



GRAPHIC SCALE

VICINITY SKETCH

LEGEND

- = BOUNDARY LINE
- - - = ADJACENT LOT LINES
- - - = EASEMENT LINES
- - - = SETBACK LINES
- F.R. = FOUND REBAR
- S.I.P. = SET 1-1/4" IRON PIPE W/ PLS #1637 CAP
- - - SS - - - = EXISTING SANITARY SEWER LINE
- SSMH = EXISTING SANITARY SEWER MANHOLE
- ⊕ = WATER VALVE
- ⊕ = FIRE HYDRANT
- - - V - - - = EXISTING SANITARY SEWER LINE
- - - E - - - = EXISTING OVERHEAD ELECTRICAL LINE
- PP = POWER POLE
- △ = TELEPHONE PEDESTAL
- - - G - - - = EXISTING GAS LINE
- - - O - - - = EXISTING FENCE LINE
- - - 265 - - - = EXISTING GROUND CONTOUR
- ⊕ BM = BENCH MARK
- ⊕ = EXISTING TREE
- ⊕ = TRAFFIC SIGN

DESCRIPTION

LOT 1 OF SOUTH CARAWAY VILLAGE TO JONESBORO, ARKANSAS AS SHOWN BY PLAT RECORDED IN PLAT CABINET "C" PAGE 159 IN THE PUBLIC RECORDS OF CRAIGHEAD COUNTY, AT JONESBORO, ARKANSAS.

CONTAINING IN ALL 65,351 SQ. FT. OR 1.50 ACRES, MORE OR LESS.
SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.

SURVEYOR'S NOTES

- THIS BOUNDARY & TOPOGRAPHIC SURVEY WAS PREPARED FOR HALSEY PARTNERS, LLC.
- NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY THIS SURVEYOR FOR EASEMENTS, RESTRICTIONS, RESERVATIONS OR RIGHTS-OF-WAY AFFECTING THIS PROPERTY.
- ALL UTILITY LOCATIONS SHOWN HEREON WERE LOCATED BY FIELD MEASUREMENTS OF VISIBLE OBSERVATIONS AND/OR EXISTING UTILITY MAPS. BENCHMARK LAND SURVEYING, INC. MAKES NO WARRANTY OR GUARANTEE TO THE UTILITIES SHOWN OR NOT SHOWN HEREON. FURTHERMORE BENCHMARK LAND SURVEYING, INC. MAKES NOR WARRANTY OR GUARANTEE AS TO THE ACCURACY OF EXISTING UTILITY MAPS. IF PRECISE LOCATIONS OF UNDERGROUND UTILITIES ARE REQUIRED THE CLIENT/CONTRACTOR SHALL COORDINATE WITH SAID UTILITY OWNER TO EXPOSE SAID UTILITY FOR LOCATION AND/OR DEPTH. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ANY AND ALL UTILITY LOCATIONS AND/OR DEPTHS BEFORE EXCAVATION.
- ELEVATIONS SHOWN HEREON ARE IN FEET AND DECIMAL PARTS THEREOF AND REFER TO MSL DATUM.
- BENCHMARK IS A CHISELED SQUARE CENTER OF AN EXISTING CURBED INLET LOCATED APPROXIMATELY 191' EAST AND 8' NORTH OF THE NORTHWEST CORNER OF SUBJECT PROPERTY. ELEV=264.00
- SUBJECT PROPERTY IS CURRENTLY ZONED C-3. C-3 ZONING IS DEFINED AS GENERAL COMMERCIAL DISTRICT. THE SURROUNDING PROPERTY IS ZONED C-3. BUILDING SETBACKS FOR C-3 ARE:
FRONT= 25' SIDE= 10' REAR= 20'
- THE FOLLOWING DOCUMENTS WERE USED TO PREPARE THIS SURVEY:
A. RECORD PLAT OF SOUTH CARAWAY VILLAGE AS RECORDED IN PLAT BOOK "C", PAGE 159, PUBLIC RECORDS OF CRAIGHEAD COUNTY, AT JONESBORO, ARKANSAS.

SURVEYOR'S CERTIFICATION

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: 08/11/2021

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BENCHMARK LAND SURVEYING, INC.
LAND SURVEYING - CONSTRUCTION LAYOUT SERVICES
2500 ALEXANDER DR., SUITE A
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PH: 870-336-2060 FAX: 870-336-2069

BOUNDARY AND TOPOGRAPHIC SURVEY
HALSEY PARTNERS, LLC
LOT 1
SOUTH CARAWAY VILLAGE
JONESBORO, ARKANSAS

CERTIFICATE OF AUTHORIZATION
BENCHMARK LAND SURVEYING, INC.
NO. 3020
BENCHMARK LAND SURVEYING, INC. ARKANSAS C.O.A. #3020

REGISTERED PROFESSIONAL SURVEYOR
STATE OF ARKANSAS
KEVIN L. SCRAPE
ARKANSAS PS#1637
DATE: BY: DESCRIPTION:

500-14N-04E-0-32-120-16-1637
CADD FILE: 21236-001 SCALE: 1"=30'
DATE: 09/20/2021 SHEET
DWG#: 0414321-0063 1 OF 1