

LINE TABLE:

LINE #	DIRECTION	LENGTH
L1	N87°43'36"E	53.62'
L2	N02°16'24"W	30.00'
L3	S87°43'36"W	54.40'
L4	N03°45'24"W	10.20'

ZONING NOTES:

- SUBJECT PROPERTY IS ZONED C-2, GENERAL COMMERCIAL DISTRICT.
- C-2 ZONING REQUIREMENTS:  
FRONT SETBACK - 25'  
SIDE SETBACK - 10'  
SIDE-STREET SETBACK - 25'  
REAR SETBACK - 15'  
MAXIMUM HEIGHT RESTRICTION - 45'  
MINIMUM LOT AREA - 7,000 SQ. FT.  
MINIMUM LOT WIDTH - 50'  
BUILDING SITE COVERAGE - 80%

SURVEYOR'S NOTES:

- TITLE COMMITMENT FILE NO: 1708-59, COMMITMENT DATE: FEBRUARY 08, 2018 AT 7:30 A.M. WAS USED FOR THIS SURVEY.
- BASIS OF BEARINGS: ARKANSAS STATE PLANE GRID NORTH (0301).
- THE FOLLOWING DOCUMENTS WERE USED TO COMPLETE THIS SURVEY:
  - BOUNDARY SURVEY, BY BRADLEY P. HANCOCK, P.S. 1400, RECORDED IN BOOK 1, PAGE 172, DATED JULY 11, 2007.
  - BOUNDARY SURVEY, BY BRADLEY P. HANCOCK, P.S. 1400, SLS DOCUMENT NO. 200804070110, DATED NOVEMBER 29, 2007.
  - BOUNDARY SURVEY, BY BRADLEY P. HANCOCK, P.S. 1400, SLS DOCUMENT NO. 200909020091, DATED AUGUST 09, 2009.
  - BOUNDARY SURVEY, BY MICHAEL P. MCNEESE, P.S. 1709, SLS DOCUMENT NO. 201209210005, DATED NOVEMBER 21, 2011.
  - BOUNDARY SURVEY, BY BRADLEY P. HANCOCK, P.S. 1400, SLS DOCUMENT NO. 201510022423, DATED JULY 23, 2015.
  - A.H.T.D. RIGHT-OF-WAY PLANS, JOB NO. R00020, U.S. HIGHWAY NO. 49 FARVILLE TO THOMPSON CREEK.
  - COMMITMENT FOR TITLE INSURANCE, FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO: 1708-59, COMMITMENT DATE: FEBRUARY 08, 2018, AT 7:30 AM.
- THE SUBJECT PROPERTY LIES OUTSIDE THE 100 YEAR SPECIAL FLOOD HAZARD ZONE, AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP: PANEL NO. 05031C0053C, EFFECTIVE DATE SEPTEMBER 27, 1991.
- THE UTILITIES SHOWN HAVE BEEN LOCATED BY FIELD MEASUREMENTS DURING THE COURSE OF THIS SURVEY. RIDGE SURVEYING & CONSULTING, PLLC. MAKES NO WARRANTY TO THE EXACT LOCATION OF THE UTILITIES SHOWN OR NOT SHOWN ON THIS DRAWING. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR OR OWNER TO VERIFY ANY AND ALL PRIOR TO ANY CONSTRUCTION.
- THERE WAS NO OBSERVED EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS DURING THE COMPLETION OF THIS SURVEY.
- THERE WERE NO PLANNED RIGHT-OF-WAY CHANGES PROVIDED BY THE CONTROLLING JURISDICTION.
- THERE WERE NO OBSERVED WETLAND DELINEATION MARKERS ON THE SUBJECT PROPERTY.
- FIELD WORK WAS COMPLETED ON FEBRUARY 08, 2018.
- THE LEGAL DESCRIPTION AS SURVEYED IS THE SAME PROPERTY AS DESCRIBED IN THE COMMITMENT FOR TITLE INSURANCE, FILE NO. 1708-59.

UTILITY PROVIDERS:

**ELECTRIC:**  
CRAIGHEAD ELECTRIC  
COOPERATIVE CORPORATION  
4314 STADIUM BOULEVARD  
JONESBORO, AR 72403  
(870)-832-8301

**WATER & SEWER:**  
BROOKLAND UTILITIES  
613 HOLMAN  
BROOKLAND, AR 72417  
(870)-935-0538

**TELECOMMUNICATIONS:**  
AT&T ARKANSAS  
723 SOUTH CHURCH  
JONESBORO, AR 72401  
1-800-464-7928  
  
FUSION MEDIA  
1910 MOCKINGBIRD LANE, SUITE B  
PARAGOULD, AR 72450  
(870)-215-3456  
  
RITTER COMMUNICATIONS  
2400 RITTER DRIVE  
JONESBORO, AR 72401  
(870)-336-3434

**NATURAL GAS:**  
CENTERPOINT ENERGY  
3013 OLD FEED HOUSE ROAD  
JONESBORO, AR 72404  
(870)-972-6682

LEGEND:

- FOUND MONUMENT (AS NOTED)
- SET 5/8" REBAR W/ PLASTIC CAP
- STAMPED "MCNEESE P.S. 1709" (OR AS NOTED)
- ▲ COMPUTED POINT (NOT MONUMENTED)
- UTILITY POLE
- ↘ GUY WIRE
- ✕ WATER VALVE
- FIRE HYDRANT
- SANITARY SEWER MANHOLE
- ⊕ SANITARY SEWER STUB-OUT
- ⊙ TELECOMMUNICATIONS PEDESTAL
- CATV BOX
- TRAFFIC SIGN (AS NOTED)
- ▬ WATER LINE MARKER
- ▬ GAS LINE MARKER
- CORRUGATED METAL PIPE
- BOUNDARY LINE
- E- OVERHEAD ELECTRIC LINE
- W- WATER LINE
- S- SANITARY SEWER LINE
- T- TELECOMMUNICATIONS LINE
- G- GAS LINE



