

LEGEND:

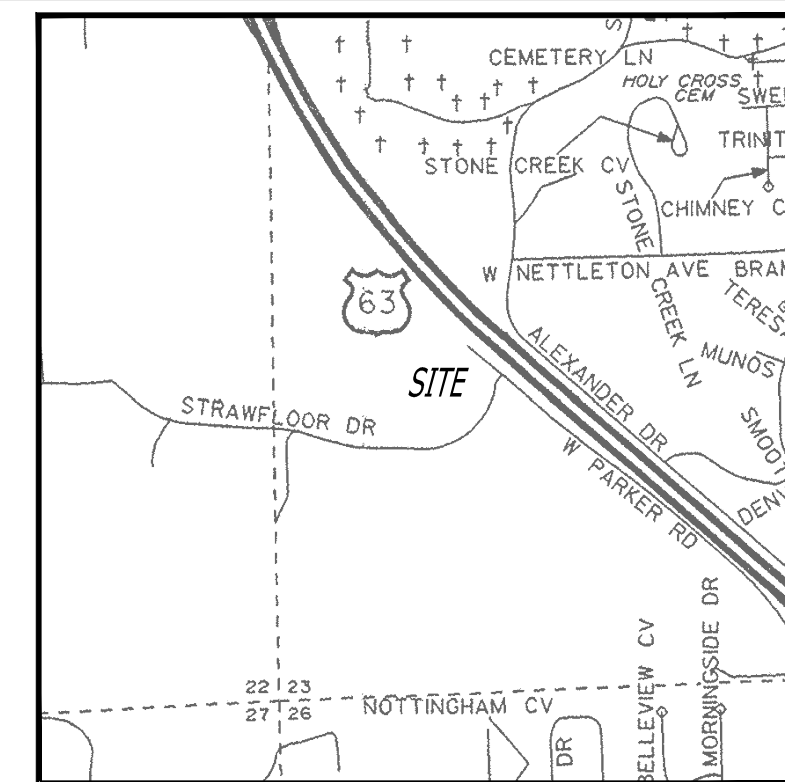
- FOUND MONUMENT (AS NOTED)
- ⊙ SET 5/8" REBAR W/ PURPLE PLASTIC CAP STAMPED "MCNEESE P.S. 1709" (OR AS NOTED)
- RIGHT-OF-WAY MONUMENT
- BOUNDARY LINE

LINE TABLE:

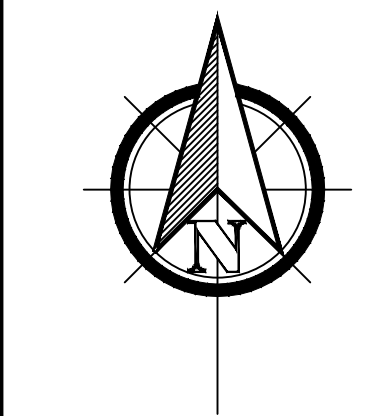
LINE #	DIRECTION	LENGTH	LINE #	DIRECTION	LENGTH
L1	S40°19'18"E	19.56'	L7	S00°32'17"W	160.04'
L2	S09°38'15"E	119.33'	L8	S77°59'51"W	104.34'
L3	S34°41'34"W	145.38'	L9	S01°21'43"W	26.78'
L4	S55°18'26"E	50.00'	L10	N88°29'54"W	109.40'
L5	S34°41'34"W	79.18'	L11	N85°04'21"W	201.86'
L6	N00°46'35"W	17.15'	L12	N83°38'27"W	83.92'

SURVEYOR'S NOTES:

- SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD OR ANY OTHER FACTS WHICH AN ACCURATE TITLE SEARCH MAY DISCLOSE.
- THE FOLLOWING DOCUMENTS WERE USED TO COMPLETE THIS SURVEY:
 - BOUNDARY SURVEY, BY TROY L. SHEETS, P.S. 596, RECORDED IN BOOK A, PAGE 72, DATED MARCH 5, 1971.
 - MINOR PLAT, RANSOME ADDITION, BY DALE ADAMSON, P.S. 1065, RECORDED IN BOOK C, PAGE 70, DATED FEBRUARY 19, 1999.
 - CORNER CERTIFICATE, BY PATRICK W. LEMLEY, P.S. 1549, DATED MARCH 12, 2007.
 - BOUNDARY SURVEY, BY PATRICK W. LEMLEY, P.S. 1549, SLS NO. 200810090010, DATED AUGUST 28, 2008.
 - BOUNDARY SURVEY, BY MICHAEL P. MCNEESE, P.S. 1709, SLS NO. 201303070006, DATED JUNE 04, 2012.
 - BOUNDARY SURVEY, BY MICHAEL P. MCNEESE, P.S. 1709, SLS NO. 201601052888, DATED NOVEMBER 11, 2015.
 - MINOR PLAT, KARMA KORNER ADDITION, BY MICHAEL P. MCNEESE, P.S. 1709, RECORDED IN BOOK C, PAGE 276, DATED APRIL 06, 2017.
 - WARRANTY DEED, RECORDED IN BOOK 335, PAGES 730-731, DATED AUGUST 25, 1986.
 - WARRANTY DEED, RECORDED IN BOOK 571, PAGE 911, DATED FEBRUARY 26, 1999.
 - WARRANTY DEED, RECORDED IN BOOK 781, PAGES 650-653, DATED SEPTEMBER 10, 2008.
 - WARRANTY DEED, RECORDED IN BOOK 816, PAGES 320-321, DATED MARCH 10, 2010.
 - WARRANTY DEED, RECORDED IN BOOK 816, PAGES 322-323, DATED MARCH 10, 2010.
 - WARRANTY DEED, RECORDED IN BOOK 816, PAGES 324-326, DATED MARCH 10, 2010.
 - WARRANTY DEED, RECORDED IN BOOK 820, PAGES 860-861, DATED MAY 17, 2010.
 - WARRANTY DEED, RECORD DOCUMENT NO. JB2015R-018341, DATED NOVEMBER 25, 2015.
 - WARRANTY DEED, RECORD DOCUMENT NO. JB2015R-018344, DATED NOVEMBER 25, 2015.
 - WARRANTY DEED, RECORD DOCUMENT NO. JB2015R-018345, DATED NOVEMBER 25, 2015.
- THE SUBJECT PROPERTY LIES OUTSIDE THE 100 YEAR SPECIAL FLOOD HAZARD ZONE, AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP: PANEL NO. 05031C0131C, EFFECTIVE DATE SEPTEMBER 27, 1991.
- SUBJECT PROPERTY IS ZONED R-1, SINGLE-FAMILY MEDIUM DENSITY DISTRICT.
- R-1 ZONING, BUILDING RESTRICTIONS:
 - STREET SETBACK - 25'
 - INTERIOR SIDE SETBACK - 7.5'
 - REAR SETBACK - 25'
 - MAXIMUM LOT COVERAGE - 35%
 - MAXIMUM BUILDING HEIGHT - 35'
- FIELD WORK WAS COMPLETED ON MARCH 30, 2017.



VICINITY MAP (N.T.S)



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

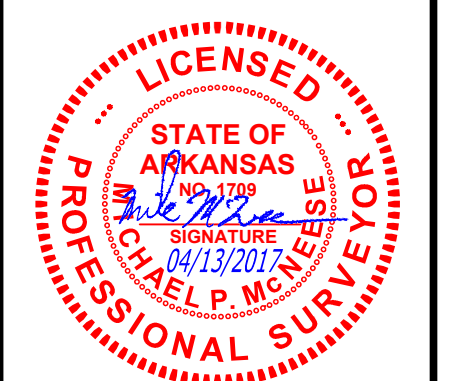
BOUNDARY SURVEY
 CLIENT: KARMA HOLDINGS, LLC
 PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 14 NORTH, RANGE 03 EAST, JONESBORO, CRAIGHEAD COUNTY, ARKANSAS

