

LEGEND

- BOUNDARY LINE
- - - ADJACENT PROPERTY LINES
- - - PLATTED LOT LINES
- F.I.P. = FOUND IRON PIPE
- S.M.N. = SET MAG NAIL
- S.I.P. = SET 1-1/4" IRON PIPE W/ PLS #1637 CAP

SURVEYOR'S NOTES

- THIS BOUNDARY SURVEY WAS PREPARED FOR CITIFIRST PROPERTY GROUP, 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-2. R-2 ZONING IS DEFINED AS MULTI-FAMILY LOW DENSITY DISTRICT. THE SURROUNDING PROPERTY IS ZONED C-4, R-2 & R3. BUILDING SETBACKS FOR R-2 ARE:
FRONT= 25' SIDE= 7.5' REAR= 20'
- THE FOLLOWING DOCUMENTS WERE USED TO PREPARE THIS SURVEY:
A. PLAT OF COLLEGE PLACE SUBDIVISION, RECORDED IN BOOK 48, PAGE 120, PUBLIC RECORDS OF CRAIGHEAD COUNTY, AT JONESBORO, ARKANSAS.

OWNER'S CERTIFICATION

WE DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE ABOVE DESCRIBED PROPERTY AND HAVE CAUSED THE SAME TO BE SURVEYED AND REQUEST A REZONING OF SAID PROPERTY FROM R-2 TO PDM.

PRINTED NAME & TITLE: _____

SIGNATURE: _____

DATE: _____

DESCRIPTION

LOTS 1 THRU 4, PLAT OF COLLEGE PLACE SUBDIVISION, RECORDED IN BOOK 48, PAGE 120, PUBLIC RECORDS OF CRAIGHEAD COUNTY, AT JONESBORO, ARKANSAS.
CONTAINING 41,341 SQ. FT. OR 0.95 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.

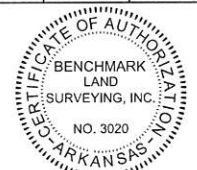
DATE OF BOUNDARY SURVEY: 08/29/2018

BENCHMARK LAND SURVEYING, INC.
LAND SURVEYING - CONSTRUCTION LAYOUT SERVICES
2500 ALEXANDER DR., SUITE A
P.O. BOX 1921 - JONESBORO, AR 72403
PH: 870-336-2059
FAX: 870-336-2060

REZONING PLAT

CITIFIRST PROPERTY GROUP, LLC

LOTS 1 THRU 4, PLAT OF COLLEGE PLACE SUB-DIV JONESBORO, ARKANSAS



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



KEVIN L. SCRAPE
ARKANSAS PS#1637

DATE:	BY:	DESCRIPTION:

500-14N-04E-0-17-130-16-1637
CADD FILE: 18228-001 SCALE: 1"=30'
DATE: 07/16/19 SHEET
DWG#: 0414171-0100 1 OF 1

Description of Survey for: James Holcomb,
& Crye-Leike Realtors

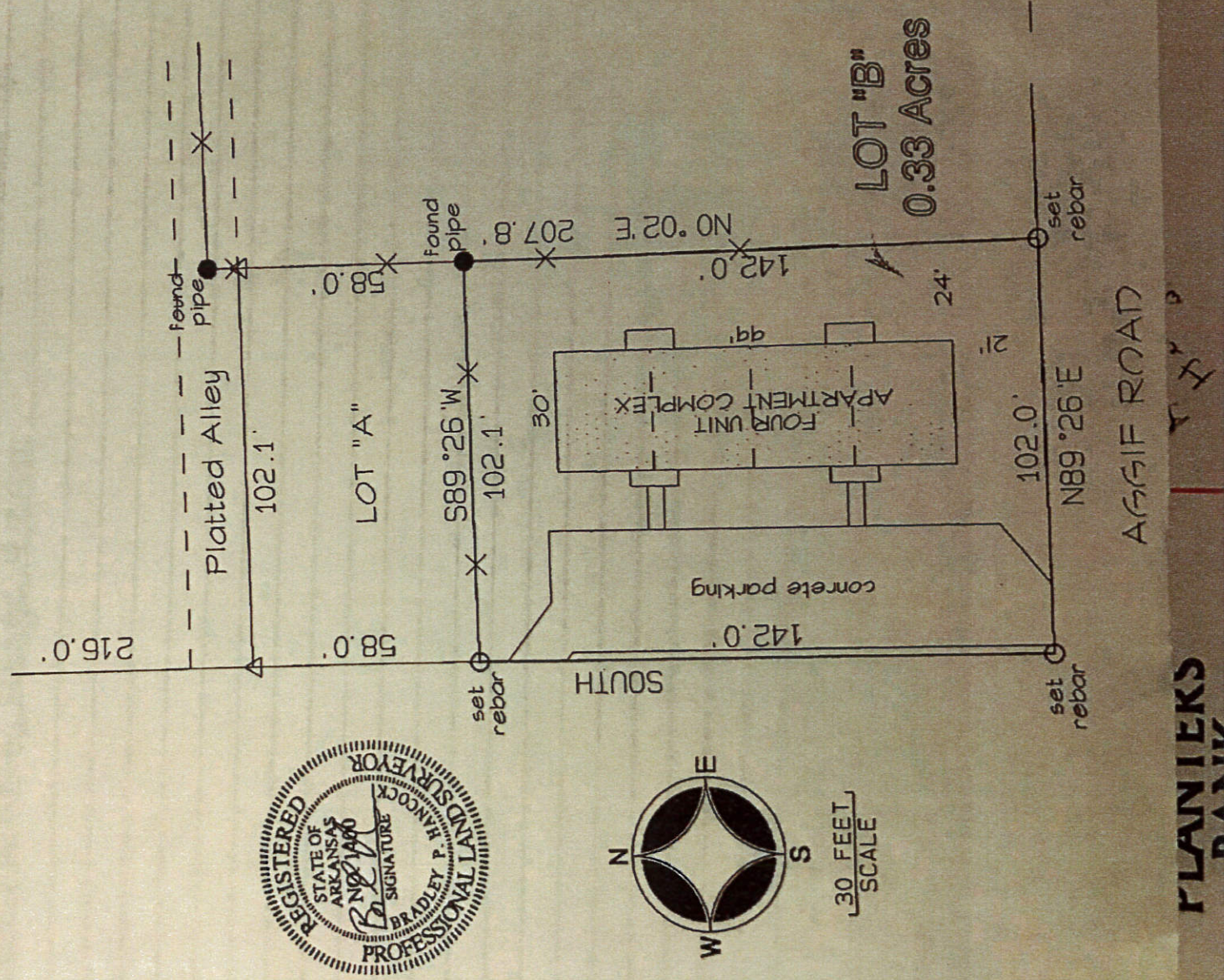
OF: 1800 Aggie Road
Jonesboro, AR 72401

The following described lands in Craighead County, Arkansas, to-wit:
ALL of LOT B of Hale Arnold's Subdivision of Lots 5 & 6 of College Place Subdivision
of part of the NE¼ of Section 17, Township 14 North, Range 4 East to the City of
Jonesboro, Arkansas, SUBJECT TO any utility easements.

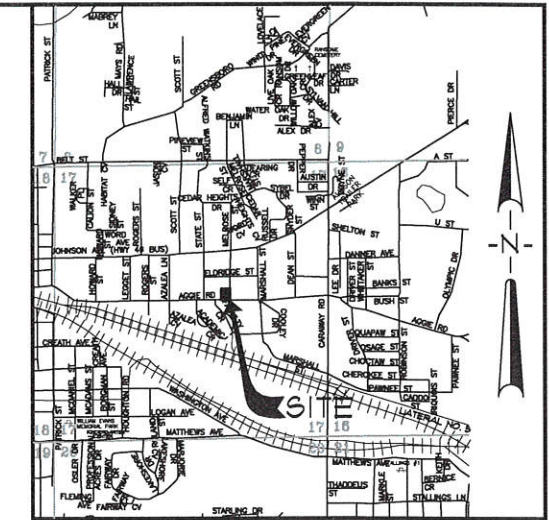
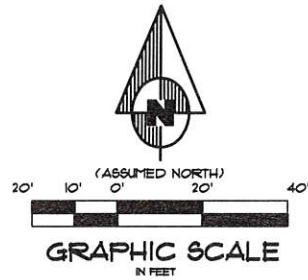
Notes:

1.) Improvements currently are as shown.

