

**BENCHMARK** LAND SURVEYING, INC.

Land Surveying and Construction Layout Services

December 1, 2016

Alice Martin  
Ritter Communications, Inc.  
2400 Ritter Drive  
Jonesboro, AR 72401

RE: Request to Abandon 15' Utility Easement within Lot 49  
Replat To Add Lot 48, Southbend Subdivision Phase One

Dear Ms. Martin:

This 15' utility easement is shown on the Replat To Add Lot 48, Southbend Subdivision Phase One, filed in Plat Cabinet "C", Page 193, Public Records of Craighead County, at Jonesboro, Arkansas. Copies of this plat and the Boundary Survey for Lot 49 are enclosed for your records.

A petition, resolution and ordinance will be presented to the City Council for their decision.

State law stipulates that the proper procedure for abandonment of an easement requires the passage of an ordinance by majority vote of the elected City Council. Simply recording the replat does not satisfy the legal requirement for closure of the easement. City officials need written evidence from all utility service providers agreeing with the closure before passing the required ordinance.

A space has been provided below for your signature acknowledging your concurrence with this proposed action to close the 15' utility easement shown on the original plat of this subdivision. Please sign and return one copy of this letter.

If I can be of further assistance or if additional information is needed, please contact me at your convenience.

Sincerely,  
Benchmark Land Surveying, Inc.

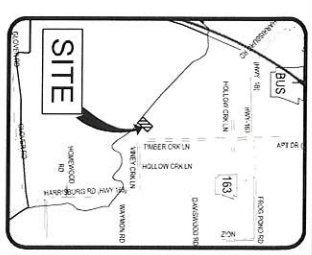
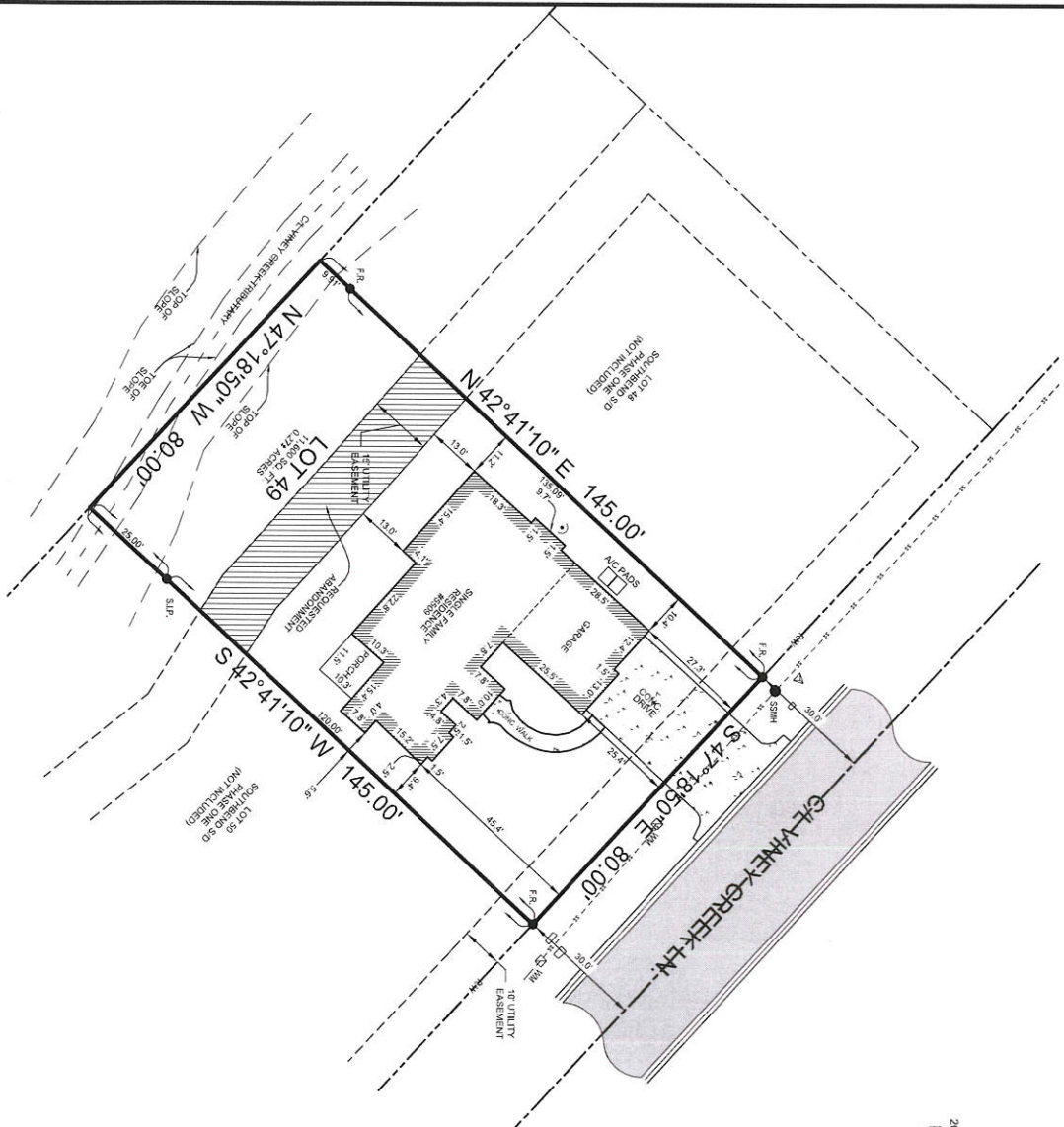
Kenneth L. Scrape, PS

I, Alice Martin (print name), concur in the closure of the 15' utility easement within lot 49 as shown on the Replat To Add Lot 48, Southbend Subdivision Phase One as shown.

(Signature)

Alice Martin  
OSP Engineering Supervisor, Ritter Communications, Inc.

