


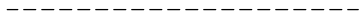






[illegible]

LEGEND

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

1. THIS BOUNDARY SURVEY WAS PREPARED FOR LEGACY HOMES OF NEA, LLC.
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. 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. WARRANTY DEED TO DONALD GUNNAR AND STACY WILBANKS, DATED 07/24/2018, RECORDED AS DOCUMENT NO. 2018R-014480, PUBLIC RECORDS OF CRAIGHAED COUNTY, AT JONESBORO, ARKANSAS.
 - B. RECORD PLAT OF WILDERNESS RUN SUBDIVISION, PREPARED BY ROBERT N. NEWELL PS# 23, DATED AUGUST 15, 1994, RECORDED IN BOOK "B", PAGE 121, PUBLIC RECORDS OF CRAIGHAED COUNTY, AT JONESBORO, ARKANSAS.

LOT 2 OF WILDERNESS RUN SUBDIVISION, TOGETHER WITH PART OF SECTION 7, TOWNSHIP 13 NORTH, RANGE 4 EAST, CRAIGHEAD COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 2 OF WILDERNESS RUN SUBDIVISION; THENCE NORTH 33 DEGREES 11 MINUTES 17 SECONDS EAST A DISTANCE OF 247.92 FEET TO A POINT; THENCE SOUTH 56 DEGREES 48 MINUTES 43 SECONDS EAST A DISTANCE OF 209.99 FEET TO A POINT; THENCE SOUTH 28 DEGREES 13 MINUTES 16 SECONDS WEST A DISTANCE OF 131.53 FEET TO A POINT; THENCE SOUTH 70 DEGREES 48 MINUTES 49 SECONDS WEST A DISTANCE OF 107.58 FEET TO A POINT; THENCE NORTH 68 DEGREES 18 MINUTES 42 SECONDS WEST A DISTANCE OF 158.89 FEET TO THE POINT OF BEGINNING.

CONTAINING IN ALL 87,128 SQ. FT. OR 2.0 ACRES, MORE OR LESS.

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

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: 08/03/2018

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.

DONALD GUNNER WILBANKS, OWNER

STACY WILBANKS, OWNER

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BENCHMARK LAND SURVEYING, INC.

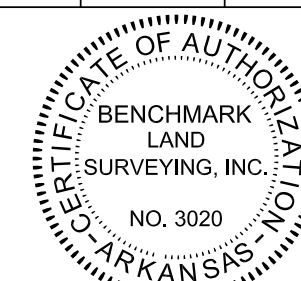
LAND SURVEYING - CONSTRUCTION LAYOUT SERVICES

2500 ALEXANDER DR., SUITE A
P.O. BOX 1921 - JONESBORO, AR 72403
FAX: 870-336-2060 PH: 870-336-2059

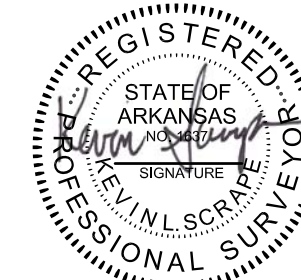
RE-PLAT

GUNNAR & STACY WILBANKS

**LOT 2 OF WILDERNESS RUN SUB.
AND PART OF THE SW 1/4
SECTION 7, T13N, R4E
JONESBORO, ARKANSAS**



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



KEVIN L. SCRAPE
ARKANSAS PS#1637

DATE:	BY:	DESCRIPTION:
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500-13N-04E-0-07-340-16-163		
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CADD FILE: 18211-001	SCALE: 1"=
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DATE: 08/10/18	SHEET
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DWG#:	0413073-0004	1 OF 1
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