VICINITY MAP  
(N.T.S)

SCHEDULE B - SECTION II  
EXCEPTION NOTES:

- NOT A SURVEY MATTER.
- NOT A SURVEY MATTER.
- NOT A SURVEY MATTER.
- EASEMENTS PROVIDED ARE AS SHOWN ON THE FACE OF THIS SURVEY.
- NOT A SURVEY MATTER.
- AS SHOWN ON THE FACE OF THIS SURVEY.
- NOT A SURVEY MATTER.
- NOT A SURVEY MATTER.
- THE GAS LINE LOCATED ON THE PROPERTY IS NOT DESCRIBED IN THIS EASEMENT.
- DOCUMENT WAS USED IN CONDUCTING THIS SURVEY.
- NOT A SURVEY MATTER.
- DOES NOT PERTAIN TO THE SUBJECT PROPERTY.
- SUBJECT PROPERTY IS LOCATED WITHIN THE CORPORATE LIMITS OF BROOKLAND, CRAIGHEAD COUNTY, ARKANSAS.
- DOCUMENT NOT PROVIDED TO THIS SURVEYOR.
- NOT A SURVEY MATTER.
- NOT A SURVEY MATTER.
- AS SHOWN ON THE FACE OF THIS SURVEY.
- THE SUBJECT PROPERTY DOES NOT EXTEND EAST TO OAK STREET.
- THIS NUMBER WAS NOT USED IN THE SCHEDULE B - SECTION II EXCEPTIONS.
- AS SHOWN ON THE FACE OF THIS SURVEY.
- AS SHOWN ON THE FACE OF THIS SURVEY.
- NOT A SURVEY MATTER.

LEGAL DESCRIPTION (AS-SURVEYED):

PART OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 15 NORTH, RANGE 05 EAST, BROOKLAND CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 15 NORTH, RANGE 05 EAST, BROOKLAND, CRAIGHEAD COUNTY, ARKANSAS; THENCE NORTH 00°28'38" WEST, ALONG THE EAST LINE OF SAID SECTION 19, 1308.31 FEET; THENCE SOUTH 88°14'16" WEST, LEAVING SAID EAST LINE, 244.02 FEET TO THE POINT OF BEGINNING PROPER; THENCE CONTINUE SOUTH 88°14'16" WEST, 249.07 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 49; THENCE NORTH 03°45'24" WEST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, 159.87 FEET; THENCE NORTH 87°43'36" EAST, LEAVING SAID EASTERLY RIGHT-OF-WAY LINE, 53.62 FEET; THENCE NORTH 02°16'24" WEST, 30.00 FEET; THENCE SOUTH 87°43'36" WEST, 54.40 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 49; THENCE NORTH 03°45'24" WEST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, 10.20 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF HONEYSUCKLE DRIVE; THENCE NORTH 88°14'34" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, 260.53 FEET; THENCE SOUTH 00°28'26" EAST, LEAVING SAID SOUTHERLY RIGHT-OF-WAY LINE, 199.99 FEET TO THE POINT OF BEGINNING PROPER, CONTAINING 1.13 ACRES (49,327 SQ. FT.), MORE OR LESS, SUBJECT TO ALL RIGHTS-OF-WAY AND EASEMENTS OF RECORD.

SURVEYOR'S CERTIFICATION:

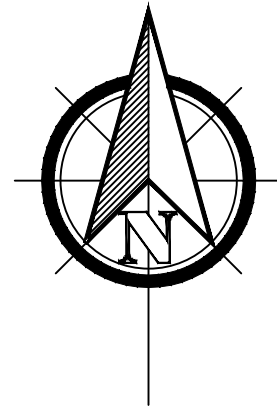
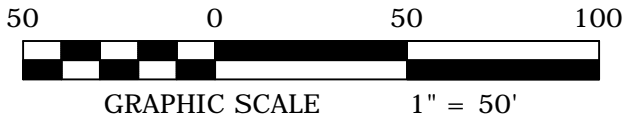
TO HAAG-BROWN DEVELOPMENT, LLC., PROFESSIONAL TITLE SERVICES OF ARKANSAS, LLC. AND FIDELITY NATIONAL TITLE INSURANCE COMPANY:

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, 4, 8, 11, 13, 14, 16, 17 AND 18 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON . FEBRUARY 08, 2018 .

03/01/2017  
DATED

MICHAEL P. MCNEESE, P.S. 1709



BEARINGS BASED ON ARKANSAS STATE  
PLANE GRID NORTH ZONE (0301)

ALTA / NSPS  
LAND TITLE SURVEY  
CLIENT: HAAG-BROWN  
DEVELOPMENT, LLC  
PART OF THE SOUTHEAST QUARTER OF  
SECTION 19, TOWNSHIP 15 NORTH, RANGE 05 EAST,  
BROOKLAND, CRAIGHEAD COUNTY, ARKANSAS

RIDGE SURVEYING  
& CONSULTING PLLC

311 S. Church St., Suite H  
Jonesboro, AR 72401

870-203-9940  
www.ridgesurveying.net

DRAWING INFO		REVISIONS	
DRAWN BY:	JAN	DATE	DESCRIPTION
DATE:	03/01/2018		
SCALE:	1" = 50'		
JOB NO:	18107		



RIDGE SURVEYING & CONSULTING, PLLC.  
ARKANSAS - 2946



NOT VALID W/O BLUE SIGNATURE

MICHAEL P. MCNEESE - SURVEYOR  
ARKANSAS - P.S. 1709

500-15N-05E-0-19-200-16-1709