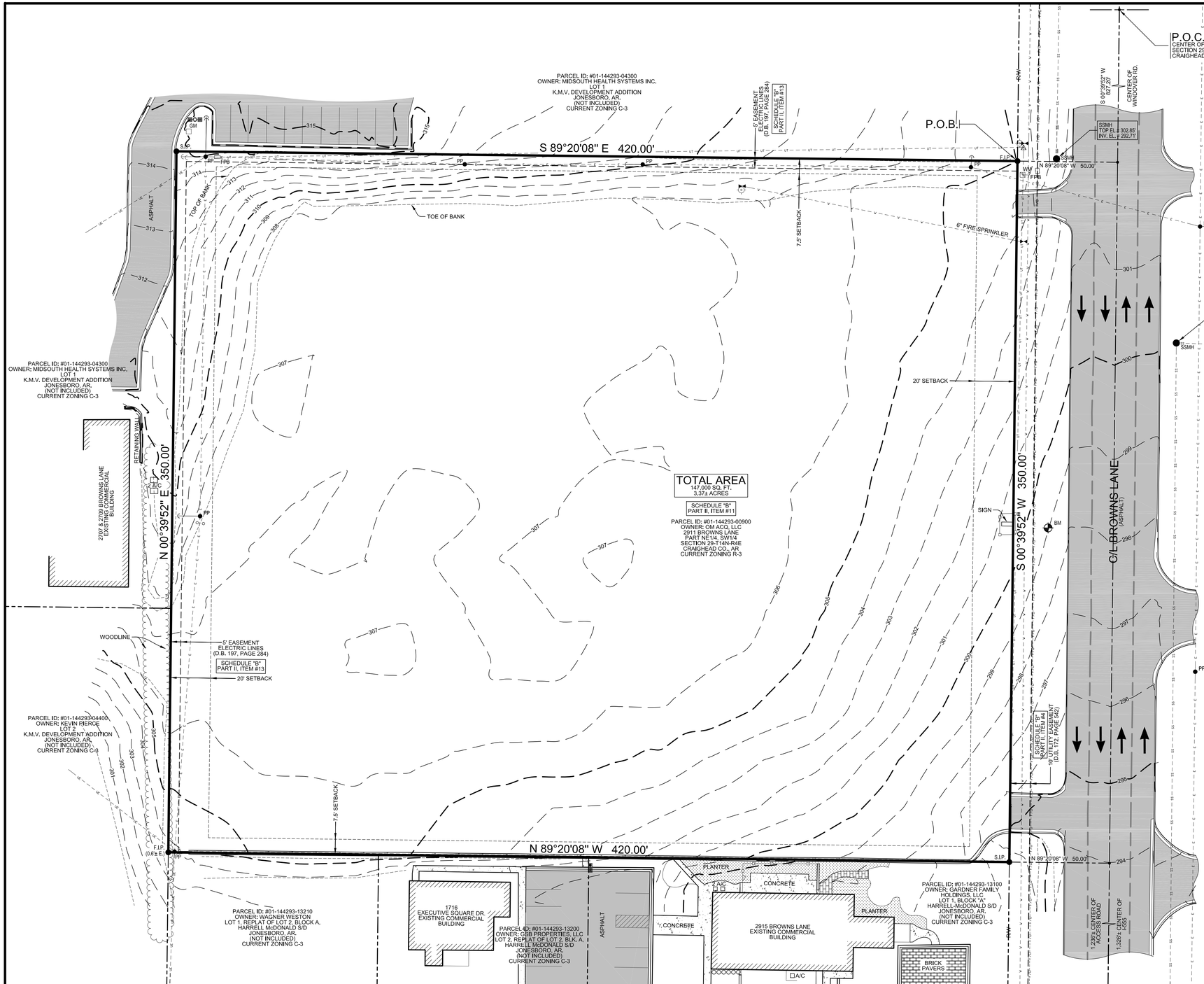
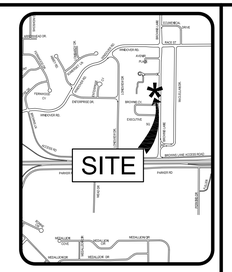


BEARING BASIS
(STATE PLANE COORDINATES - ARKANSAS NORTH ZONE)

25' 12.5' 0' 25' 50'

GRAPHIC SCALE
IN FEET



VICINITY SKETCH
NOT TO SCALE

LEGEND

- = BOUNDARY LINE
- = ADJACENT LOT LINES
- = EASEMENT LINES
- = SETBACK LINES
- = EXISTING FENCE LINE
- = EXISTING OVERHEAD ELECTRICAL LINE
- = EXISTING UNDER GROUND ELECTRIC LINE
- = EXISTING SANITARY SEWER LINE
- = EXISTING WATER LINE
- = EXISTING UNDER GROUND TELEPHONE LINE
- = EXISTING FIBER OPTIC LINE
- = EXISTING GROUND CONTOUR
- F.I.P. = FOUND IRON PIPE
- S.I.P. = SET 1-1/4" IRON PIPE W/ PS #1637 CAP
- WM = EXISTING WATER METER
- = WATER VALVE
- SSMH = EXISTING SANITARY SEWER MANHOLE
- = TELEPHONE PEDESTAL
- FPB = EXISTING FIBER OPTIC PULL BOX
- GM = EXISTING GAS METER
- BM = BENCHMARK