DRAWING INFO		REVISIONS	
DRAWN BY:	JUN	DATE	DESCRIPTION
DATE:	04/13/2017		
SCALE:	1" = 100'		
JOB NO.:	15205-05		

311 S. Church St., Suite H
 Jonesboro, AR 72401
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 www.ridgesurveying.net

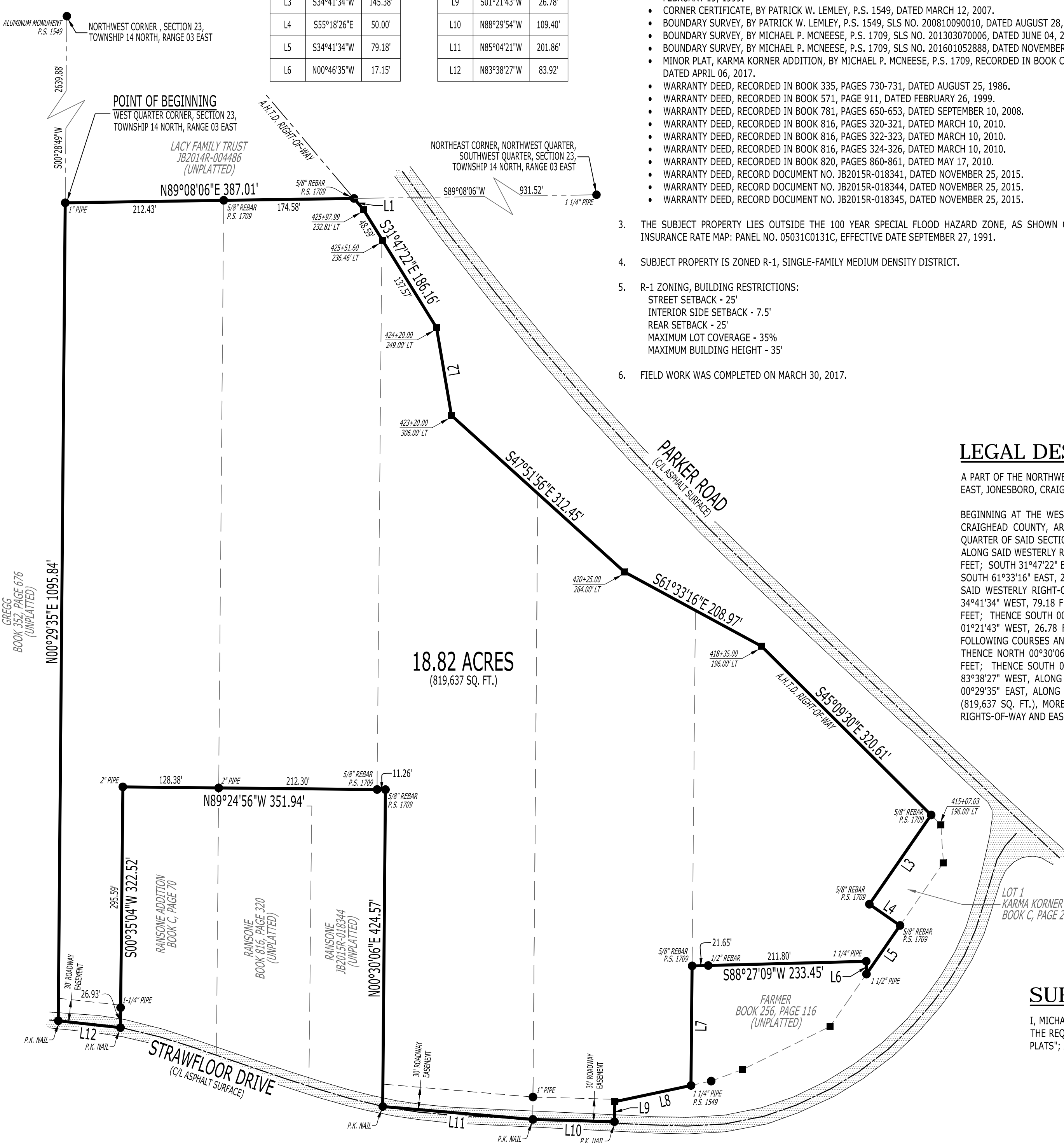


RIDGE SURVEYING & CONSULTING, PLLC.
 ARKANSAS - 2946



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

500-14N-03E-0-23-340-16-1709



LEGAL DESCRIPTION (AS-SURVEYED):

A PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 14 NORTH, RANGE 03 EAST, JONESBORO, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE WEST QUARTER CORNER OF SECTION 23, TOWNSHIP 14 NORTH, RANGE 03 EAST, JONESBORO, CRAIGHEAD COUNTY, ARKANSAS; THENCE NORTH 89°08'06" EAST, ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 23, 387.01 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 63; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE THE FOLLOWING COURSES AND DISTANCES: SOUTH 40°19'18" EAST, 19.56 FEET; SOUTH 31°47'22" EAST, 186.16 FEET; SOUTH 09°38'15" EAST, 119.33 FEET; SOUTH 47°51'56" EAST, 312.45 FEET; SOUTH 61°33'16" EAST, 208.97 FEET; SOUTH 45°09'30" EAST, 320.61 FEET; THENCE SOUTH 34°41'34" WEST, LEAVING SAID WESTERLY RIGHT-OF-WAY LINE, 145.38 FEET; THENCE SOUTH 