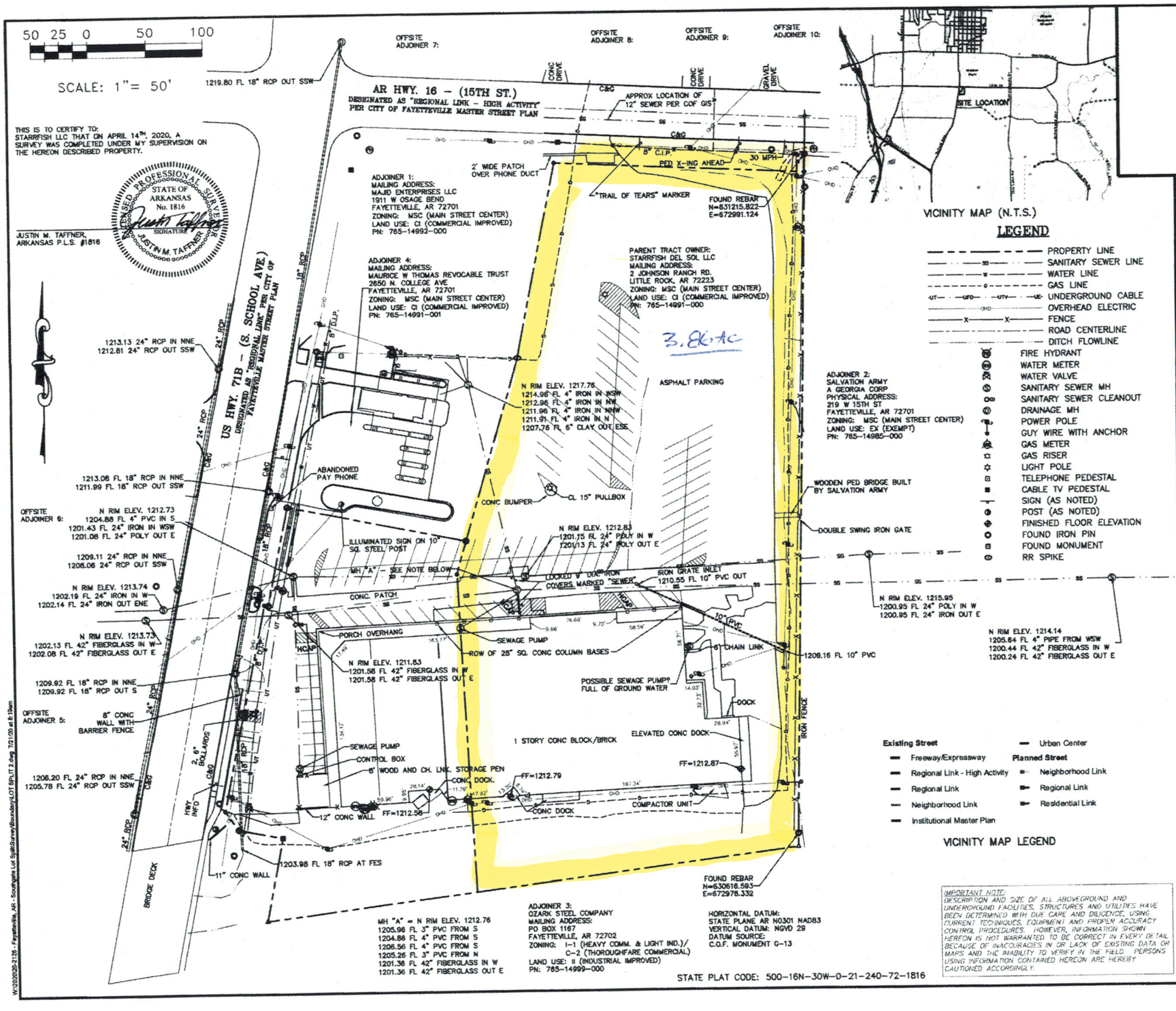
50 25 0 50 100
SCALE: 1"= 50'
THIS IS TO CERTIFY TO:
STARRFISH LLC THAT ON APRIL 14TH, 2020, A SURVEY WAS COMPLETED UNDER MY SUPERVISION ON THE HEREON DESCRIBED PROPERTY.
LICENSED PROFESSIONAL SURVEYOR
STATE OF ARKANSAS
No. 1816
SIGNATURE
JUSTIN M. TAFFNER
JUSTIN M. TAFFNER, ARKANSAS P.L.S. #1816
AR HWY. 16 – (15TH ST.)
