

LINE TABLE			
LINE	DISTANCE	BEARING	
L1	14.42'	S 00°35'25" E	
L2	30.00'	S 85°51'19" E	

EDDIE TELFER'S FIRST ADDITION
(NOT INCLUDED)

A=58°48'42"
R=50.00'
L=51.32'
C= N 83°09' E
C1 = 48.10'

LOT 2
HIBBERT'S REPLAT OF
LOT 1 & 2 AND A REPLAT OF
LOTS 1 & 2 AND A REPLAT OF
LOTS 1 & 2 AND A REPLAT OF
(NOT INCLUDED)

LOT 3
30,698 SQ. FT.
0.70 ACRES



LOT 4 REVISÉD RECORD PLAT TOWER PARK ESTATES (NOT INCLUDED)
 LOT 5 REVISÉD RECORD PLAT TOWER PARK ESTATES (NOT INCLUDED)
 LOT 6 REVISÉD RECORD PLAT TOWER PARK ESTATES (NOT INCLUDED)



LEGEND
 --- BOUNDARY LINE
 --- ADJACENT LOT LINES
 --- EXISTING FENCE LINE
 --- FOUND IRON PIPE

SURVEYOR'S NOTES

1. THIS BOUNDARY SURVEY WAS PREPARED FOR MICHAEL HALLMARK.
2. THE RECORDS HAS BEEN MADE BY THIS SURVEYOR FOR EASEMENTS, RESTRICTIONS, RESERVATIONS OR RIGHTS OF WAY AFFECTING THIS PROPERTY.
3. SUBJECT PROPERTY IS CURRENTLY ZONED S 1 R 1 ZONING IS DEFINED AS SINGLE BUILDING SETBACKS: FRONT 40' REAR 25' SIDE 7.5' REAR 25' FRONT 25' SIDE 7.5' REAR 25'.
4. THE FOLLOWING OCCURRENCE WERE USED TO PREPARE THIS SURVEY:
 - A. WHILE DATED JUNE 27, 2011, AND RECORDED AS DOCUMENT #80201901413.
 - B. THIRD ADDITION TO THE CITY OF JONESBORO, ARKANSAS.
 - C. THIRD ADDITION TO THE CITY OF JONESBORO, ARKANSAS.
 - D. HAD 33 PUBLIC RECORDS OF CRAIGHEAD COUNTY, AT JONESBORO, ARKANSAS.

DESCRIPTION

LOT 3 OF ABERNATHY LAKE ESTATES AND A REPLAT OF LOTS 1 AND 2 OF NIX LAKE ESTATES ACCORDING TO THE RECORDS HAS BEEN MADE BY THIS SURVEYOR FOR EASEMENTS, RESTRICTIONS, RESERVATIONS OR RIGHTS OF WAY AFFECTING THIS PROPERTY. THE RECORDS HAS BEEN MADE BY THIS SURVEYOR FOR EASEMENTS, RESTRICTIONS, RESERVATIONS OR RIGHTS OF WAY AFFECTING THIS PROPERTY. THE RECORDS HAS BEEN MADE BY THIS SURVEYOR FOR EASEMENTS, RESTRICTIONS, RESERVATIONS OR RIGHTS OF WAY AFFECTING THIS PROPERTY.

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 ACCORDING TO THE RECORDS HAS BEEN MADE BY THIS SURVEYOR FOR EASEMENTS, RESTRICTIONS, RESERVATIONS OR RIGHTS OF WAY AFFECTING THIS PROPERTY. THE RECORDS HAS BEEN MADE BY THIS SURVEYOR FOR EASEMENTS, RESTRICTIONS, RESERVATIONS OR RIGHTS OF WAY AFFECTING THIS PROPERTY.

BOUNDARY SURVEY
MICHAEL HALLMARK

LOT 3 OF ABERNATHY LAKE ESTATES & A REPLAT OF LOT 1 & 2 OF NIX LAKE ESTATES 3RD ADDITION JONESBORO, ARKANSAS

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

REGISTERED SURVEYOR
 STATE OF ARKANSAS
 MICHAEL HALLMARK
 NO. 3039

DATE	BY	DESCRIPTION
08/28/19	M.H.S.	ADJACENT LOT LINES
08/28/19	M.H.S.	ADJACENT LOT LINES
08/28/19	M.H.S.	ADJACENT LOT LINES

500 - 14N-03E-0-04-336-16-1637
 CAD FILE: 1941101.rdw SCALE: 1"=50'
 DATE: 08/28/19 SHEET: 1 OF 1