55°18'26" EAST, 50.00 FEET; THENCE SOUTH 34°41'34" WEST, 79.18 FEET; THENCE NORTH 00°46'35" WEST, 17.15 FEET; THENCE SOUTH 88°27'09" WEST, 233.45 FEET; THENCE SOUTH 00°32'17" WEST, 160.04 FEET; THENCE SOUTH 77°59'51" WEST, 104.34 FEET; THENCE SOUTH 01°21'43" WEST, 26.78 FEET TO THE CENTERLINE OF STRAWFLOOR DRIVE; THENCE ALONG SAID CENTERLINE THE FOLLOWING COURSES AND DISTANCES: NORTH 88°29'54" WEST, 109.40 FEET; NORTH 85°04'21" WEST, 201.86 FEET; THENCE NORTH 00°30'06" EAST, LEAVING SAID CENTERLINE, 424.57 FEET; THENCE NORTH 89°24'56" WEST, 351.94 FEET; THENCE SOUTH 00°35'04" WEST, 322.52 FEET TO THE CENTERLINE OF STRAWFLOOR DRIVE; THENCE NORTH 83°38'27" WEST, ALONG SAID CENTERLINE, 83.92 FEET TO THE WEST LINE OF SAID SECTION 23; THENCE NORTH 00°29'35" EAST, ALONG SAID WEST LINE, 1095.84 FEET TO THE POINT OF BEGINNING, CONTAINING 18.82 ACRES (819,637 SQ. FT.), MORE OR LESS, SUBJECT TO A 30 FOOT ROADWAY EASEMENT ALONG THEREOF AND ALL OTHER RIGHTS-OF-WAY AND EASEMENTS OF RECORD.

SURVEYOR'S CERTIFICATION:

I, MICHAEL P. MCNEESE, CERTIFY THAT THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF "ARKANSAS STANDARDS OF PRACTICE FOR PROPERTY BOUNDARY SURVEYS AND PLATS"; AND THAT THE ABOVE DESCRIBED TRACT WAS SURVEYED UNDER MY DIRECT SUPERVISION.

