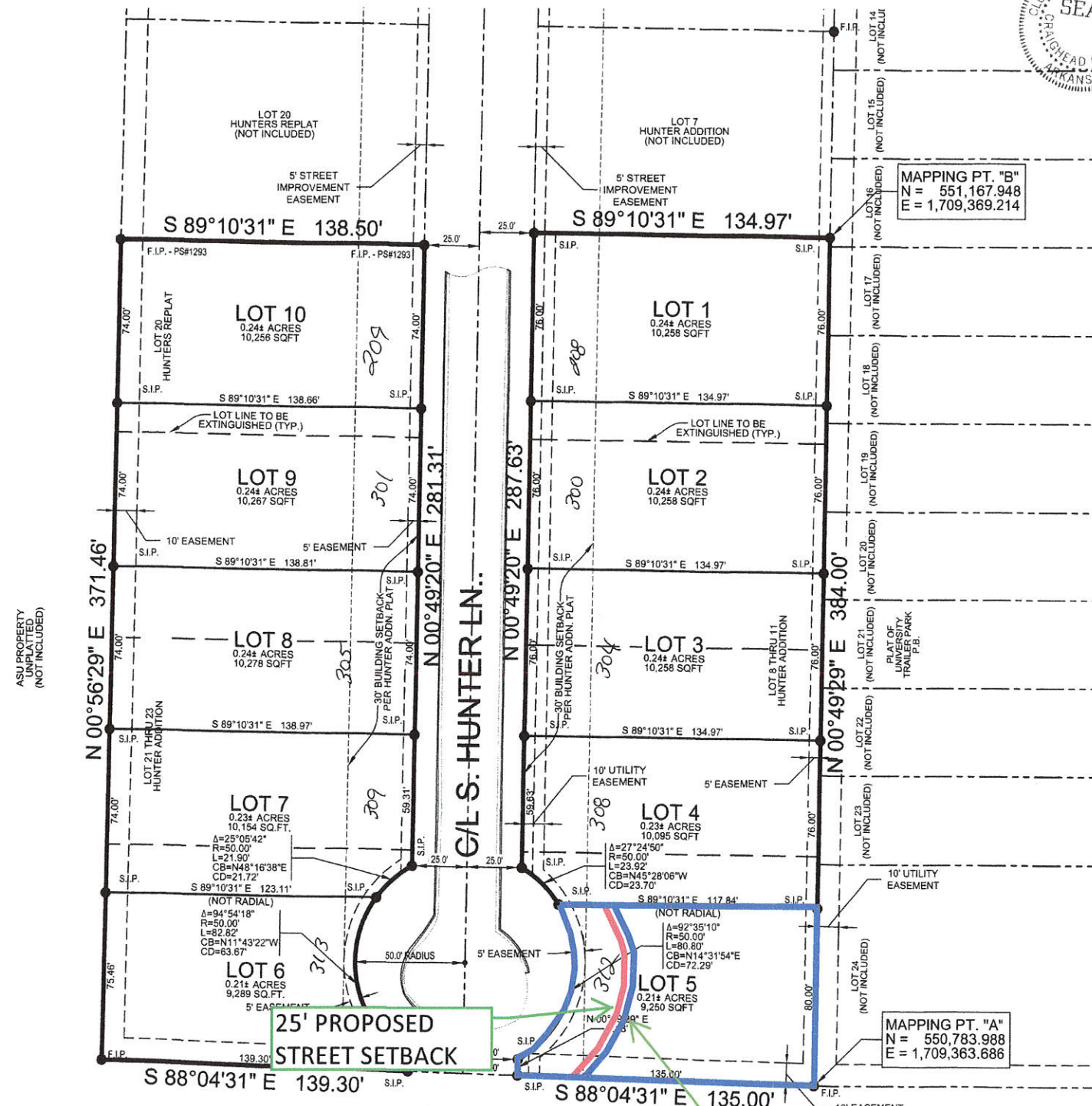


STATON'S RE-PLAT OF
LOTS 8 THRU 11, 21 THRU 23, HUNTER ADDITION
AND LOT 20, HUNTERS REPLAT, JONESBORO, ARK.



