



LEGEND

---	BOUNDARY LINE
- - -	ADJACENT LOT LINES
●	FOUND IRON PIPE
●	FOUND REBAR
●	SET 1-1/4" IRON PIPE W/ PLS #1637 CAP
---	EXISTING SANITARY SEWER LINE
●	EXISTING SANITARY SEWER MANHOLE
○	EXISTING SANITARY SEWER CLEANOUT
○	EXISTING WATER METER
○	WATER VALVE
○	FIRE HYDRANT
---	EXISTING OVERHEAD ELECTRICAL LINE
○	POWER POLE
○	LIGHT POLE
○	TELEPHONE PEDESTAL
○	GAS METER
○	EXISTING STORM WATER MANHOLE
---	EXISTING GROUND CONTOUR
○	EXISTING TREE
○	TRAFFIC SIGN

- ### SURVEYOR'S NOTES
- THIS ALTA / NSPS LAND TITLE SURVEY WAS PREPARED FOR CITIFIRST PROPERTY GROUP. 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 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.
 - ALTA/NSPS LAND TITLE SURVEY - TABLE "A" ITEMS:
 - ITEM 1. AS SHOWN ON SURVEY DRAWING.
 - ITEM 3. SUBJECT PROPERTY LIES IN ZONE "X" (OTHER AREAS) AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP NO. 05031C00043 C, EFFECTIVE DATE SEPTEMBER 27, 1991.
 - ITEM 4. AS SHOWN ON SURVEY DRAWING.
 - ITEM 5. ELEVATIONS SHOWN HEREON ARE IN FEET AND DECIMAL PARTS THEREOF AND REFER TO MSL DATUM. CONTOURS AS SHOWN ON SURVEY DRAWING ARE AT A 1.0 FOOT INTERVAL.
 - BENCHMARK NO. 1 IS A MAG NAIL SET IN ASPHALT APPROXIMATELY 43' NORTH AND 27' EAST OF THE SOUTHWEST CORNER OF SUBJECT PROPERTY. ELEVATION = 321.02' (NAVD88). BENCHMARK NO. 2 IS A COTTON PICKER SPINDLE SET IN CONCRETE SIDEWALK LOCATED APPROXIMATELY 1' SOUTH AND 15' EAST OF NORTHWESTERLY P.O.C. OF A CURVE AT THE NORTHEAST CORNER OF SUBJECT PROPERTY. ELEVATION = 317.90' (NAVD88).
 - SUBJECT PROPERTY IS CURRENTLY ZONED C-1. C-1 ZONING IS DEFINED AS DOWNTOWN CORE COMMERCIAL DISTRICT. THE SURROUNDING PROPERTY IS ZONED C-1.
 - BUILDING SETBACKS FOR C-1 ZONING ARE:
 - FRONT - 0'
 - SIDE - 0'
 - REAR - 0'
 - AS SHOWN ON SURVEY DRAWING.
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 - AS SHOWN ON SURVEY DRAWING. THE CLIENT IS ADVISED THAT A PRIVATE LOCATE MAY BE NECESSARY TO DETERMINE THE LOCATION OF COMMUNICATION LINES THAT WERE NOT MARKED BY ARKPS.
 - AS SHOWN ON SURVEY DRAWING.
 - THE FOLLOWING DOCUMENTS WERE USED TO PREPARE THIS SURVEY:
 - (a) CHICAGO TITLE INSURANCE COMPANY COMMITMENT PREPARED BY COMMUNITY TITLE & ESCROW - JONESBORO, COMMITMENT NO. 20181198031, EFFECTIVE DATE: JUNE 11, 2018 AT 8:00 AM, ISSUED TO CITIFIRST PROPERTY GROUP, LLC, AN ARKANSAS LIMITED LIABILITY COMPANY AND AT-RISK PARTNERS, LLP, AN ARKANSAS LIMITED LIABILITY PARTNERSHIP.
 - (b) PLAT OF COBB'S SURVEY OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 14 NORTH, RANGE 4 EAST, RECORDED IN BOOK 48, PAGE 11, PUBLIC RECORDS OF CRAIGHEAD COUNTY, AT JONESBORO, ARKANSAS.
 - (c) ALTA/NSPS SURVEY PREPARED BY KEVIN L. SCRAPE, F.S.M.S., DATED APRIL 6, 2017.
 - (d) FIDUCIARY'S DEED TO JAMES F. BRECKLEIN, DATED FEBRUARY 29, 1988, RECORDED IN DEED BOOK 460, PAGES 512-513, PUBLIC RECORDS OF CRAIGHEAD COUNTY, AT JONESBORO, ARKANSAS.