16224-011



**GRAPHIC SCALE**  
IN FEET

**VICINITY SKETCH**  
NOT TO SCALE

- LEGEND**
- BOUNDARY LINE
  - - - ADJACENT LOT LINES
  - - - EXISTING EASEMENT LINES
  - FOUND REBAR
  - SET 1-1/2" IRON PIPE W/ H. S. IN ROST CAP
  - EXISTING SANITARY SEWER LINE
  - EXISTING SANITARY SEWER MAN-HOLE
  - EXISTING SANITARY SEWER CLEANOUT
  - EXISTING WATER METER
  - TELEPHONE PEDESTAL

**SURVEYOR'S NOTES**

1. THIS BOUNDARY SURVEY WAS PREPARED FOR CHRISTY MOTT.
2. RESEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY THIS SURVEYOR FOR EASEMENTS, RESTRICTIONS, ENCUMBRANCES, AND OTHER MATTERS AFFECTING THIS PROPERTY.
3. PROPERTY ADDRESS: 5609 WALKER CREEK LANE, JONESBORO, ARKANSAS.
4. THE FOLLOWING POLYLINE REPRESENTS THE SURVEY PLAT RECORDED IN PLAT CBNBET 'C' PAGE 193, PUBLIC RECORDS OF CRAWFORD COUNTY AT JONESBORO, ARKANSAS.
  - A. REPLAT TO ADD LOT 48, SOUTHBEND S/D PHASE ONE, AS SHOWN BY PLAT RECORDED IN PLAT CBNBET 'C' PAGE 193, PUBLIC RECORDS OF CRAWFORD COUNTY AT JONESBORO, ARKANSAS.

**DESCRIPTION**

LOT 49 OF THE REPLAT TO ADD LOT 48, SOUTHBEND S/D PHASE ONE, JONESBORO, ARKANSAS, AS SHOWN BY PLAT RECORDED IN PLAT CBNBET 'C' PAGE 193, PUBLIC RECORDS OF CRAWFORD COUNTY AT JONESBORO, ARKANSAS, CONTAINING IN ALL 1.1660 FT. OR 0.27 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. LIKE THE DATE ABOVE, HAS CONDUCTED A COMPLETE AND ACCURATE 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 ENCUMBRANCES, EASEMENTS, RESTRICTIONS, RESERVATIONS, OR OTHER MATTERS AFFECTING THIS SURVEY MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE ARKANSAS SURVEYING STANDARDS FOR PROPERTY SURVEYS AND PLATS IN EFFECT ON THIS DATE.

STATE OF ARKANSAS  
BENCHMARK LAND SURVEYING, INC.  
AR 3920  
NO. 3920  
AR 3920  
AR 3920

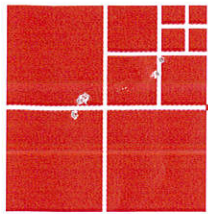
**BOUNDARY SURVEY**  
**CHRISTY MOTT**  
**LOT 49, REPLAT TO ADD LOT 48, SOUTHBEND S/D PHASE ONE, JONESBORO, ARKANSAS**

**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

500-13N-04E-0-09-420-16-1637	DATE: 11/16/16	SHEET: 1 OF 1
CADD FILE: 16244-001-01	SCALE: 1"=60'	
DATE: 11/16/16		
DWG#: 041506-000-01		







December 1, 2016

Joey Roach  
Suddenlink Communications, Inc.  
1520 S. Caraway Road  
Jonesboro, AR 72401

RE: Request to Abandon 15' Utility Easement within Lot 49  
Replat To Add Lot 48, Southbend Subdivision Phase One

Dear Mr. Roach:

This 15' utility easement is shown on the Replat To Add Lot 48, Southbend Subdivision Phase One, filed in Plat Cabinet "C", Page 193, Public Records of Craighead County, at Jonesboro, Arkansas. Copies of this plat and the Boundary Survey for Lot 49 are enclosed for your records.

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State law stipulates that the proper procedure for abandonment of an easement requires the passage of an ordinance by majority vote of the elected City Council. Simply recording the replat does not satisfy the legal requirement for closure of the easement. City officials need written evidence from all utility service providers agreeing with the closure before passing the required ordinance.

A space has been provided below for your signature acknowledging your concurrence with this proposed action to close the 15' utility easement shown on the original plat of this subdivision. Please sign and return one copy of this letter.

If I can be of further assistance or if additional information is needed, please contact me at your convenience.

Sincerely,  
Benchmark Land Surveying, Inc.

