



LEGEND

---	= BOUNDARY LINE
---	= ADJACENT LOT LINES
---	= EASEMENT LINES
F.I.P.	= FOUND IRON PIPE
F.C.P.S.	= FOUND COTTON-PICKER SPINDLE
F.M.S.	= FOUND MAG SPIKE
NAIL	= FOUND MAG NAIL
S.I.P.	= SET 1-1/4" IRON PIPE W/ PS #1637 CAP
---	= EXISTING SANITARY SEWER LINE
---	= EXISTING SANITARY SEWER MANHOLE
---	= EXISTING WATER LINE
---	= EXISTING WATER METER
---	= WATER VALVE
---	= FIRE HYDRANT
---	= EXISTING OVERHEAD ELECTRICAL LINE
---	= POWER POLE
---	= EXISTING GROUND CONTOUR
BM	= BENCH MARK
+	= EXISTING SPOT ELEVATION

DESCRIPTION

A PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 14 NORTH, RANGE 4 EAST, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 24 AFORESAID; THENCE NORTH 00°48'32" EAST, ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER, A DISTANCE OF 77.36 FEET TO A POINT LYING ON THE NORTHERLY RIGHT-OF-WAY LINE OF ARKANSAS STATE HIGHWAY #18; THENCE SOUTH 89°31'37" WEST, DEPARTING SAID EAST LINE AND ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 391.26 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89°31'37" WEST, CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 185.11 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 24.99 FEET, A CENTRAL ANGLE OF 89°45'04", A CHORD BEARING OF NORTH 45°35'51" WEST AND A CHORD DISTANCE OF 36.26 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND DEPARTING SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 39.15 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 00°43'19" WEST, A DISTANCE OF 370.44 FEET TO A POINT; THENCE NORTH 89°16'41" EAST, A DISTANCE OF 209.99 FEET TO A POINT; THENCE SOUTH 00°43'19" EAST, A DISTANCE OF 396.23 FEET TO THE POINT OF BEGINNING.

CONTAINING IN ALL 82,976 SQ. FT. OR 1.90 ACRES, MORE OR LESS.

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

SURVEYOR'S NOTES

- THIS ALTA/NSPS LAND TITLE SURVEY WAS PREPARED FOR HALSEY LAND COMPANY, LLC. 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.
- ELEVATIONS SHOWN HEREON ARE IN FEET AND DECIMAL PARTS THEREOF AND REFER TO MSL DATUM.
- ACCORDING TO MY INTERPRETATION, SUBJECT PROPERTY LIES IN ZONE "AE" (BASE FLOOD ELEVATION = 236.0 - NGVD83) AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP NO. 0503010151-C-MAP EFFECTIVE DATE: SEPTEMBER 27, 1991.
- BENCHMARK #1 IS A SET MAG NAIL IN THE ASPHALT LOCATED APPROXIMATELY 65' EAST AND 48' SOUTH OF THE SOUTHEAST CORNER OF SUBJECT PROPERTY. ELEVATION = 237.95 (NAVD83).
- BENCHMARK #2 IS A SET MAG NAIL IN THE ASPHALT LOCATED APPROXIMATELY 295' EAST AND 51' SOUTH OF THE SOUTHEAST CORNER OF SUBJECT PROPERTY. ELEVATION = 237.96 (NAVD83).
- SUBJECT PROPERTY IS CURRENTLY ZONED I-1 AND C-3. I-1 ZONING IS DEFINED AS LIMITED INDUSTRIAL DISTRICT. C-3 ZONING IS DEFINED AS GENERAL COMMERCIAL DISTRICT. THE SURROUNDING PROPERTY IS ZONED I-1 & C-3. BUILDING SETBACKS FOR I-1 AND C-3 ARE: FRONT = 25', SIDE = 10', REAR = 20'.
- THE FOLLOWING DOCUMENTS WERE USED TO PREPARE THIS SURVEY:
 - WARRANTY DEED TO HALSEY LAND CO., LLC, DATED 08/29/2002, AS RECORDED IN DEED BOOK 632, PAGE 3811, PUBLIC RECORDS OF CRAIGHEAD COUNTY, AT JONESBORO, ARKANSAS.
 - WARRANTY DEED TO CITY WATER AND LIGHT PLANT, DATED 03/25/2021, RECORDED AS DOCUMENT #2021R-007192, PUBLIC RECORDS OF CRAIGHEAD COUNTY, AT JONESBORO, ARKANSAS.
 - WARRANTY DEED TO CITY WATER AND LIGHT PLANT, DATED 10/08/2017, RECORDED AS DOCUMENT #2017R-018779, PUBLIC RECORDS OF CRAIGHEAD COUNTY, AT JONESBORO, ARKANSAS.
 - BOUNDARY SURVEY PREPARED BY PATRICK LEMLEY, PS #1549, DATED 02/27/2007, AS RECORDED IN SURVEY BOOK "I", PAGE 174, PUBLIC RECORDS OF CRAIGHEAD COUNTY, AT JONESBORO, ARKANSAS.
 - BOUNDARY SURVEY PREPARED BY JASON BEARD, PS #1691, DATED 08/17/2017, RECORDED AT THE STATE SURVEYOR'S OFFICE AS DOCUMENT #201708251302 IN LITTLE ROCK, ARKANSAS.
 - BOUNDARY SURVEY PREPARED BY JASON BEARD, PS #1691, DATED 03/01/2021, RECORDED AT THE STATE SURVEYOR'S OFFICE AS DOCUMENT #202207086248 IN LITTLE ROCK, ARKANSAS.
 - RIGHT-OF-WAY MAP FOR HIGHWAY #18, ARDOT JOB NO. 100212.

SURVEYOR'S CERTIFICATION

TO HALSEY LAND COMPANY, 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), 7(a), 7(b-1), 7(b-2), 8-10, 11(a), 11(b), 13-14, AND 16-18 OF TABLE "A" THEREOF.

THE FIELD WORK WAS COMPLETED ON 08/21/2023.

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: 08/24/2023

Copyright 2023 BMLS-INC

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

ALTA/NSPS LAND TITLE SURVEY

HALSEY LAND COMPANY, LLC

A PART OF THE SE1/4, SW1/4 SECTION 24 - T14N - R4E CRAIGHEAD COUNTY, ARKANSAS

DATE: _____

BY: _____

DESCRIPTION: _____

500-14N-04E-0-24-320-16-1637

CADD FILE: 23257-001

SCALE: 1"=30'

DATE: 08/24/2023

DRAWN BY: AJ

DWG#: 0414243-0018

SHEET: 1 OF 1