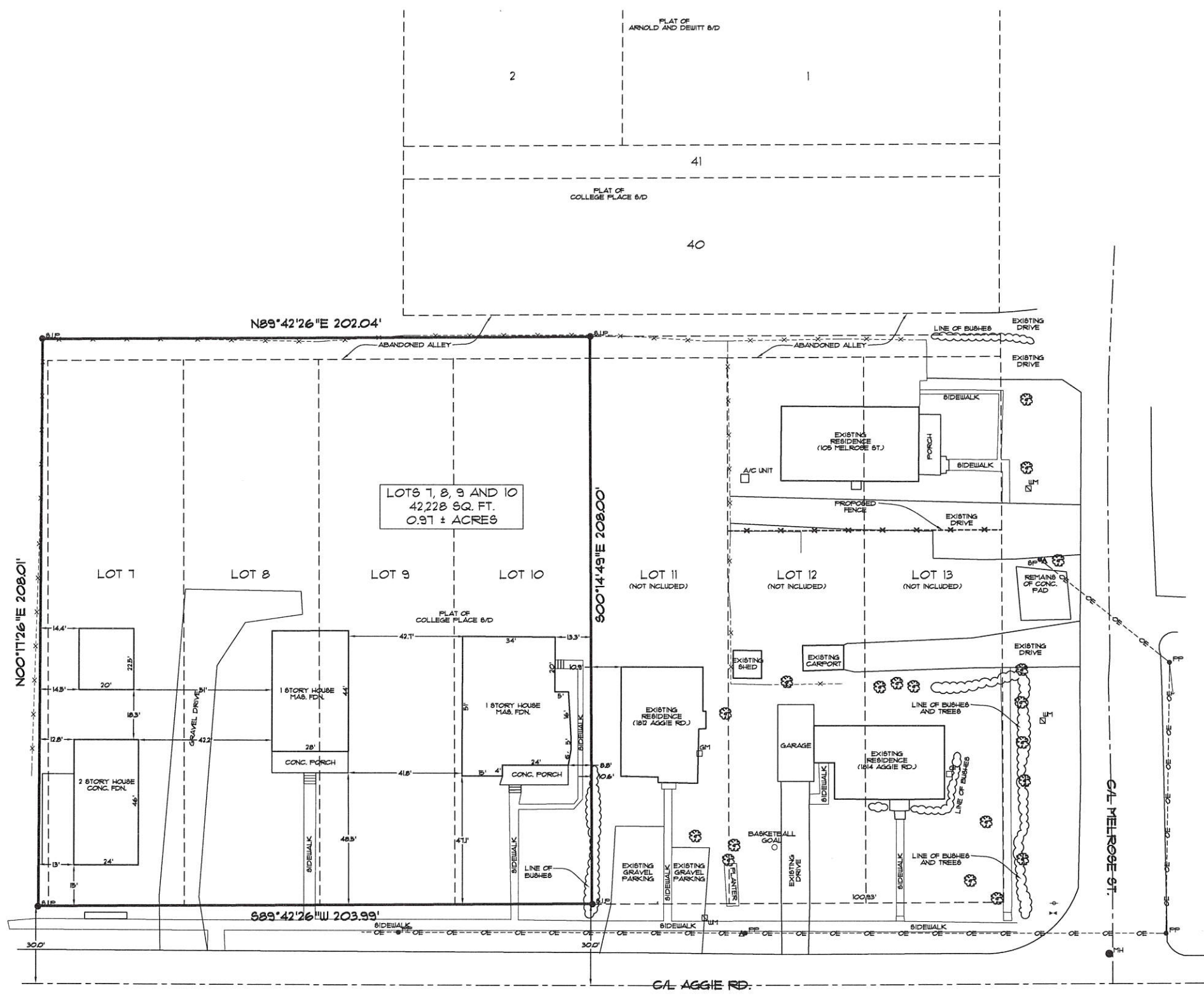
Dated: September 18, 2001



1800 Aggie



VICINITY SKETCH
NOT TO SCALE



- LEGEND**
- BOUNDARY LINE
 - F.J.P. FOUND IRON PIPE
 - S.J.P. SET IRON PIPE W/ FL8 1536 CAP

DESCRIPTION

LOTS 7, 8, 9 AND 10 AS SHOWN ON THE PLAT OF COLLEGE PLACE ADDITION, RECORDED IN THE PUBLIC RECORDS IN JONESBORO, CRAIGHEAD COUNTY, ARKANSAS.

CONTAINING IN ALL 42,228 SQ. FT. OR 0.97 ACRES, MORE OR LESS SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT ASSOCIATED ENGINEERING AND TESTING, LLC 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'.