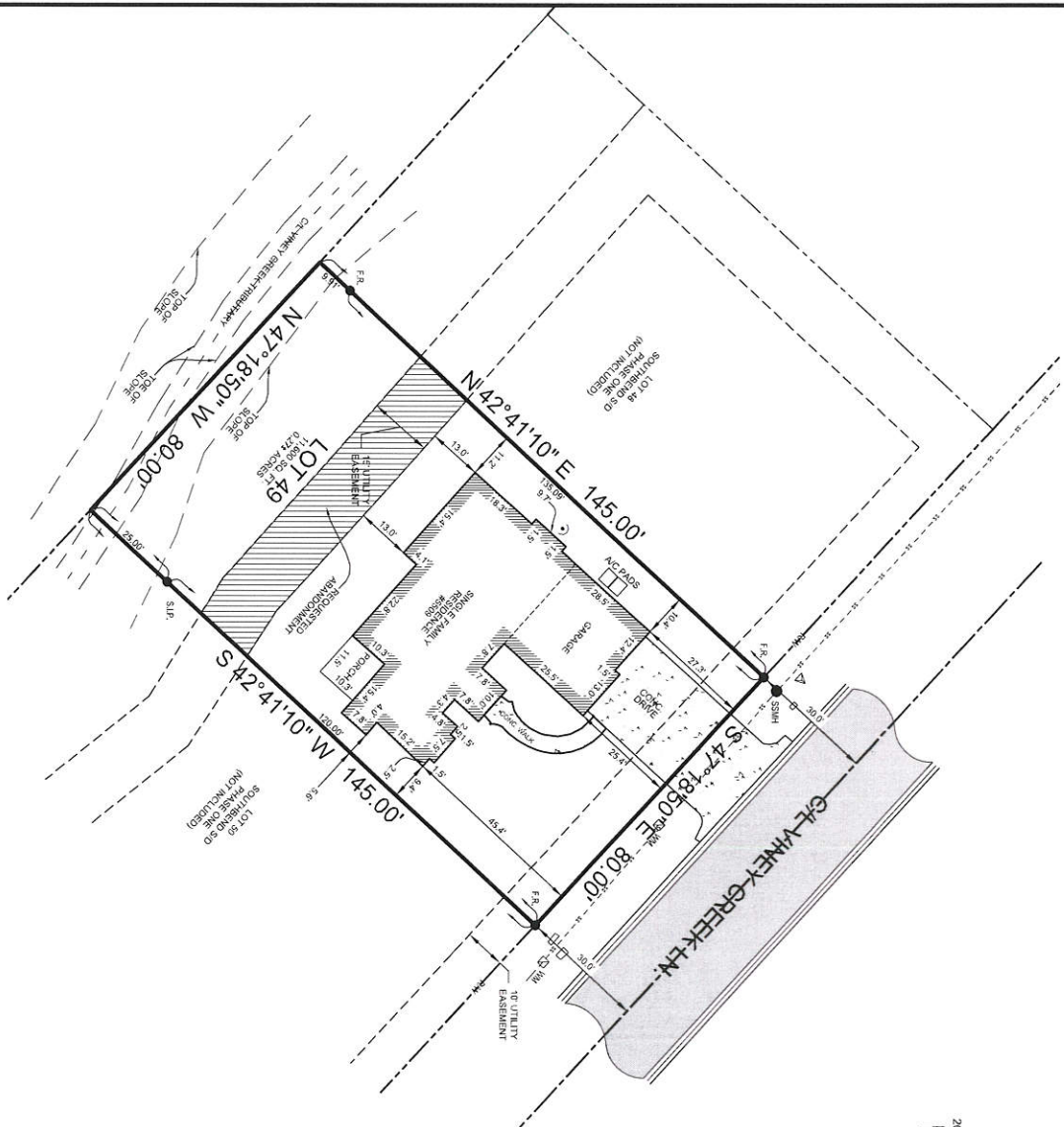
Kenneth L. Scrape, PS

I, JOEY ROACH (print name), concur in the closure of the 15' utility easement within lot 49 as shown on the Replat To Add Lot 48, Southbend Subdivision Phase One as shown.

(Signature)  
Joey Roach

(Position)

Utility Company Representative



- ### LEGEND
- BOUNDARY LINE
  - - - ADJACENT LOT LINES
  - - - EXISTING EASEMENT LINES
  - FOUND NEBBAR
  - SET 1-1/4" IRON PIPE W/ 1/8" S.F. 1837 CAP
  - EXISTING SANITARY SERVER LINE
  - EXISTING SANITARY SERVER MANHOLE
  - EXISTING SANITARY SERVER CLEANOUT
  - EXISTING WATER METER
  - TELEPHONE PEDESTAL
  - SSMH
  - SLP
  - NM
  - △

- ### SURVEYOR'S NOTES
1. THIS BOUNDARY SURVEY WAS PREPARED FOR CHRISTY MOTT.
  2. THIS SURVEY IS SUBJECT TO ANY EASEMENTS OR RESERVATIONS OF RIGHTS-OF-WAY AFFECTING THIS PROPERTY.
  3. PROPERTY ADDRESS: 1509 WINDY CREEK LANE, JONESBORO, ARKANSAS.
  4. THE FOLLOWING DOCUMENT, COMMISSIONER AND ZONING DEPARTMENT, THE SURVEY, PLAT REFERRED IN PLAT CABINET "C", MADE BY PUBLIC RECORDS OF GARFIELD COUNTY AT JONESBORO, ARKANSAS.
    - A. REPLAT TO ADD LOT 48, SOUTHBEND SUBDIVISION PHASE ONE, JONESBORO, ARKANSAS, AS SHOWN BY LOT 48, REPLAT TO ADD LOT 48, SOUTHBEND SUBDIVISION PHASE ONE, JONESBORO, ARKANSAS, AS SHOWN BY JONESBORO, ARKANSAS.

### DESCRIPTION

LOT 49 OF THE REPLAT TO ADD LOT 48, SOUTHBEND SUBDIVISION PHASE ONE, JONESBORO, ARKANSAS, AS SHOWN BY PLAT RECORDED IN PLAT JONESBORO, ARKANSAS, PUBLIC RECORDS OF GARFIELD COUNTY, AT JONESBORO, ARKANSAS.

CONTAINING IN ALL 11,692 FT. OR 0.27 ACRES, MORE OR LESS, SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY-OF-RECORD.

### SURVEYOR'S CERTIFICATION

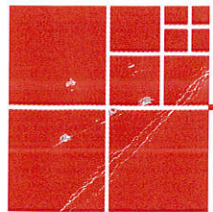
I HEREBY CERTIFY THAT BENCHMARK LAND SURVEYING, INC. HAS THIS DATE MADE A BOUNDARY SURVEY OF THE ABOVE DESCRIBED PROPERTY AS SHOWN HEREON AND THAT SAID SURVEY IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THERE ARE NO APPARENT ENCUMBRANCES, EASEMENTS, RESERVATIONS, RESTRICTIONS, RIGHTS-OF-WAY OR OTHER INTERESTS AFFECTING THIS SURVEY WAS MADE IN ACCORDANCE WITH THE ARKANSAS SURVEYING STANDARDS FOR PROPERTY SURVEYS AND PLATS IN EFFECT ON THIS DATE.

