING ADMINISTRATOR
CITY OF PINE BLUFF, ARKANSAS

CHICK-FIL-A SUBDIVISION FINAL PLAT

A PORTION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF
SECTION 27, TOWNSHIP 6 SOUTH, RANGE 09 WEST,
CITY OF PINE BLUFF, COUNTY OF JEFFERSON, STATE OF ARKANSAS



DETAIL "A"



LEGEND & SYMBOLS

N/F: INVEST FARMS LLC
2 COLONY CV
WHITE HALL, AR 71602
APN: 931-7945-000

- FOUND MONUMENT AS-NOTED
- SET MONUMENT AS-NOTED
- ◊ COMPUTED POINT
- ◆ SITE BENCHMARK AS-NOTED
- R/W
- MEASURED/CALCULATED DIMENSION
- RECORD DIMENSION
- NOW OR FORMERLY
- BOUNDARY LINE
- EXISTING PROPERTY LINE
- SET BACK LINES
- RIGHT-OF-WAY LINE
- UTILITY EASEMENT
- SEWER EASEMENT
- WL — WL UNDERGROUND WATER LINE
- SS — SS UNDERGROUND SANITARY SEWER LINE
- S — S — S PROPOSED UNDERGROUND SANITARY SEWER LINE

DEVELOPER:
BOWMAN CONSULTING GROUP, LTD.
MAILING ADDRESS: 950 NORTH POINT PARKWAY, SUITE 200
ALPHARETTA, GEORGIA 30005

OWNER:
GEORGE C. BYRD AND DAVID F. BYRD
MAILING ADDRESS: 225 BARNES BRIDGE ROAD,
SUNNYVALE, TEXAS 75182

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