



**VICINITY SKETCH** 

## **SURVEYOR'S NOTES**

**LEGEND** 

= BOUNDARY LINE

= SET MAG NAIL

= WATER VALVE

= FIRE HYDRANT

= POWER POLE

= BENCH MARK

= EXISTING TREE

= TRAFFIC SIGN

= ADJACENT LOT LINES

= ADJACENT LOT LINES = FOUND IRON PIPE

= EXISTING WATER METER

= TELEPHONE PEDESTAL

= EXISTING STORM WATER MANHOLE

= NATURAL GAS LINE

= EXISTING FENCE LINE

= EXISTING GROUND CONTOUR

- THIS ALTA/NSPS LAND TITLE SURVEY WAS PREPARED FOR HALSEY REAL ESTATE HOLDINGS, 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.
- SUBJECT PROPERTY IS CURRENTLY ZONED R-2. R-2 ZONING IS DEFINED AS MULTI-FAMILY LOW DENSITY DISTRICT. THE OURPOSE OF THIS ZONE IS TO ACCOMMODATE HIGHER DENSITY RESIDENTIAL DEVELOPMENT AND USES, WITH A WIDER VARIETY OF HOUSING TYPES. THE PRINCIPAL USE OF LAND IS FOR SINGLE-FAMILY, DUPLEX, TRIPLEX, AND FOURPLEX RESIDENTIAL STRUCTURES, WITH ALL MUNICIPAL VICES AVAILABLE. THE SURROUNDING PROPERTY IS ZONED R-2. BUILDING SETBACKS REQUIREMENTS FOR R-2 ARE: FRONT= 25', SIDE= 7.5', REAR= 20'. MAXIMUM HEIGHT LIMITATION FOR R-2: 35.0' MAXIMUM LOT COVERAGE FOR R-2: 40%
- SUBJECT PROPERTY IS WITHIN "ZONE X", AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN, AS DESIGNATED BY FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATED MAP FOR CRAIGHEAD COUNTY ARKANSAS AND INCORPORATED AREAS, COMMUNITY PANEL 05031C0131 C (PANEL 131 OF 200) EFFECTIVE DATE - SEPTEMBER 27, 1991.
- ELEVATIONS SHOWN HEREON ARE IN FEET AND DECIMAL PARTS THEREOF AND REFER TO MSL
- BENCHMARK NO. 1: IS AN "X" CUT SET IN CONCRETE AT N.E. CORNER OF RETAINING WALL, LOCATED APPROXIMATELY 89'± SOUTH AND 3.2'± EAST OF THE NORTHEAST CORNER OF SUBJECT PROPERTY ELEVATION = 337.94 (NAVD88).
- THE FOLLOWING DOCUMENTS WERE USED TO PREPARE THIS SURVEY:
  - WARRANTY DEED DATED OCTOBER 29, 2021, RECORDED AS DOCUMENT NO. 2021R-026576 IN THE PUBLIC RECORDS OF CRAIGHEAD COUNTY, AT JONESBORO, ARKANSAS.
  - MANGRUM'S SUBDIVISION OF BLOCK 4 OF SENTER & COMPANY ADDITION TO THE CITY OF JONESBORO, ARKANSAS, AS SHOWN BY RECORD PLAT RECORDED IN BOOK 40, PAGE 446, PUBLIC RECORDS OF CRAIGHEAD COUNTY, AT JONESBORO,
  - SAM HESTER REPLAT OF LOTS 1-18, BLOCK 2 & PART OF LOTS 8-12, BLOCK 2 OF MANGURM'S SUBDIVISION & PART OF JUDY STREET, JONESBORO, ARKANSAS, AS SHOWN BY RECORD PLAT RECORDED IN PLAT BOOK "C", PAGE 94, PUBLIC RECORDS OF CRAIGHEAD COUNTY, AT JONESBORO, ARKANSAS,

## **DESCRIPTION**

THE EAST 66 FEET OF LOTS 13. 14 AND 15 IN BLOCK 1 OF MANGRUM'S SUBDIVISION OF BLOCK 4 OF SENTER & COMPANY ADDITION TO THE CITY OF JONESBORO, ARKANSAS, AS SHOWN BY A PLAT IN DEED RECORD 40 AT PAGE 446, BEING 66 FEET FRONTING ON NETTLETON AVENUE AND EXTENDING SOUTH ALONG JUDY STREET 227.2 FEET; TOGETHER WITH THE NORTH 227.2 FEET OF THE WEST 25 FEET OF JUDY STREET, NOW ABANDONED, LYING IMMEDIATELY EAST OF THE ABOVE DESCRIBED LOTS 13, 14 AND

CONTAINING IN ALL 20,698 SQ. FT. OR 0.48 ACRES, MORE OR LESS.

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

## **SURVEYOR'S CERTIFICATION**

TO HALSEY REAL ESTATE HOLDINGS, LLC, AN ARKANSAS LIMITED LIABILITY COMPANY.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1,3-5, 6(a), 6(b) 7(a), 7(b-1), 7(c), 11 AND 13 OF TABLE "A" THEREOF. THE FIELD WORK WAS COMPLETED ON 01/14/2022.

AND FURTHER 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 ALTA/NSPS LAND TITLE SURVEY: 01/14/2022

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- CONSTRUCTION LAYOUT ALEXANDER DR., SUITE A

JRVEYING -2500 /

JONESBORO, A 160 PH: 870-3

BOX 870-

P.O.

NO. 3020 BENCHMARK LAND SURVEYING, INC. ARKANSAS C.O.A. #3020 "GISTER STATE OF ARKANSAS KEVIN L. SCRAPE

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LAND

LAND SURVEYING, INC.

BENCHMARK

ARKANSAS PS#1637 DATE: DESCRIPTION: 500-14N-04E-0-19-200-16-1637 CADD FILE:21329-001-R1 SCALE: 1"=20"

DRAWN BY: AJ

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DATE: 03/21/2023 DWG#: 0414192-0090-R1 SHEET: 1 OF 1