DATE OF BOUNDARY SURVEY: 11/16/2016

<b>BOUNDARY SURVEY</b>  <b>CHRISTY MOTT</b>  <b>LOT 49, REPLAT TO ADD LOT 48, SOUTHBEND S/D PHASE ONE, JONESBORO, ARKANSAS</b>	<b>BENCHMARK LAND SURVEYING, INC.</b> 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												
<div style="display: flex; justify-content: space-between;"> <div style="text-align: center;"> <p>KEVIN L. SCARFE REGISTERED PROFESSIONAL SURVEYOR ARKANSAS NO. 3020</p> </div> <div style="text-align: center;"> <p>CHRISTY MOTT REGISTERED PROFESSIONAL SURVEYOR ARKANSAS NO. 1172216</p> </div> </div> <p style="font-size: small;">BENCHMARK LAND SURVEYING, INC. ARKANSAS C.O.A. #0202</p>	<table border="1" style="width: 100%; border-collapse: collapse; font-size: x-small;"> <tr> <td style="width: 20%;">DATE:</td> <td>11/16/2016</td> </tr> <tr> <td>BY:</td> <td>KEVIN L. SCARFE</td> </tr> <tr> <td>FOR:</td> <td>CHRISTY MOTT</td> </tr> <tr> <td>TO BE APPROVED:</td> <td>CHRISTY MOTT</td> </tr> <tr> <td>SCALE:</td> <td>1"=20'</td> </tr> <tr> <td>SHEET:</td> <td>1 OF 1</td> </tr> </table> <p style="font-size: x-small;">500-13N-04E-0-09-420-16-1637 CADD FILE: R2924-01-141 DATE: 11/16/16 DWG#: 0415064-003-041</p>	DATE:	11/16/2016	BY:	KEVIN L. SCARFE	FOR:	CHRISTY MOTT	TO BE APPROVED:	CHRISTY MOTT	SCALE:	1"=20'	SHEET:	1 OF 1
DATE:	11/16/2016												
BY:	KEVIN L. SCARFE												
FOR:	CHRISTY MOTT												
TO BE APPROVED:	CHRISTY MOTT												
SCALE:	1"=20'												
SHEET:	1 OF 1												







December 1, 2016

Anthony Martinez  
AT&T—Arkansas  
723 S. Church Street, Rm.B27  
Jonesboro, AR 72401

RE: Request to Abandon 15' Utility Easement within Lot 49  
Replat To Add Lot 48, Southbend Subdivision Phase One

Dear Mr. Martinez:

This 15' utility easement is shown on the Replat To Add Lot 48, Southbend Subdivision Phase One, filed in Plat Cabinet "C", Page 193, Public Records of Craighead County, at Jonesboro, Arkansas. Copies of this plat and the Boundary Survey for Lot 49 are enclosed for your records.

A petition, resolution and ordinance will be presented to the City Council for their decision.

State law stipulates that the proper procedure for abandonment of an easement requires the passage of an ordinance by majority vote of the elected City Council. Simply recording the replat does not satisfy the legal requirement for closure of the easement. City officials need written evidence from all utility service providers agreeing with the closure before passing the required ordinance.

A space has been provided below for your signature acknowledging your concurrence with this proposed action to close the 15' utility easement shown on the original plat of this subdivision. Please sign and return one copy of this letter.

If I can be of further assistance or if additional information is needed, please contact me at your convenience.

Sincerely,  
Benchmark Land Surveying, Inc.

Kenneth L. Scrape, PS

I, Anthony Martinez (print name), concur in the closure of the 15' utility easement within lot 49 as shown on the Replat To Add Lot 48, Southbend Subdivision Phase One as shown.

(Signature)  
Anthony Martinez  
Manager-Lead OSP Planning & Engineering Design











\* J B 2 0 1 7 R - 0 0 0 5 6 1 4 \*

JB2017R-000561

CANDACE EDWARDS

CRAIGHEAD COUNTY

RECORDED ON:

01/12/2017 02:16PM

Type of Instrument:  
Grantor(s): City Water & Light Plant  
of the City of Jonesboro, Arkansas  
Grantee(s): Record Owners of Title



BY  , D. C.

This Instrument Prepared By:  
Waddell, Cole & Jones, P.A.  
Attorneys at Law  
P.O. Box 1700  
Jonesboro, AR 72403

After Recording, Return To:  
City Water & Light Plant  
of the City of Jonesboro, Arkansas  
400 East Monroe  
PO Box 1289  
Jonesboro, AR 72403-1289

**QUITCLAIM DEED FOR RELINQUISHMENT OF EASEMENT**

KNOW ALL MEN BY THESE PRESENTS:

That, CITY WATER & LIGHT PLANT OF THE CITY OF JONESBORO, ARKANSAS, a consolidated municipal improvement district, Grantor, by its Manager, duly authorized by its Board of Directors, for good and valuable consideration, the sufficiency of which is hereby acknowledged, does hereby grant, convey, sell and quitclaim unto the record owners of title to the Property (as defined below) ("Grantee"), and unto their heirs, successors and assigns forever, all its right, title, interest and claim in and to the lands lying in Craighead County, Arkansas, and more particularly as shown in the **Exhibit "A" & Exhibit "B"** attached hereto and incorporated herein by reference (the "Property"), with the intent that any easement of Grantor in the Property shall be forever extinguished, and the Grantee, its successors, heirs and assigns, shall have and enjoy the Property, free and absolutely discharged from any easement of Grantor in the Property.

To have and to hold the same unto the said Grantee, and unto their heirs, successors and assigns forever, with all appurtenances thereunto belonging.

IN TESTIMONY WHEREOF, this instrument is hereby executed by the aforescribed officer of Grantor this 10<sup>th</sup> day of JANUARY, 2017.



CITY WATER & LIGHT PLANT  
OF THE CITY OF JONESBORO, ARKANSAS

By: [Signature]  
Name: Jake Rice III  
Title: Manager

ACKNOWLEDGMENT

STATE OF ARKANSAS  
COUNTY OF CRAIGHEAD

On this day before me, the undersigned, a Notary Public, within and for the County and State aforesaid, duly qualified, commissioned and acting, personally appeared Jake Rice, to me well known, and who subscribed to the foregoing instrument and stated and acknowledged that he was the Manager of City Water & Light Plant of the City of Jonesboro, Arkansas, a corporation, and that he as such corporate officer, being authorized so to do, had signed, executed, and delivered the foregoing instrument for the consideration, uses, and purposes therein contained, by signing himself as such officer and executing on behalf of the corporation as such officer.

WITNESS my hand and seal on this 10<sup>th</sup> day of January, 2017.