DESCRIPTION

PART OF LOT 5 OF COBB'S SURVEY OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 14 NORTH, RANGE 4 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF LOT 5 OF COBB'S SURVEY OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 14 NORTH, RANGE 4 EAST; THENCE NORTH 89 DEGREES 52' 28" WEST 213.21 FEET; THENCE SOUTH 0 DEGREES 24' 32" WEST 80.00 FEET TO THE P.T. OF A CURVE WHOSE RADIUS IS 20.00 FEET, THE POINT OF BEGINNING PROPER; THENCE SOUTH 0 DEGREES 24' 32" WEST 137.80 FEET; THENCE SOUTH 89 DEGREES 30' 47" WEST 99.61 FEET; THENCE SOUTH 0 DEGREES 24' 32" WEST 80.00 FEET; THENCE SOUTH 88 DEGREES 15' 36" WEST 75.68 FEET; THENCE NORTH 89 DEGREES 37' 17" WEST 62.01 FEET; THENCE NORTH 01 DEGREES 20' 47" EAST 241.20 FEET; THENCE SOUTH 89 DEGREES 52' 28" EAST 213.21 FEET TO THE P.C. OF A CURVE TO THE RIGHT WHOSE RADIUS IS 20.0 FEET (DELTA = 90 DEGREES 12' 55"); THENCE SOUTHEASTERLY ALONG SAID CURVE 31.49 FEET (CHORD BEARS SOUTH 44 DEGREES 42' 43" EAST 28.34 FEET) TO THE P.T. OF SAID CURVE, THE POINT OF BEGINNING PROPER.

CONTAINING IN ALL 48,345 SQUARE FEET OR 1.11 ACRES MORE OR LESS.

SURVEYOR'S CERTIFICATION

TO CITIFIRST PROPERTY GROUP, LLC, AN ARKANSAS LIMITED LIABILITY COMPANY, AT-RISK PARTNERS, LLP, AN ARKANSAS LIMITED LIABILITY PARTNERSHIP AND CHICAGO TITLE INSURANCE 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 07/13/2018.

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: 07/13/2018

BENCHMARK LAND SURVEYING, INC.
 LAND SURVEYING - CONSTRUCTION LAYOUT SERVICES
 2500 ALEXANDER DR., SUITE A
 P.O. BOX 1921 - JONESBORO, AR 72403
 PH: 870-336-2060 FAX: 870-336-2059

ALTA/NSPS SURVEY
 CITIFIRST PROPERTY GROUP, LLC
 PART OF LOT 5 OF COBB'S SURVEY OF THE SE1/4, SW1/4,
 SECTION 18, TOWNSHIP 14 NORTH, RANGE 4 EAST
 JONESBORO, ARKANSAS

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

NO. 3020

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

STATE OF ARKANSAS
 KEVIN L. SCRAPE
 PROFESSIONAL SURVEYOR
 ARKANSAS PS#1637

DATE:	BY:	DESCRIPTION:
07/17/18	KLS	CORRECT DESCRIPTION

500-14N-04E-0-18-320-16-1637
 CADD FILE: 18195-001-R1 SCALE: 1"=20'
 DATE: 07/16/18 SHEET
 DWG#: 0414183-0115-R1 1 OF 1