BEARING BASIS
(STATE PLANE COORDINATES - ARKANSAS NORTH ZONE)

GRAPHIC SCALE
IN FEET



VICINITY SKETCH
NOT TO SCALE

LEGEND

- BOUNDARY LINE
- LOT LINES
- ADJACENT LOT LINES
- LOT LINES TO BE EXTINGUISHED
- EASEMENT LINES
- BUILDING SETBACK LINES
- FOUND IRON PIPE
- SET 1-1/4" IRON PIPE W/ PLS #1637 CAP

SURVEYOR'S NOTES

- THIS REPLAT WAS PREPARED FOR C3, LLC.
- NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY THIS SURVEYOR FOR EASEMENTS, RESTRICTIONS, RESERVATIONS OR RIGHTS-OF-WAY AFFECTING THIS PROPERTY.
- SUBJECT PROPERTY IS CURRENTLY ZONED R-1. SINGLE-FAMILY MEDIUM DENSITY DISTRICT. ADJACENT PROPERTIES ARE ZONED R-1. STANDARD BUILDING SETBACKS FOR R-1 ZONING ARE AS FOLLOWS:
FRONT=25' SIDE=7.5' REAR=25'
- SUBJECT PROPERTY IS LOCATED WITHIN "X" AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN, AS DESIGNATED BY FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR JONESBORO, COMMUNITY PANEL 05031C0044C (PANEL 44 OF 200), EFFECTIVE DATE - SEPTEMBER 27, 1991.
- THE FOLLOWING DOCUMENTS WERE USED TO PREPARE THIS SURVEY:
A. PLAT OF HUNTER ADDITION, JONESBORO, ARKANSAS, PLAT RECORD BOOK 179, PAGE 61, PUBLIC RECORDS OF CRAIGHEAD COUNTY, AT JONESBORO, ARKANSAS.
B. HUNTERS REPLAT OF LOTS 19 & 20, HUNTER ADDITION, JONESBORO, ARKANSAS, BOOK "C", PAGE 195, PUBLIC RECORDS OF CRAIGHEAD COUNTY, AT JONESBORO, ARKANSAS.
C. PLAT OF UNIVERSITY TRAILER PARK, PLAT DEED RECORD BOOK 158, PAGE 14, PUBLIC RECORDS OF CRAIGHEAD COUNTY, AT JONESBORO, ARKANSAS.

DESCRIPTION

LOTS 8 THRU 11 AND LOTS 21 THRU 23, HUNTER ADDITION, JONESBORO, ARKANSAS, AS RECORDED IN PLAT BOOK 179, AT PAGE 61, PUBLIC RECORDS OF CRAIGHEAD COUNTY, AT JONESBORO, ARKANSAS, TOGETHER WITH LOT 20, HUNTERS REPLAT, AS RECORDED IN PLAT CABINET "C" PAGE 195, PUBLIC RECORDS OF CRAIGHEAD COUNTY, AT JONESBORO, ARKANSAS.

CONTAINING IN ALL 100,359 FT. OR 2.30 ACRES, MORE OR LESS.

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

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY 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 BOUNDARY SURVEY: 10/18/2016

OWNER'S CERTIFICATION

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF PROPERTY AS DESCRIBED HEREON, THAT WE ADOPT THE PLAN OF SUBDIVISION AND DEDICATE THE PERPETUAL USE OF ALL STREETS AND EASEMENTS AS NOTED.

Stan Staton
STAN STATON, OWNER
C3, LLC

EXISTING 30'
STREET SETBACK

11/15/16
CITY PLANNER
CITY ENGINEER
CITY SURVEYOR
CITY WATER & LIGHT

STATON'S REPLAT

C3, LLC

LOTS 8 THRU 11, 21 THRU 23, HUNTER
ADDITION & LOT 20, HUNTERS REPLAT,
JONESBORO, ARK.



DATE: BY: DESCRIPTION:

500-04N-14E-0-16-210-16-1637
CADD FILE: 16202-002 SCALE: 1"=40'
DATE: 10/18/16 SHEET
DWG#: 0414162-0008 1 OF 1