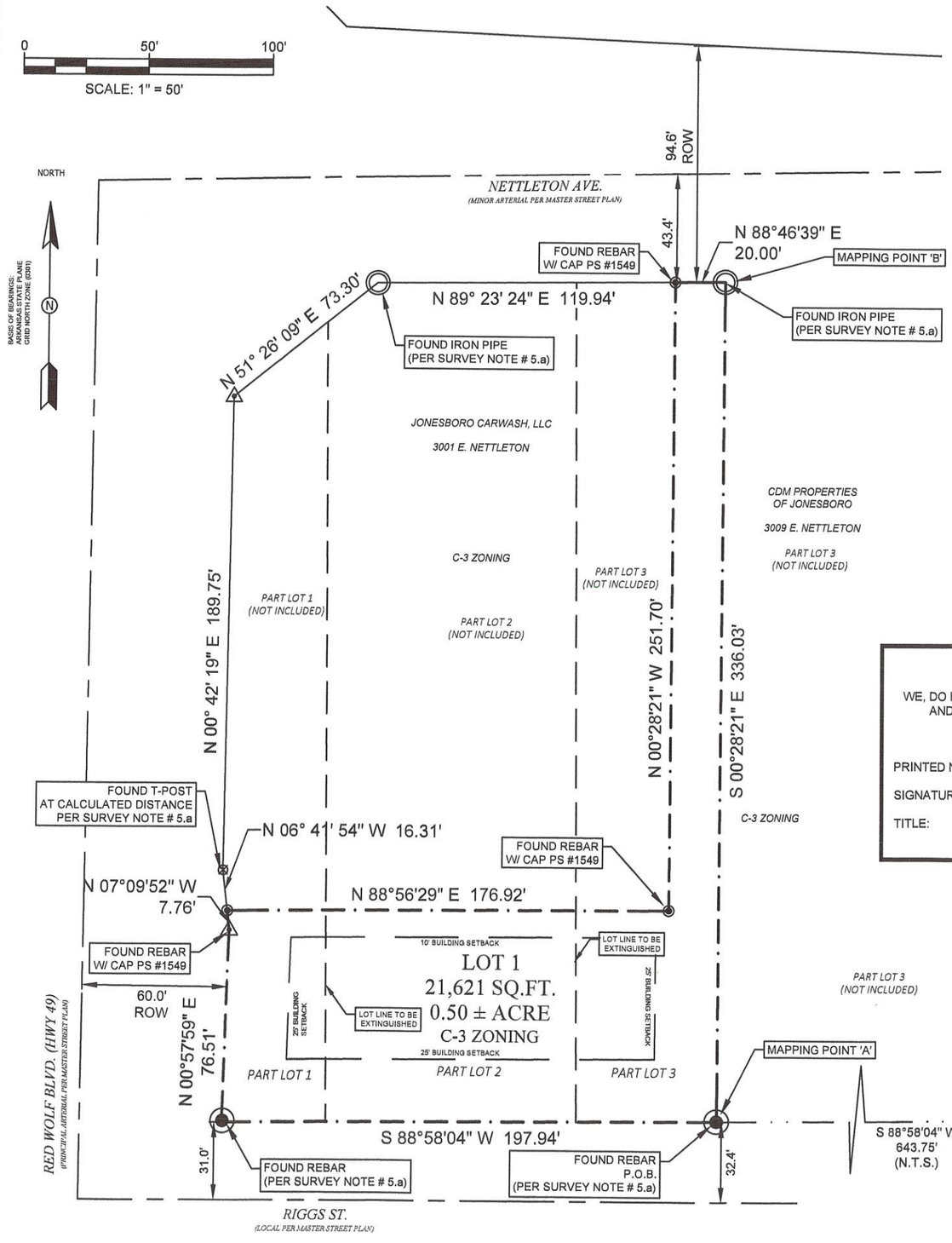


DESCRIPTION:

A REPLAT OF PARTS OF LOTS 1, 2, & 3 OF CHARLES A. STUCK TURTLE CREEK RANCH ADDITION, RECORDED IN BOOK 48 PAGE 240, IN CIRCUIT CLERK OFFICE, CRAIGHEAD COUNTY COURTHOUSE, JONESBORO ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 9 OF CHARLES A. STUCK TURTLE CREEK RANCH ADDITION THENCE SOUTH 88°58'04" WEST 643.75 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 88°58'04" WEST 197.94 FEET; THENCE NORTH 00°57'59" EAST 76.51 FEET; THENCE NORTH 07°09'52" WEST 7.76 FEET; THENCE NORTH 88°56'29" EAST 176.92 FEET; THENCE NORTH 00°28'21" EAST 251.70 FEET; THENCE NORTH 88°46'39" EAST 20.00 FEET; THENCE SOUTH 00°28'21" WEST 336.03 FEET TO THE POINT OF BEGINNING PROPER.

HAVING AN AREA OF 21,621 SQUARE FEET, 0.50 ACRES MORE OR LESS.
BEING SUBJECT TO ALL PUBLIC AND PRIVATE ROADS AND EASEMENTS.

