



LEGEND	
	= BOUNDARY LINE
	= ADJACENT LOT LINES
	= EASEMENT LINES
	= SETBACK LINES
	= FOUND REBAR
	= SET 1-1/4" IRON PIPE W/ PS #1637 CAP
	= EXISTING SANITARY SEWER LINE
	= EXISTING SANITARY SEWER MANHOLE
	= EXISTING OVERHEAD ELECTRICAL LINE
	= EXISTING WATER LINE
	= POWER POLE
	= TELEPHONE PEDESTAL
	= LIGHT POLE
	= ELECTRIC TRANSFORMER
	= EXISTING ELECTRIC SERVICE
	= EXISTING UNDERGROUND ELECTRICAL LINE
	= EXISTING UNDERGROUND TELEPHONE LINE
	= EXISTING FENCE LINE
	= EXISTING GROUND CONTOUR
	= BENCH MARK
	= TRAFFIC SIGN

DESCRIPTION

LOTS 2 AND 3 OF NORTHEAST ARKANSAS HOSPITALITY REPLAT OF LOWES ADDITION AND MINOR PLAT SURVEY FOR RUBEN GRIFFIN TO JONESBORO, ARKANSAS, AS SHOWN ON PLAT RECORDED IN PLAT BOOK "C" AT PAGE 187, PUBLIC RECORDS OF CRAIGHEAD COUNTY, AT JONESBORO, ARKANSAS.

CONTAINING IN ALL 103,823 SQ. FT. OR 2.38 ACRES, MORE OR LESS.

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

SURVEYOR'S NOTES

1. THIS ALTA/NSPS LAND TITLE SURVEY WAS PREPARED FOR NE ARKANSAS HOSPITALITY, 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 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. ELEVATIONS SHOWN HEREON ARE IN FEET AND DECIMAL PARTS THEREOF AND REFER TO MSL DATUM (NAVD 88).

4. BENCHMARK IS A SCRIBED "X" IN THE SOUTHWEST CORNER OF AN EXISTING GRATE LOCATED APPROXIMATELY 78± SOUTH AND 13± WEST OF THE NORTHEAST CORNER OF LOT 3. ELEVATION= 264.56'

5. SUBJECT PROPERTY LIES IN ZONE "X" (AREA DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN) AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP NO. 05031C0132 C, MAP EFFECTIVE DATE: SEPTEMBER 27, 1991, REVISED DATE: SEPTEMBER 10, 1999 AND REVISED DATE: JUNE 25, 2007.

6. 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'

7. THE FOLLOWING DOCUMENTS WERE USED TO PREPARE THIS SURVEY:
A. NORTHEAST ARKANSAS HOSPITALITY REPLAT OF LOWES ADDITION AND MINOR PLAT FOR RUBEN GRIFFIN TO THE CITY OF JONESBORO, AS RECORDED IN PLAT BOOK C, PAGE 187, PUBLIC RECORDS OF CRAIGHEAD COUNTY, AT JONESBORO, ARKANSAS.

SURVEYOR'S CERTIFICATION

TO NE ARKANSAS HOSPITALITY, LLC.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1-5, 6(a), 6(b), 8, 11(b), 13, 15, AND 17 OF TABLE "A" THEREOF. THE FIELD WORK WAS COMPLETED ON 10/12/2022.

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 PLAT OR MAP: 10/03/2022

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

ALTA/NSPS LAND TITLE SURVEY

NE ARKANSAS HOSPITALITY, LLC

LOTS 2 AND 3 OF NORTHEAST ARKANSAS HOSPITALITY REPLAT OF LOWES ADDITION AND MINOR PLAT SURVEY FOR RUBEN GRIFFIN

JONESBORO, ARKANSAS

DATE:	BY:	DESCRIPTION:
500-14N-04E-0-28-340-16-1637		
CADD FILE:	22314-001	SCALE: 1"=30'
DATE:	10/19/2022	SHEET
DWG#:	0414283-0110	1 OF 1