DATE OF BOUNDARY SURVEY: 07/01/2003

TROY L. SHEETS
PROFESSIONAL LAND SURVEYOR
ARKANSAS CERTIFICATE NO. 596

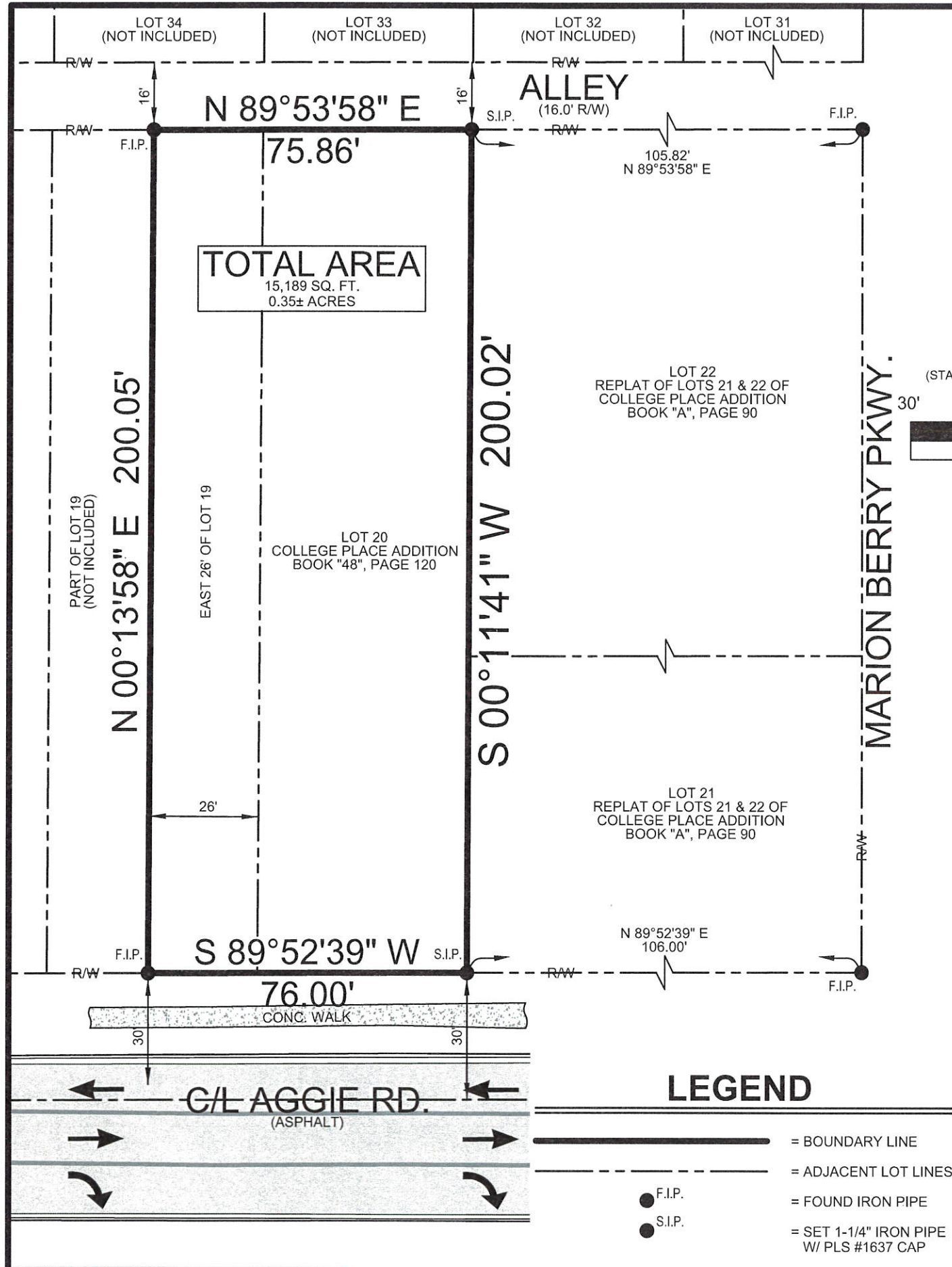
NOTE: TO BE VALID, COPIES MUST HAVE ORIGINAL OF SURVEYOR'S SIGNATURE AND SURVEYOR'S SEAL.