[Signature]  
Notary Public

My Commission Expires:  
3-2-2025.

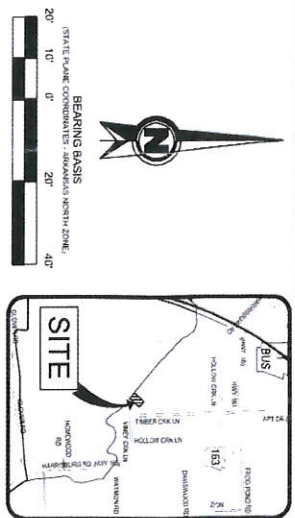
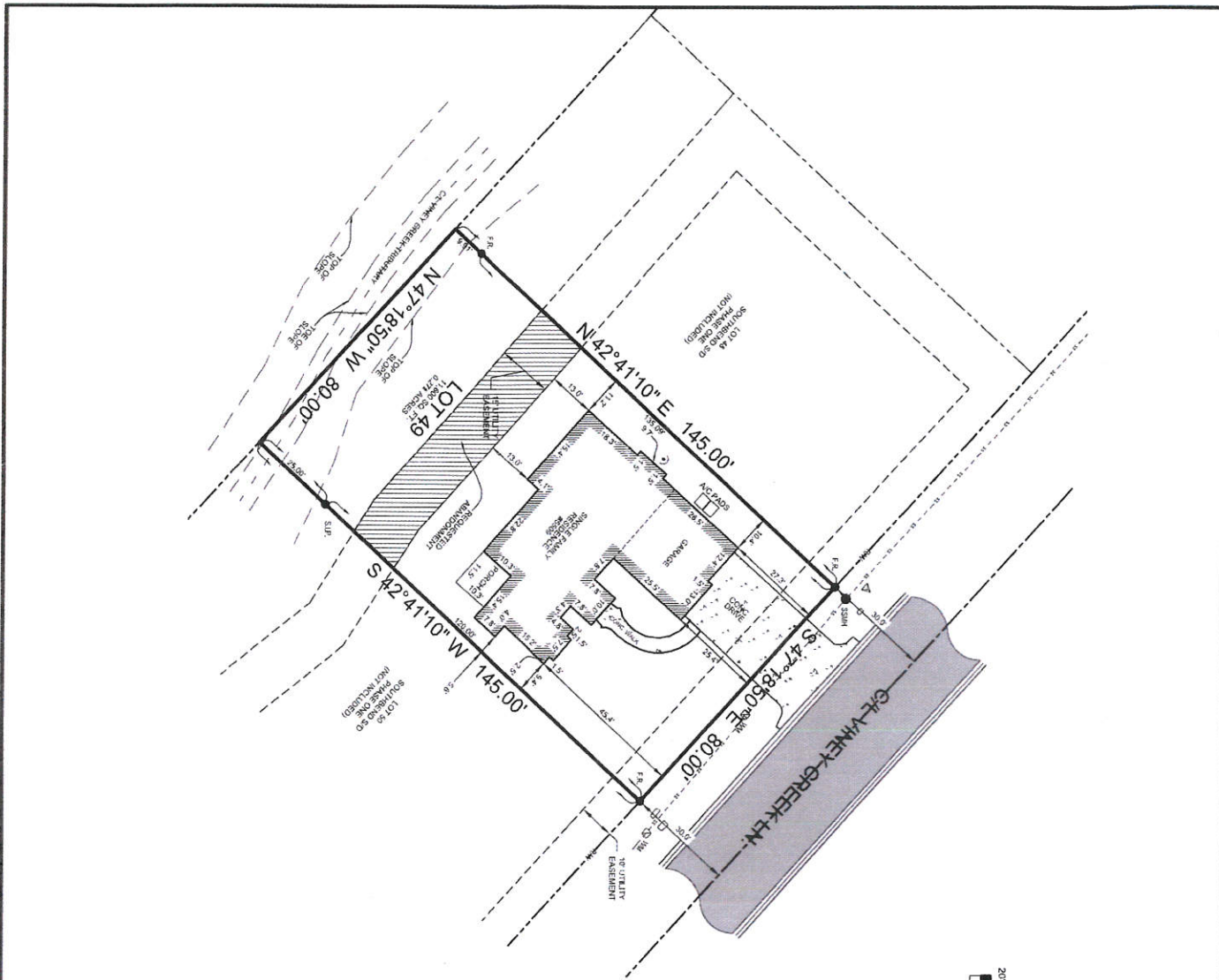


AMOUNT OF TAX \$ 0  
I certify under penalty of false swearing that the legally correct amount of documentary stamps have been placed on this instrument. Exempt or no consideration paid if none shown.

CITY WATER & LIGHT  
Grantee or Agent

Grantee's Address: 400 E MONROE  
JONESBORO, AR 72401

EXHIBIT "A"



GRAPHIC SCALE  
IN FEET

VICINITY SKETCH  
NOT TO SCALE

- LEGEND**
- BOUNDARY LINE
  - ADJACENT LOT LINES
  - EXISTING EASEMENT LINES
  - FOUND NEBMA
  - SET 1.5" IRON PIPE W/ 1.5" AIRY CAP
  - EXISTING SANITARY SEWER LINE
  - EXISTING SANITARY SEWER MANHOLE
  - EXISTING SANITARY SEWER CLEANOUT
  - EXISTING WATER METER
  - TELEPHONE PENETRAL

- SURVEYOR'S NOTES**
1. THIS BOUNDARY SURVEY WAS REQUESTED FOR COMBUSTION UNIT.
  2. NO SURVEY OF THE PUBLIC RECORDS HAS BEEN MADE BY THE SURVEYOR FOR EASEMENT RESTRICTIONS.
  3. RESERVATIONS ON RIGHT OF WAY ARE NOT SHOWN ON THIS PLAT.
  4. THE FOLLOWING DOCUMENTS WERE REFERRED TO IN PREPARING THIS SURVEY:
    - A. THE PLAT RECORDS OF THE SURVEY OF JONESBORO, ARKANSAS, AS SHOWN BY PLAT RECORDS IN PLAT C-1, PAGE 90, PUBLIC RECORDS OF GROESBECK COUNTY AT JONESBORO, ARKANSAS.

