

**GRAPHIC SCALE**  
IN FEET

**VICINITY SKETCH**  
NOT TO SCALE

**LEGEND**

- BOUNDARY LINE
- - - ADJACENT LOT LINES
- - - EASEMENT LINES
- - - SETBACK LINES
- F.I.P. = FOUND IRON PIPE
- F.R. = FOUND REBAR
- SSMH = EXISTING SANITARY SEWER MANHOLE
- SSMH = EXISTING SANITARY SEWER CLEANOUT
- WM = EXISTING WATER METER
- = WATER VALVE
- = FIRE HYDRANT
- EXISTING OVERHEAD ELECTRICAL LINE
- EXISTING UNDER GROUND ELECTRICAL LINE
- EXISTING FIBER OPTIC LINE
- PP = POWER POLE
- LP = POWER POLE
- ▲ TV = TELEPHONE PEDESTAL
- ▲ TV = CABLE TV PEDESTAL
- FIBER = FIBER OPTIC PULL BOX
- GM = GAS METER
- SSMH = EXISTING STORM WATER MANHOLE
- EXISTING FENCE LINE
- 305 = EXISTING GROUND CONTOUR
- BM = BENCH MARK
- = EXISTING TREE
- = TRAFFIC SIGN

**SURVEYOR'S NOTES**

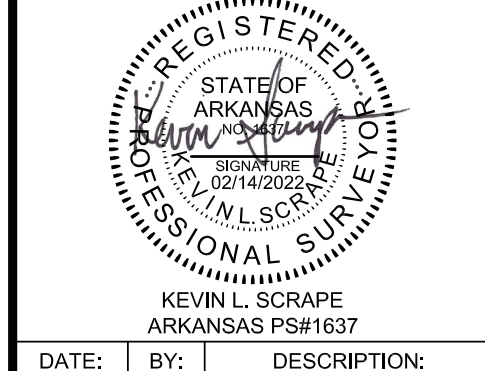
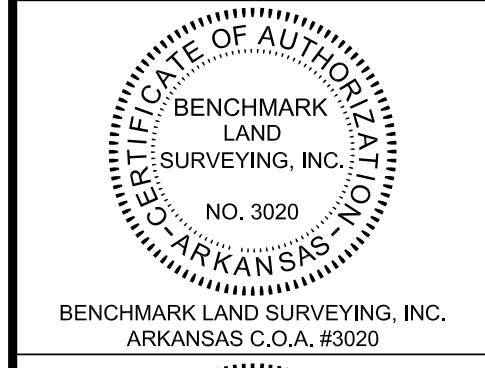
1. THIS ALTA/NSPS LAND TITLE SURVEY WAS PREPARED FOR ON THE MAKE, LLC.
2. NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY THIS SURVEYOR FOR EASEMENTS, RESTRICTIONS, RESERVATIONS OR RIGHTS-OF-WAY AFFECTING THIS PROPERTY.
3. ALL UTILITY LOCATIONS SHOWN HEREON WERE LOCATED BY FIELD MEASUREMENTS OF VISIBLE OBSERVATIONS AND/OR EXISTING UTILITY MAPS. BENCHMARK LAND SURVEYING, INC. MAKES NO WARRANTY OR GUARANTEE 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.
4. ELEVATIONS SHOWN HEREON ARE IN FEET AND DECIMAL PARTS THEREOF AND REFER TO MSL DATUM.
5. BENCHMARK IS A SET COTTON PICKER SPINDLE BETWEEN THE EXISTING CURBED INLET AND EXISTING BACK OF CURB LOCATED APPROXIMATELY 13' EAST AND 13' SOUTH OF THE NORTHEAST CORNER OF SUBJECT PROPERTY. ELEVATION = 303.82' (NAV1983).
6. THE SUBJECT PROPERTY LIES OUTSIDE THE 100 YEAR SPECIAL FLOOD HAZARD ZONE, AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP, PANEL NO. 05031C0132C, DATED SEPTEMBER 27, 1991.
7. SUBJECT PROPERTY IS CURRENTLY ZONED C-3. C-3 ZONING IS DEFINED AS GENERAL COMMERCIAL DISTRICT. THE SURROUNDING PROPERTY IS ZONED C-3.
8. BUILDING SETBACKS FOR I-1 ARE:  
 FRONT = 25' SIDE = 10' REAR = 30'
9. THE FOLLOWING DOCUMENTS WERE USED TO PREPARE THIS SURVEY:  
 A. QUITCLAIM DEED TO JULCAR PROPERTIES, LLC, DATED 11/04/2021, RECORDED AS DOCUMENT 2021R-029051, PUBLIC RECORDS OF CRAIGHEAD COUNTY, AT JONESBORO, ARKANSAS.  
 B. RECORD PLAT OF WINDOVER PLAZA SECOND ADDITION, DATED 11/09/1995, RECORDED IN PLAT BOOK "B", PAGE 149, PUBLIC RECORDS OF CRAIGHEAD COUNTY, AT JONESBORO, ARKANSAS.