ASSOCIATED ENGINEERING AND TESTING, LLC
CIVIL ENGINEERING, LAND SURVEYING AND MATERIALS TESTING
1825 E. NETTLETON AVENUE SUITE 1 - JONESBORO, AR 72401
PH: 870-932-3584 FAX: 870-935-1263

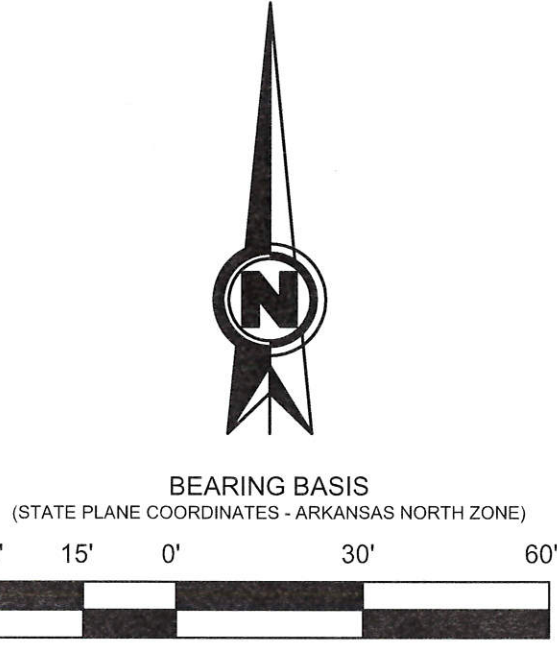
TOPOGRAPHIC SURVEY
LOTS 9, 10, AND 11 COLLEGE PLACE
JONESBORO, ARKANSAS

DATE	REVISIONS	BY	DRAWN: KLB/JLN	CHECKED: TLB	DATE: 07/01/03	SHEET
						1 OF 1

Aggie + Melrose



TOTAL AREA
15,189 SQ. FT.
0.35± ACRES



GRAPHIC SCALE
IN FEET



VICINITY SKETCH
NOT TO SCALE

SURVEYOR'S NOTES

1. THIS BOUNDARY SURVEY WAS PREPARED FOR HALSEY THRASHER HARPOLE REAL ESTATE GROUP.
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. THE FOLLOWING DOCUMENTS WERE USED TO PREPARE THIS SURVEY:
 - A. RECORD PLAT OF COLLEGE PLACE ADDITION, RECORDED IN DEED RECORD BOOK 48, PAGE 120, PUBLIC RECORDS OF CRAIGHEAD COUNTY, AT JONESBORO, ARKANSAS.
 - B. REPLAT OF LOTS 21 & 22 OF COLLEGE PLACE ADDITION TO THE CITY OF JONESBORO, RECORDED IN PLAT BOOK "A", PAGE 90, PUBLIC RECORDS OF CRAIGHEAD COUNTY, AT JONESBORO, ARKANSAS.
 - C. SURVEY PREPARED BY TROY SHEETS DATED 6/29/88, P.S.#596, OF THE EAST 26 FEET OF LOT 19 AND ALL OF LOT 20 OF COLLEGE PLACE ADDITION
 - D. SURVEY PREPARED BY HARVEY S. JOHNSON, P.S.#161, DATED 12/2/83, OF LOTS 35, 36 & 37 OF COLLEGE PLACE ADDITION.

DESCRIPTION

THE EAST 26.0 FEET OF LOT 19 AND ALL OF LOT 20, COLLEGE PLACE ADDITION, AS SHOWN BY PLAT RECORDED IN PLAT BOOK "48", PAGE 120, PUBLIC RECORDS OF CRAIGHEAD COUNTY, AT JONESBORO, ARKANSAS.

CONTAINING IN ALL 15,189 FT. OR 0.35 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: 04/17/2019

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LEGEND

- = BOUNDARY LINE
- = ADJACENT LOT LINES
- = FOUND IRON PIPE
- = SET 1-1/4" IRON PIPE W/ PLS #1637 CAP

BOUNDARY SURVEY
HALSEY THRASHER HARPOLE REAL ESTATE GROUP
BENCHMARK LAND SURVEYING, INC.
LAND SURVEYING - CONSTRUCTION LAYOUT SERVICES
2500 ALEXANDER DR., SUITE A
P.O. BOX 1921 - JONESBORO, AR 72403
PH: 870-336-2060 FAX: 870-336-2069



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



KEVIN L. SCRAPER
ARKANSAS PS#1637

DATE:	BY:	DESCRIPTION:
500-14N-04E-0-17-130-16-1637		
CADD FILE: 19148-001	SCALE: 1"=30'	
DATE: 04/17/19	SHEET	
DWG#: 0414171-0100	1 OF 1	

1918 Aggie