**DESCRIPTION**

LOT 49 OF THE REPLAT TO ADD LOT 48, SOUTHBEND SUBDIVISION PHASE ONE, JONESBORO, ARKANSAS, AS SHOWN BY PLAT RECORDS IN PLAT JONESBORO, ARKANSAS, AS SHOWN BY PLAT RECORDS IN PLAT JONESBORO, ARKANSAS, CONTAINING ALL 11,969 FT. OR 0.27 ACRES, MORE OR LESS, SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS OF WAY OF RECORD.

**SURVEYOR'S CERTIFICATION**

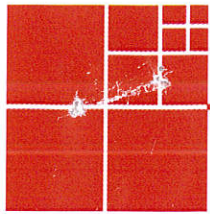
I HEREBY CERTIFY THAT THE FOREGOING LAND SURVEYING WAS DONE AND THIS STATE DATE, REQUIREMENTS OF THE ABOVE DESCRIBED PROPERTY AS SHOWN, ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THERE ARE NO APPARENT ENCUMBRANCES, EASEMENTS, RESTRICTIONS, RESERVATIONS OR RIGHTS OF WAY OF RECORD THAT THIS SURVEY WAS MADE IN ACCORDANCE WITH THE SURVEYOR'S STANDARDS AND THAT PROPERTY SURVEY AND PLATS IN EFFECT ON THIS DATE.

DATE OF BOUNDARY SURVEY: 11/14/2016

<p><b>BOUNDARY SURVEY</b></p> <p><b>CHRISTY MOTT</b></p> <p><b>LOT 49, REPLAT TO ADD LOT 48, SOUTHBEND S/D PHASE ONE, JONESBORO, ARKANSAS</b></p>	<p><b>BENCHMARK LAND SURVEYING, INC.</b></p> <p>LAND SURVEYING - CONSTRUCTION LAYOUT SERVICES</p> <p>2500 ALEXANDER DR., SUITE A</p> <p>P.O. BOX 1921 - JONESBORO, AR 72403</p> <p>FX: 870-336-2060 PH: 870-336-2059</p>	<p>500-13N-04E-009-12E-16-1637</p> <p>CADD FILE: 6224-401.HW SCALE: 1"=20'</p> <p>DATE: 11/16/16 SHEET: 1 OF 1</p>	
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December 1, 2016

Charles Mantione  
CenterPoint Energy  
3013 Ole Feedhouse Road  
Jonesboro, AR 72404

RE: Request to Abandon 15' Utility Easement within Lot 49  
Replat To Add Lot 48, Southbend Subdivision Phase One

Dear Mr. Mantione:

This 15' utility easement is shown on the Replat To Add Lot 48, Southbend Subdivision Phase One, filed in Plat Cabinet "C", Page 193, Public Records of Craighead County, at Jonesboro, Arkansas. Copies of this plat and the Boundary Survey for Lot 49 are enclosed for your records.

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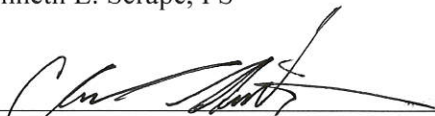
State law stipulates that the proper procedure for abandonment of an easement requires the passage of an ordinance by majority vote of the elected City Council. Simply recording the replat does not satisfy the legal requirement for closure of the easement. City officials need written evidence from all utility service providers agreeing with the closure before passing the required ordinance.

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Sincerely,  
Benchmark Land Surveying, Inc.

Kenneth L. Scrape, PS

I,  (print name), concur in the closure of the 15' utility easement within lot 49 as shown on the Replat To Add Lot 48, Southbend Subdivision Phase One as shown.

\_\_\_\_\_  
(Signature)  
Charles Mantione  
Engineer I, CenterPoint Energy





CenterPoint Energy  
401 W. Capitol, Suite 600  
Little Rock, AR 72201  
CenterPointEnergy.com

**UTILITY RELEASE FORM**

General Utility Easement, Public Access Easement, Alley, Street, R.O.W.

Utility Company: CenterPoint Energy Date: 1/9/2017

Requested Abandonment: Abandon 15' Utility Easement within Lot 49, South bend Subdivision Phase One.

Legal Description:

15' utility easement within Lot 49 as shown on the replat to add Lot 48, Southbend Subdivision Phase One in Jonesboro, AR.

UTILITY COMPANY COMMENTS:

No objections to the abandonment(s) described above.

No objections to the abandonment (s) described above, provided the following easements are retained (Exhibit A).

Objects to the abandonment(s) described above, reason described below.

Described reasons for objection or easements to be retained.