**DESCRIPTION**

LOT 11 OF WINDOVER PLAZA SECOND ADDITION TO THE CITY OF JONESBORO, ARKANSAS, AS SHOWN BY PLAT RECORDED IN PLAT CABINET "B" PAGE 149, PUBLIC RECORDS OF CRAIGHEAD COUNTY, AT JONESBORO, ARKANSAS.  
 CONTAINING IN ALL 30,000 SQ. FT. OR 0.69 ACRES, MORE OR LESS.  
 SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.

**SURVEYOR'S CERTIFICATION**

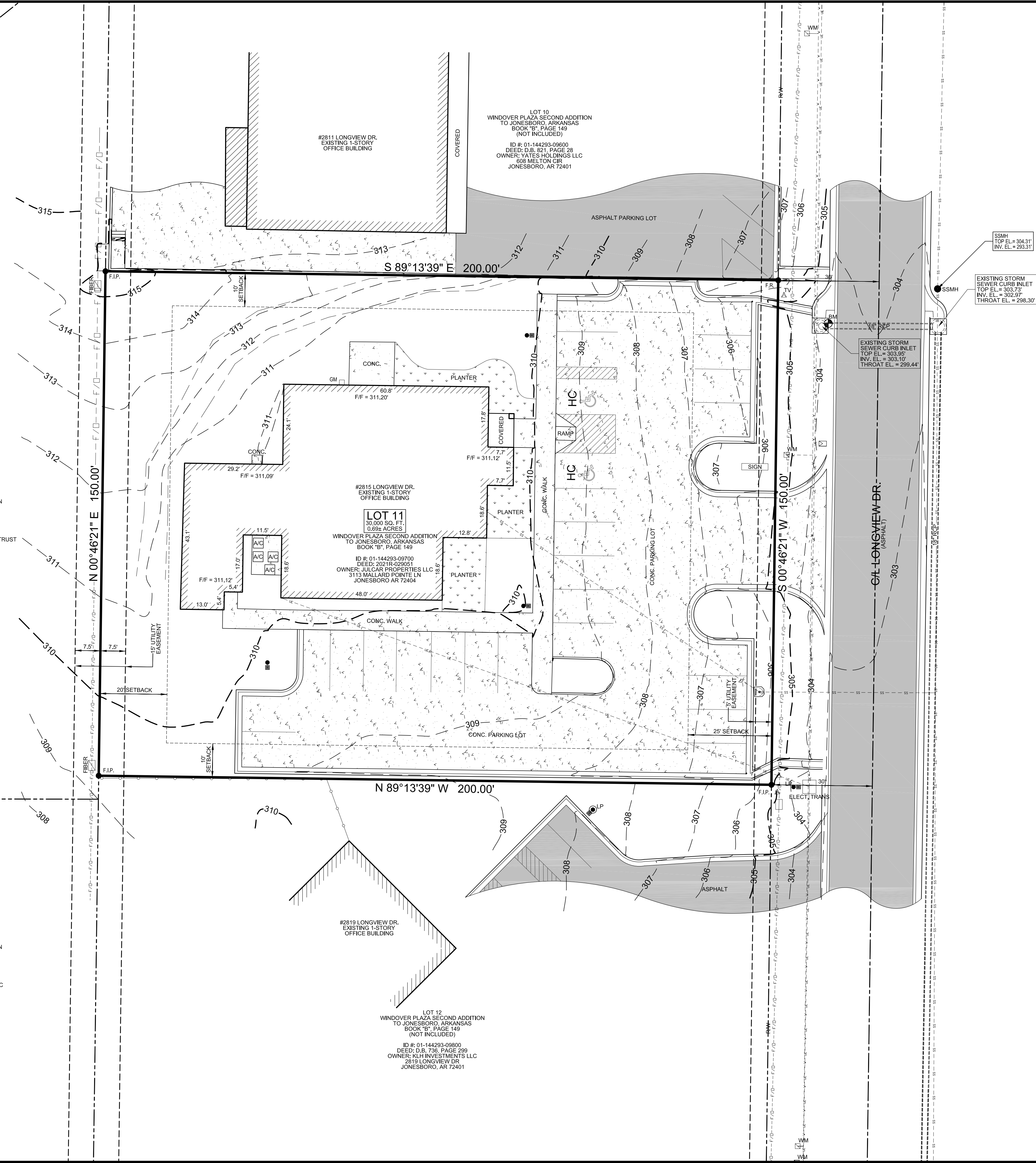
TO ON THE MAKE, LLC, AN ARKANSAS LIMITED LIABILITY COMPANY.  
 THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND 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 02/01/2022.  
 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:	BY:	DESCRIPTION:
02/14/2022	KEVIN L. SCRAPE	ALTA/NSPS SURVEY

DATE OF ALTA/NSPS LAND TITLE SURVEY: 02/01/2022

500-14N-04E-0-29-340-16-1637  
 CADD FILE: 22117-001 SCALE: 1"=15'  
 DATE: 02/14/2022 SHEET  
 DWG#: 0414293-0012 1 OF 1



Know what's below.  
Call before you dig.