DESIGNATED AS "REGIONAL LINK – HIGH ACTIVITY" PER CITY OF FAYETTEVILLE MASTER STREET PLAN
US HWY. 71B – (S. SCHOOL AVE.)
DESIGNATED AS "REGIONAL LINK" PER CITY OF FAYETTEVILLE MASTER STREET PLAN
OFFSITE ADJOINER 7:
OFFSITE ADJOINER 8:
OFFSITE ADJOINER 9:
OFFSITE ADJOINER 10:
CONC DRIVE
GRAVEL DRIVE
APPROX LOCATION OF 12" SEWER PER COF GIS
2' WIDE PATCH OVER PHONE DUCT
"TRAIL OF TEARS" MARKER
FOUND REBAR N=631215.822 E=672991.124
PED X-ING AHEAD
30 MPH
ADJOINER 1:
MAILING ADDRESS:
MAJID ENTERPRISES LLC
1911 W OSAGE BEND
FAYETTEVILLE, AR 72701
ZONING: MSC (MAIN STREET CENTER)
LAND USE: CI (COMMERCIAL IMPROVED)
PN: 765-14992-000
ADJOINER 4:
MAILING ADDRESS:
MAURICE W THOMAS REVOCABLE TRUST
2650 N. COLLEGE AVE
FAYETTEVILLE, AR 72701
ZONING: MSC (MAIN STREET CENTER)
LAND USE: CI (COMMERCIAL IMPROVED)
PN: 765-14991-001
PARENT TRACT OWNER:
STARRFISH DEL SOL LLC
MAILING ADDRESS:
2 JOHNSON RANCH RD.
LITTLE ROCK, AR 72223
ZONING: MSC (MAIN STREET CENTER)
LAND USE: CI (COMMERCIAL IMPROVED)
PN: 765-14991-000
3.86 AC
ASPHALT PARKING
N RIM ELEV. 1217.76
1214.96 FL 4" IRON IN WSW
1212.96 FL 4" IRON IN NW
1211.96 FL 4" IRON IN NNW
1211.91 FL 4" IRON IN N
1207.76 FL 6" CLAY OUT ESE
ADJOINER 2:
SALVATION ARMY
A GEORGIA CORP
PHYSICAL ADDRESS:
219 W 15TH ST
FAYETTEVILLE, AR 72701
ZONING: MSC (MAIN STREET CENTER)
LAND USE: EX (EXEMPT)
PN: 765-14985-000
WOODEN PED BRIDGE BUILT BY SALVATION ARMY
DOUBLE SWING IRON GATE
1213.13 24" RCP IN NNE
1212.81 24" RCP OUT SSW
1213.08 FL 18" RCP IN NNE
1211.99 FL 18" RCP OUT SSW
ABANDONED PAY PHONE
CONC BUMPER
CL 15" PULLBOX
OFFSITE ADJOINER 6:
N RIM ELEV. 1212.73
1204.88 FL 4" PVC IN S
1201.43 FL 24" IRON IN WSW
1201.08 FL 24" POLY OUT E
ILLUMINATED SIGN ON 10" SQ. STEEL POST
N RIM ELEV. 1212.83
1201.75 FL 24" POLY IN W
1201.13 FL 24" POLY OUT E
1209.11 24" RCP IN NNE
1208.06 24" RCP OUT SSW
MH "A" – SEE NOTE BELOW
LOCKED 9' DIA. IRON COVERS MARKED "SEWER"
IRON GRATE INLET
1210.55 FL 10" PVC OUT
N RIM ELEV. 1213.74
1202.19 FL 24" IRON IN W
1202.14 FL 24" IRON OUT ENE
CONC. PATCH
N RIM ELEV. 1215.95
1200.95 FL 24" POLY IN W
1200.95 FL 24" IRON OUT E
N RIM ELEV. 1213.73
1202.13 FL 42" FIBERGLASS IN W
1202.08 FL 42" FIBERGLASS OUT E
PORCH OVERHANG
SEWAGE PUMP
ROW OF 28" SQ. CONC COLUMN BASES
8' CHAIN LINK
1209.16 FL 10" PVC
N RIM ELEV. 1214.14
1205.84 FL 4" PIPE FROM WSW
1200.44 FL 42" FIBERGLASS IN W
1200.24 FL 42" FIBERGLASS OUT E
N RIM ELEV. 1211.83
1201.58 FL 42" FIBERGLASS IN W
1201.58 FL 42" FIBERGLASS OUT E
1209.92 FL 18" RCP IN NNE
1209.92 FL 18" RCP OUT S
POSSIBLE SEWAGE PUMP? FULL OF GROUND WATER
DOCK