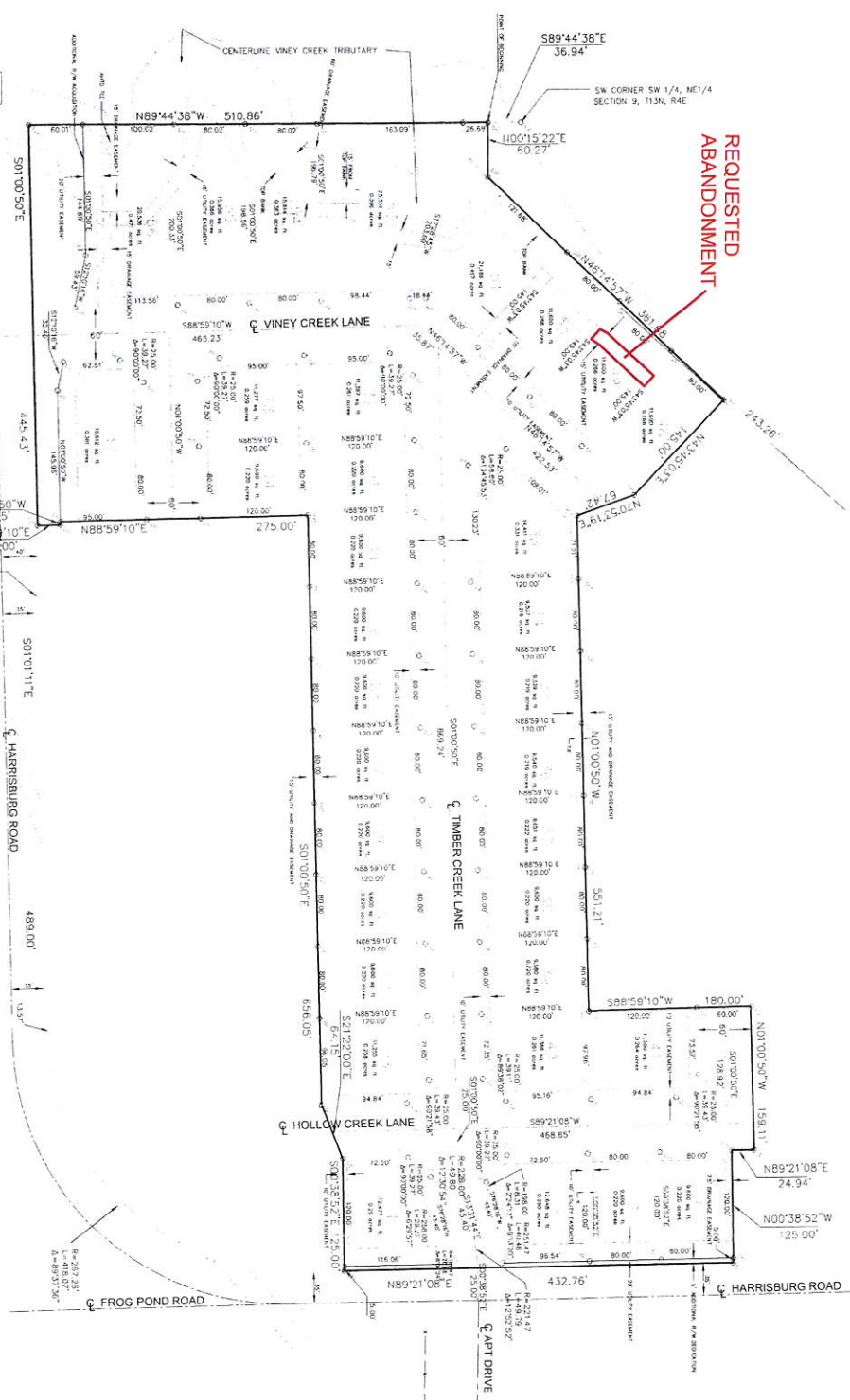
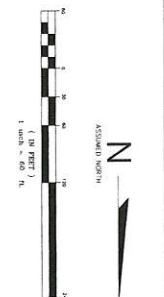
  
Signature of Utility Company Representative

Engineer I  
Title

**FILED**  
 On Behalf of  
 City of Jonesboro  
 Planning  
 Commission  
 4/11/2018  
 1:00 PM  
 1000 W. Jackson  
 Jonesboro, AR 72401  
 By: [Signature]  
 City Engineer

**LEGEND**  
 - (DASH) BOUNDARY LINE OF TRACT OR LOTS  
 - (DASH) BOUNDARY LINE OF SECTION 9, T13N, R14E  
 - (DASH) BOUNDARY LINE OF TRACT OR LOTS  
 - (DASH) BOUNDARY LINE OF TRACT OR LOTS  
 - (DASH) BOUNDARY LINE OF TRACT OR LOTS  
 - (DASH) BOUNDARY LINE OF TRACT OR LOTS

CITY OF JONESBORO  
 PLANNING  
 COMMISSION  
 APR 11 2018  
 1:00 PM  
 1000 W. JACKSON  
 JONESBORO, AR 72401  
 BY: [Signature]  
 CITY ENGINEER



THE DESIGN PROFESSIONAL (ARCHITECT, ENGINEER, OR LANDSCAPE ARCHITECT) SHALL BE RESPONSIBLE FOR THE DESIGN OF THE SUBDIVISION. THE DESIGN PROFESSIONAL SHALL BE RESPONSIBLE FOR THE DESIGN OF THE SUBDIVISION AND SHALL BE RESPONSIBLE FOR THE DESIGN OF THE SUBDIVISION. THE DESIGN PROFESSIONAL SHALL BE RESPONSIBLE FOR THE DESIGN OF THE SUBDIVISION.