SURVEYOR'S NOTES

1. THIS ALTA/NSPS LAND TITLE SURVEY WAS PREPARED FOR HALSEY LAND COMPANY, 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 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.
4. ELEVATIONS SHOWN HEREON ARE IN FEET AND DECIMAL PARTS THEREOF AND REFER TO MSL DATUM.
5. SUBJECT PROPERTY IS CURRENTLY ZONED R-3. R-3 ZONING IS DEFINED AS MULTI FAMILY HIGH DENSITY DISTRICT. THE SURROUNDING PROPERTY IS ZONED C-3.
   BUILDING SETBACKS FOR R-3 ARE:
   FRONT = 20 SIDE = 7.5' REAR = 20'
6. BENCHMARK IS A SET IRON PIPE WITH ORANGE CAP EAST OF A CONCRETE SIGN LOCATED APPROXIMATELY 15'± EAST AND 183'± SOUTH OF THE NORTHEAST CORNER OF SUBJECT PROPERTY, ELEVATION = 298.87' (NAVD 88)
7. ALTA/NSPS LAND TITLE SURVEY - TABLE "A" ITEMS:
   ITEM 1. AS SHOWN ON SURVEY DRAWING.
   ITEM 2. AS SHOWN ON SURVEY DRAWING.
   ITEM 3. SUBJECT PROPERTY LIES IN ZONE "X" (AREA OF MINIMAL FLOOD HAZARD) AS SHOWN ON FEMA FLOOD NSURANCE RATE MAP NO. 05031C0262D AND 05031C0266D , MAP EFFECTIVE DATE: SEPTEMBER 26, 2024.
   ITEM 4. AS SHOWN ON SURVEY DRAWING.
   ITEM 5. AS SHOWN ON SURVEY DRAWING.
   ITEM 6(a). AS SHOWN ON SURVEY DRAWING.
   ITEM 6(b). AS SHOWN ON SURVEY DRAWING.
   ITEM 11. AS SHOWN ON SURVEY DRAWING.
   ITEM 13. AS SHOWN ON SURVEY DRAWING.
   ITEM 14. AS SHOWN ON SURVEY DRAWING.
   ITEM 18. AS SHOWN ON SURVEY DRAWING.
8. SURVEYOR'S TITLE COMMITMENT REVIEW;
   COMMUNITY ABSTRACT AND TITLE, INC., COMMITMENT DATED MARCH 12, 2025 AT 8:00 AM, FILE NO.: 24-78031.

   SCHEDULE B, PART II Exceptions:

   ITEM 1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records of is created, attaches, or is disclosed between the Commitment Date and the date on which all the Schedule B, Part I-Requirements are met. (NOT A SURVEY MATTER).
   ITEM 2. Rights or claims of parties in possession not shown by the Public Records. (NOT A SURVEY MATTER).
   ITEM 3. Easements, or claims of easements, not shown by the Public Records. (AS SHOWN ON SURVEY)
   ITEM 4. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the land. (AS SHOWN ON SURVEY),
   ITEM 4. Easements, or claims of easements, not shown by the Public Records or which would be disclosed by an accurate survey and inspection of the premises. (AS SHOWN ON SURVEY),
   ITEM 5. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records. (NOT A SURVEY MATTER),
   ITEM 6. Taxes or special assessments, if any, which are not shown as existing liens by the Public Records. (NOT A SURVEY MATTER)
   ITEM 7. All taxes for the year 2024 and subsequent years, which are not yet due and payable. (NOT A SURVEY MATTER),
   ITEM 8. Loss arising from any oil, gas or mineral interests, conveyed, retained, assigned or any activity on or damage to the insured Land caused by the exercise of the sub-surface rights or ownership, including but not limited to the right of ingress and egress for said sub-surface purposes. (NOT A SURVEY MATTER),
   ITEM 9. Loss arising from security interest evidenced by financing statements filed of record, as of the effective date hereof, under the ARKANSAS UNIFORM COMMERCIAL CODE and Judgement Liens and other liens of record in any UNITED STATES DISTRICT COURT or BANKRUPTCY COURT, in the State of Arkansas, as of the effective date hereof. (NOT A SURVEY MATTER),
   ITEM 10. Title to, and easements in, any portion of the land lying within any highways, roads, streets, or other ways. (AS SHOWN ON SURVEY),
   ITEM 11. Any inaccuracy in the area, square footage, or acreage of the land described in Schedule A or attached plat, if any. The Company does not insure the area, square footage, or acreage of the land. (AS SHOWN ON SURVEY),
   ITEM 12. Terms and provisions of that certain Easement for Underground Facilities executed by Convalescent Rehabilitative Enterprises, Inc. in favor of Southwestern Bell Telephone Company filed October 23, 1997, in Deed Book 549 Page 684. (DOES NOT AFFECT THIS PROPERTY).
   ITEM 13. Terms and provisions of that certain Easement - Electric Lines executed by G.D. Wisdom, as President of Skilcare, Inc., in favor of City Water and Light Plant of Jonesboro, Arkansas, filed March 5, 1973, in Deed Book 197 Page 284. (AS SHOWN ON SURVEY),
9. THE FOLLOWING DOCUMENTS WERE USED TO PREPARE THIS SURVEY;
   A. SPECIAL WARRANTY DEED TO OM ACQ, LLC., DATED 06/04/2018, RECORDED AS DOCUMENT #2018R-011140, PUBLIC RECORDS OF CRAIGHEAD COUNTY, AT JONESBORO, ARKANSAS.
   B. SURVEY PREPARED BY CLAY KENWARD, PS #256, DATED 05/04/1972, AS RECORDED IN SURVEY RECORD BOOK "B", PAGE 19, PUBLIC RECORDS OF CRAIGHEAD COUNTY, AT JONESBORO, ARKANSAS.
   C. HARRELL-MCDONALD SUBDIVISION, AS RECORDED IN PLAT CABINET "A", PAGE 26, PUBLIC RECORDS OF CRAIGHEAD COUNTY, AT JONESBORO, ARKANSAS.
   D. LOT 1 AND LOT 2 OF K.M.V. DEVELOPMENT ADDITION, AS RECORDED IN PLAT BOOK "C", PAGE 64, PUBLIC RECORDS OF CRAIGHEAD COUNTY, AT JONESBORO, ARKANSAS.
   E. SURVEY PREPARED BY JASON BRANCH, PS#1596, DATED 10/16/2006, (UNRECORDED).

DESCRIPTION

A PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 14 NORTH, RANGE 4 EAST, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER OF SECTION 29, TOWNSHIP 14 NORTH, RANGE 4 EAST AFORESAID; THENCE SOUTH 00°39'52" WEST, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 29, A DISTANCE OF 827.20 FEET TO A POINT; THENCE NORTH 89°20'08" WEST, DEPARTING FROM SAID EAST LINE, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING, SAID POINT LYING ON THE WESTERLY RIGHT-OF-WAY LINE OF BROWNS LANE; THENCE SOUTH 00°39'52" WEST, PARALLEL WITH SAID EAST LINE AND ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 350.00 FEET TO A POINT; THENCE NORTH 89°20'08" WEST, DEPARTING SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 420.00 FEET TO A POINT; THENCE NORTH 00°39'52" EAST, A DISTANCE OF 350.00 FEET TO A POINT; THENCE SOUTH 89°20'08" EAST, A DISTANCE OF 420.00 FEET TO THE POINT OF BEGINNING.

CONTAINING IN ALL 147,000 SQ. FT, OR 3.37 ACRES, MORE OR LESS.

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

SURVEYOR'S CERTIFICATION

TO HALSEY LAND COMPANY, LLC;, CHICAGO TITLE INSURANCE COMPANY AND COMMUNITY ABSTRACT AND TITLE INC.;

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 1-5, 6(a), 6(b), 11, 13, 14 AND 18 OF TABLE "A" THEREOF.
THE FIELD WORK WAS COMPLETED ON 03/27/2025.

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: 03/28/2025

811 Know what's below. Call before you dig.

BENCHMARK LAND SURVEYING, INC.
LAND SURVEYING - CONSTRUCTION LAYOUT SERVICES
2300 ALEXANDER DR., SUITE A
P.O. BOX 1921 - JONESBORO, AR 72403
FAX: 870-336-2060 PH: 870-336-2059

ALTA/NSPS LAND TITLE SURVEY

HALSEY LAND COMPANY, LLC

A APRT OF THE NE1/4, SW1/4 SECTION 29 - T14N - R4E CRAIGHEAD COUNTY, ARKANSAS

CERTIFICATE OF AUTHORIZATION
BENCHMARK LAND SURVEYING, INC.
NO. 3020
ARKANSAS
BENCHMARK LAND SURVEYING, INC.
ARKANSAS C.O.A. #3020

REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF ARKANSAS
KEVIN L. SCRAPE
1637
03/28/2025
KEVIN L. SCRAPE
ARKANSAS PS#1637

DATE:	BY:	DESCRIPTION:

500-14N-04E-0-29-310-16-1637

CADD FILE: 25151-001 SCALE: 1"=25'
DATE: 03/28/2025 DRAWN BY: AJ
DWG#: 0414293-0015 SHEET: 1 OF 1

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