OFFSITE ADJOINER 5:
8" CONC WALL WITH BARRIER FENCE
ELEVATED CONC DOCK
1 STORY CONC BLOCK/BRICK
SEWAGE PUMP
CONTROL BOX
8' WOOD AND CH. LNK. STORAGE PEN
CONC DOCK
FF=1212.79
FF=1212.87
1206.20 FL 24" RCP IN NNE
1205.78 FL 24" RCP OUT SSW
12" CONC WALL
FF=1212.58
CONC DOCK
COMPACTOR UNIT
IRON FENCE
2.6' BOLLARDS
HWY INFO
BRIDGE DECK
11" CONC WALL
1203.98 FL 18" RCP AT FES
FOUND REBAR N=630516.593 E=672978.332
MH "A" = N RIM ELEV. 1212.76
1205.96 FL 3" PVC FROM S
1204.86 FL 4" PVC FROM S
1206.56 FL 4" PVC FROM S
1205.26 FL 3" PVC FROM N
1201.36 FL 42" FIBERGLASS IN W
1201.36 FL 42" FIBERGLASS OUT E
ADJOINER 3:
OZARK STEEL COMPANY
MAILING ADDRESS:
PO BOX 1167
FAYETTEVILLE, AR 72702
ZONING: I-1 (HEAVY COMM. & LIGHT IND.)/ C-2 (THOROUGHFARE COMMERCIAL)
LAND USE: II (INDUSTRIAL IMPROVED)
PN: 765-14999-000
HORIZONTAL DATUM:
STATE PLANE AR N0301 NAD83
VERTICAL DATUM: NGVD 29
DATUM SOURCE:
C.O.F. MONUMENT G-13
STATE PLAT CODE: 500-16N-30W-0-21-240-72-1816
VICINITY MAP (N.T.S.)
SITE LOCATION
LEGEND
PROPERTY LINE
SANITARY SEWER LINE
WATER LINE
GAS LINE
UNDERGROUND CABLE
OVERHEAD ELECTRIC
FENCE
ROAD CENTERLINE
DITCH FLOWLINE
FIRE HYDRANT
WATER METER
WATER VALVE
SANITARY SEWER MH
SANITARY SEWER CLEANOUT
DRAINAGE MH
POWER POLE
GUY WIRE WITH ANCHOR
GAS METER
GAS RISER
LIGHT POLE
TELEPHONE PEDESTAL
CABLE TV PEDESTAL
SIGN (AS NOTED)
POST (AS NOTED)
FINISHED FLOOR ELEVATION
FOUND IRON PIN
FOUND MONUMENT
RR SPIKE
Existing Street
Freeway/Expressway
Regional Link - High Activity
Regional Link
Neighborhood Link
Institutional Master Plan
Urban Center
Planned Street
Neighborhood Link
Regional Link
Residential Link
VICINITY MAP LEGEND
IMPORTANT NOTE:
DESCRIPTION AND SIZE OF ALL ABOVEGROUND AND UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN DETERMINED WITH DUE CARE AND DILIGENCE, USING CURRENT TECHNIQUES, EQUIPMENT AND PROPER ACCURACY CONTROL PROCEDURES. HOWEVER, INFORMATION SHOWN HEREON IS NOT WARRANTED TO BE CORRECT IN EVERY DETAIL BECAUSE OF INACCURACIES IN OR LACK OF EXISTING DATA OR MAPS AND THE INABILITY TO VERIFY IN THE FIELD. PERSONS USING INFORMATION CONTAINED HEREON ARE HEREBY CAUTIONED ACCORDINGLY.
RECORDING BLOCK
McCLELLAND CONSULTING ENGINEERS, INC.
HTTP://WWW.MCE.US.COM
SOUTHGATE SHOPPING CENTER REPLAT OF LOT 1
FAYETTEVILLE, ARKANSAS
© 2020
REVISIONS
NO. DATE DESCRIPTION
1 6/23 COF PLANNING COMMENTS
2 7/14 COF PLANNING COMMENTS
LOT SPLIT SURVEY FOR STARRFISH DEL SOL LLC.
TOPOGRAPHIC SHEET
PROJECT MNGR: CB
DRAWN BY: JMT
DATE: JULY 14, 2020
SCALE: 1" = 50'
JOB NUMBER: 202126
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