






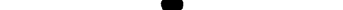



HAMMETT'S RE-PLAT OF A PORTION OF TRACT 1 OF CHRIS SWINDLE MINOR PLAT

LEGEND

	= BOUNDARY LINE
	= ADJACENT LOT LINES
	= EASEMENT LINES
	= SETBACK LINES
 F.R.B.	= FOUND REBAR
 F.I.P.	= FOUND IRON PIPE
 S.I.P.	= SET 1-1/4" IRON PIPE W/ PLS #1637 CAP
	= EXISTING OVERHEAD ELECTRICAL LINE
 PP	= POWER POLE

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.

DEWAYNE HAMMETT, OWNER

SURVEYOR'S NOTES

1. THIS BOUNDARY SURVEY WAS PREPARED FOR DEWAYNE HAMMETT.
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. SUBJECT PROPERTY IS CURRENTLY ZONED R-1. R-1 ZONING IS DEFINED AS SINGLE-FAMILY MEDIUM DENSITY DISTRICT. THE SURROUNDING PROPERTY IS ZONED R-1.
BUILDING SETBACKS FOR R-1 ARE:
FRONT= 25' SIDE= 7.5' REAR= 25'
4. THE FOLLOWING DOCUMENTS WERE USED TO PREPARE THIS SURVEY:
 - A. CHRIS SWINDLE MINOR AND REPLAT OF LOT 1 OF CHRIS SWINDLE SUBDIVISION OF A PART OF W.1/2, N.E.1/4, SECTION 3, TOWNSHIP 14 NORTH, RANGE 04 EAST, JONESBORO, ARKANSAS, AS SHOWN BY PLAT RECORDED IN PLAT CABINET "C", PAGE 100, PUBLIC RECORDS OF CRAIGHEAD COUNTY, ARKANSAS.
 - B. CAROL WHITE MINOR, AS SHOWN BY PLAT RECORDED IN PLAT CABINET "C", PAGE 228, PUBLIC RECORDS OF CRAIGHEAD COUNTY, ARKANSAS.
 - C. PLAT OF SURVEY PREPARED BY DALE ADAMSON, PS#1065, DATED JUNE 14, 2017, RECORDED AT THE STATE SURVEYOR'S OFFICE AS DOCUMENT NO. 201707259950.
 - D. PLAT OF SURVEY PREPARED BY BRADLEY P. HANCOCK, PS#1400, DATED MAY 1, 2016, RECORDED AT THE STATE SURVEYOR'S OFFICE AS DOCUMENT NO. 201608018268.

DESCRIPTION

A PORTION OF TRACT 1 OF CHRIS SWINDLE MINOR AND REPLAT OF LOT 1 OF CHRIS SWINDLE SUBDIVISION OF A PART OF W.1/2, N.E.1/4, SECTION 3, TOWNSHIP 14 NORTH, RANGE 04 EAST, JONESBORO, ARKANSAS, AS SHOWN BY PLAT RECORDED IN PLAT CABINET "C", PAGE 100, PUBLIC RECORDS OF CRAIGHEAD COUNTY AT JONESBORO, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF TRACT 1 OF CHRIS SWINDLE MINOR AND REPLAT OF LOT 1 OF CHRIS SWINDLE SUBDIVISION, AFORESAID, SAID POINT BEING 1 FOUND IRON PIPE, THENCE NORTH 00°45'39" EAST, A DISTANCE OF 473.34 FEET TO A FOUND REBAR, THENCE NORTH 12°17'03" EAST, A DISTANCE OF 786.05 FEET TO A FOUND REBAR, THENCE NORTH 67°17'16" EAST, A DISTANCE OF 34.31 FEET TO A FOUND REBAR, THENCE NORTH 83°47'19" EAST, A DISTANCE OF 80.46 FEET TO A FOUND IRON PIPE, THENCE NORTH 88°50'05" EAST, A DISTANCE OF 119.24 FEET TO A FOUND IRON PIPE, THENCE SOUTH 00°58'28" WEST, A DISTANCE OF 611.78 FEET TO A FOUND REBAR, THENCE SOUTH 84°07'17" WEST, A DISTANCE OF 208.53 FEET TO A FOUND IRON PIPE, THENCE SOUTH 06°14'50" EAST, A DISTANCE OF 611.80 FEET TO A FOUND IRON PIPE, THENCE SOUTH 84°37'58" WEST, A DISTANCE OF 277.76 FEET TO THE POINT OF BEGINNING.

CONTAINING IN ALL 325,505 SQ. FT. OR 7.47 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: 03/06/2018



BENCHMARK LAND SURVEYING, INC.

LAND SURVEYING - CONSTRUCTION LAYOUT SERVICES

2500 ALEXANDER DR., SUITE A

P.O. BOX 1921 - JONESBORO, AR 72403

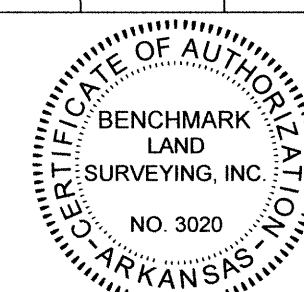
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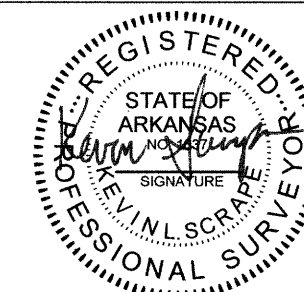
**HAMMETT'S RE-PLAT OF
A PORTION OF TRACT 1
CHRIS SWINDLE MINOR PLAT**

DEWAYNE HAMMETT

**A PORTION OF TRACT 1
CHRIS SWINDLE MINOR PLAT
JONESBORO, ARKANSAS**



BENCHMARK LAND SURVEYING, INC.
ARKANSAS C.O.A. #3020



KEVIN L. SCRAPE
ARKANSAS PS#1637

DATE:	BY:	DESCRIPTION
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[illegible]

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CADD FILE: 17232-001	SCALE: 1"
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DATE: 03/16/18	SHEET
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