LEGEND

- FOUND IRON PIPE (AS NOTED)
- FOUND REBAR (AS NOTED)
- SET 1/2" REBAR W/ B. WOOD P.S. # 1817 CAP
- CALCULATED CORNER
- COTTON PICKER SPINDLE (AS NOTED)
- PK / MAG NAIL (AS NOTED)
- MONUMENT (AS NOTED)
- BENCHMARK (CONTROL POINT)
- BOUNDARY LINE
- EASEMENT LINE
- ROAD CENTERLINE
- N.T.S. NOT TO SCALE
- P.O.B. POINT OF BEGINNING

SURVEYOR'S NOTES:

1. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD OR ANY OTHER FACTS THAT AN ACCURATE TITLE SEARCH MAY DISCLOSE.
2. SUBJECT PROPERTY IS ZONED C-3. BUILDING SETBACKS: STREET - 25', SIDE - 10', REAR - 25'
3. THE PROPERTY DOES NOT LIE IN THE 100-YEAR SPECIAL FLOOD HAZARD AREA AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP (FIRM): PANEL NO. 05031C0132C, EFFECTIVE DATE JUNE 25, 2007.
4. MAPPING POINTS:
   A. NORTHING: 546,795.35 ; EASTING: 1,707,227.25
   B. NORTHING: 546,459.23 ; EASTING: 1,707,226.18
5. THE FOLLOWING DOCUMENTS WERE USED AS REFERENCES FOR THIS SURVEY:
   a. ALTA SURVEY - JONESBORO CARWASH LLC, BY G. HAMMAN PS # 1273, DATED 01/13/2006, PROVIDED G. HAMMAN
   b. SURVEY PLAT - CHARLES A. STUCK TURTLE CREEK RANCH ADDITION, BY F. HAYWARD, CRAIGHEAD COUNTY COURTHOUSE, BOOK 48 PAGE 240, DATED 10/10/1947.
   c. DEED - JONESBORO CARWASH LLC, CRAIGHEAD COUNTY COURTHOUSE, BOOK 677 PAGE 849, DATED 08/05/2004.
   d. DEED - SAI REAL ESTATE, LLC, CRAIGHEAD COUNTY COURTHOUSE, DOCUMENT # 2018R-021529, DATED 10/29/2018.
   e. SURVEY PLAT - VADEN, BY ASSOCIATED ENGINEERING P. LEMLEY PS # 1549, DATED 10/11/2018, PROVIDED BY OWNER.

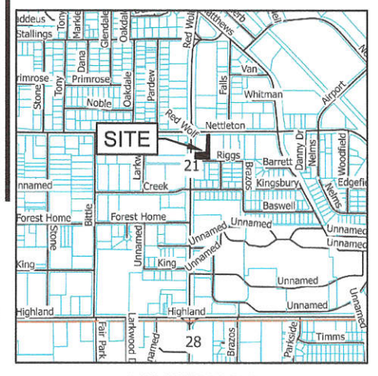
OWNER'S CERTIFICATION

WE, DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE ABOVE DESCRIBED PROPERTY AND HAVE CAUSED SAME TO BE SURVEYED AS SHOWN HEREON AND DEDICATE THE PERPETUAL USE OF ALL STREETS AND EASEMENTS AS NOTED.

PRINTED NAME: RAJEEV KUMAR
SIGNATURE: Rajeevkumar
TITLE: OWNER

PRINTED NAME: _____
SIGNATURE: _____
TITLE: _____

2019R-005452
FILED
JONESBORO DISTRICT
CRAIGHEAD COUNTY, ARKANSAS
CANDACE EDWARDS, CLERK & RECORDER
03/21/2019 02:52:43 PM
FEE: 15.00
PAGES: 1
SHARRON USSERY



VICINITY MAP
(NOT TO SCALE)

SURVEYOR'S CERTIFICATION :

I, BRANDON G. WOOD, CERTIFY THAT THE SURVEY SHOWN HERON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF "ARKANSAS STANDARDS OF PRACTICE FOR PROPERTY BOUNDARY SURVEYS AND PLATS". BRANDON G. WOOD, P.S. # 1817

PROFESSIONAL SURVEYOR
STATE OF ARKANSAS
No. 1817
SIGNATURE
BRANDON G. WOOD

STATE CODE: 500-14N-04E-0-21-240-16-1817

City of Jonesboro ARKANSAS
DATE 3/19/19
FILE # PP19-15
CITY PLANNER
CITY ENGINEER
CITY SURVEYOR N/A
CITY WATER & LIGHT

RECORDED
BOOK 0 PAGE 335
DATE 3-21-19 TIME 2:34 pm
CRAIGHEAD COUNTY
CANDACE EDWARDS, CLERK
BY

BRANDON G. WOOD
ARKANSAS SURVEYOR
1817

CHECKER'S REPLAT OF PART OF LOTS 1, 2, & 3 OF
CHARLES A. STUCK TURTLE CREEK RANCH ADDITION
SECTION 21, TOWNSHIP 14 N, RANGE 4 E
JONESBORO, CRAIGHEAD COUNTY, ARKANSAS
CLIENT: RAJEEV KUMAR

DATE: 1/3/2019
REV: 2/25/2019
DRAWN BY: BGW

BRANDON WOOD, P.E., P.S.
ENGINEERING & SURVEYING
112 CR 7625
BROOKLAND, AR 72417
PH: (870) 930-2904
FAX: (870) 933-4077
BWOOD@WOODENGR.COM
WWW.BWOODENGINEERING.COM