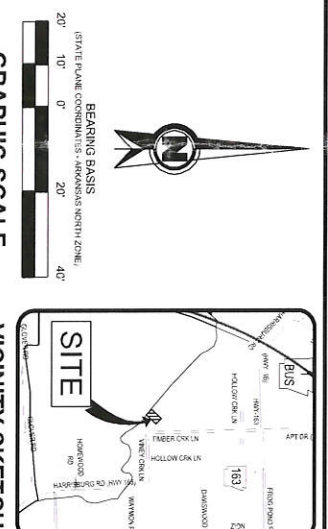
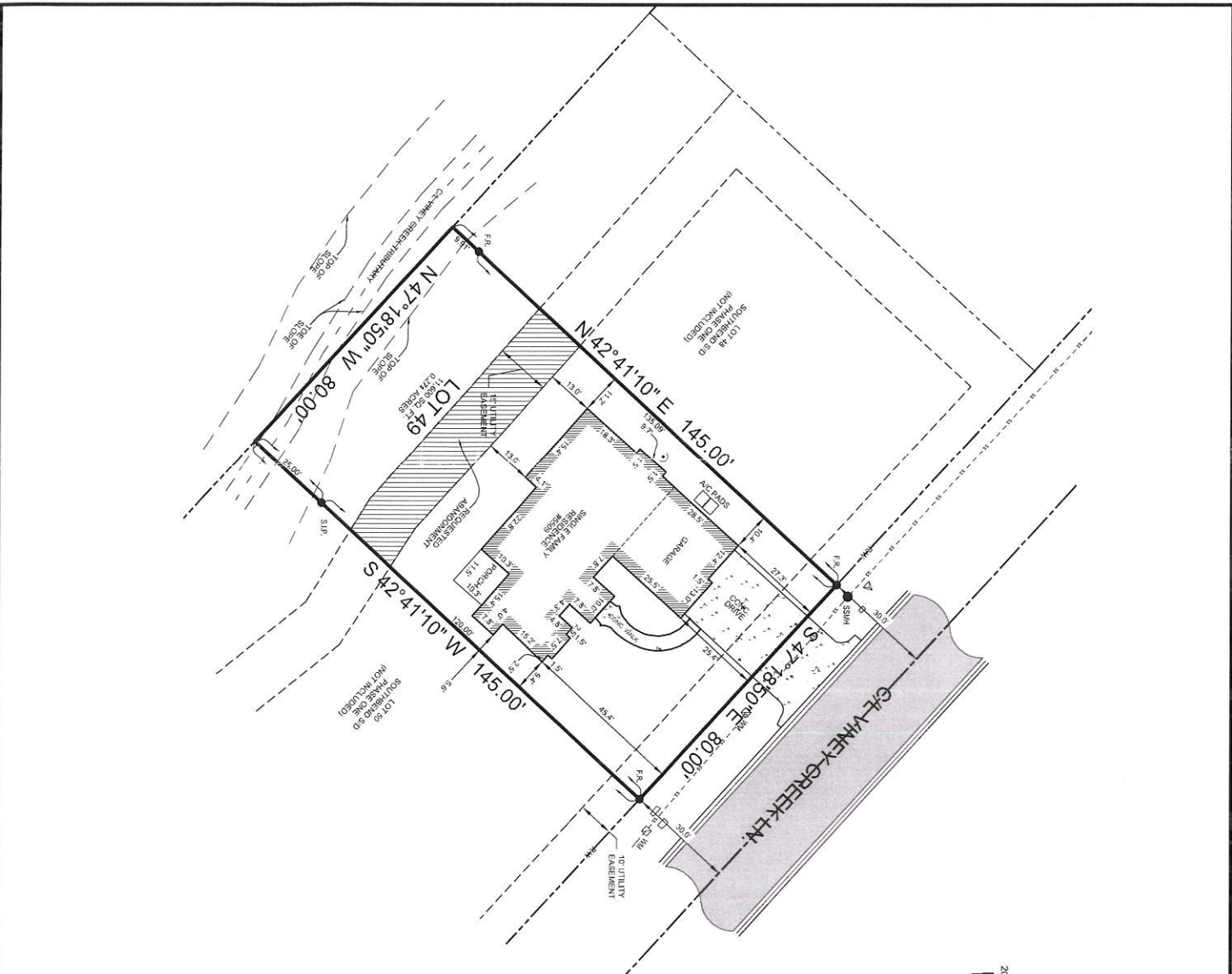
TOTAL AREA: 13,196.00 ACRES  
 TOTAL AREA: 13,196.00 ACRES

NOTES:  
 1. SURVEY FOR TOWN WILCOX AND BOB HANAWSON  
 2. PLANNING COMMISSION MEETING 4/11/2018  
 3. PLANNING COMMISSION MEETING 4/11/2018  
 4. PLANNING COMMISSION MEETING 4/11/2018  
 5. REFER TO SHEET 1 OF 11 OF THIS SET OF PLANS FOR FURTHER INFORMATION.

OWNER'S CERTIFICATION  
 I HEREBY CERTIFY THAT THE OWNERS OF THE ABOVE DESCRIBED PROPERTY HAVE CAUSED SAID TO BE REPLICATED AS SHOWN HEREON, AND THAT WE HEREBY WARRANT THE ACCURACY OF ALL DIMENSIONS AND DISTANCES SHOWN HEREON.

RECORD PLAT  
 REPLAT TO ADD LOT 48  
 SOUTHBEND SUBDIVISION PHASE ONE  
 JONESBORO, ARKANSAS  
 MCALISTER ENGINEERING  
 CLARENCE W. MCALISTER, P.E., P.L.S.  
 APR 11 2018





- LEGEND**
- BOUNDARY LINE
  - - - ADJACENT LOT LINES
  - - - EXISTING EASEMENT LINES
  - FOUND REBAR
  - SET 1-1/2" IRON PIPE W/ 1/2" H 1ST CAP
  - EXISTING SANITARY SEWER LINE
  - EXISTING SANITARY SEWER MANHOLE
  - EXISTING SANITARY SEWER CLEANOUT
  - EXISTING WATER METER
  - ▲ TELEPHONE PEDESTAL
  - SSMH
  - SLP
  - FA
  - ADJACENT LOT

- SURVEYOR'S NOTES**
1. THIS SURVEY FOR SURVEY HAS BEEN MADE FOR CHEROKEE MOTT.
  2. NO RECORD OF THE PUBLIC RECORDS HAS BEEN MADE BY THIS SURVEYOR FOR EASEMENTS, RESTRICTIONS, RESERVATIONS OR RIGHTS-OF-WAY AFFECTING THIS PROPERTY.
  3. PROPERTY ADDRESS: 3000 WALKER CREEK LANE, JONESBORO, ARKANSAS.
  4. THE FOLLOWING DOCUMENTS WERE USED TO REVEAL THIS SURVEY:
    - A. REPLAT TO ADD LOT 48, SOUTHBEND SUBDIVISION PHASE ONE, JONESBORO, ARKANSAS, AS SHOWN BY CABINET 'C', PAGE 100, PUBLIC RECORDS OF CHANDLER COUNTY AT JONESBORO, ARKANSAS.

**DESCRIPTION**

LOT 49 OF THE REPLAT TO ADD LOT 48, SOUTHBEND SUBDIVISION PHASE ONE, JONESBORO, ARKANSAS, AS SHOWN BY CABINET 'C', PAGE 100, PUBLIC RECORDS OF CHANDLER COUNTY AT JONESBORO, ARKANSAS, CONTAINING IN ALL, 11,987 FT. OR 0.27 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 ACCORDANCE WITH THE ARKANSAS SURVEYING ACT AND THE RULES AND REGULATIONS OF THE ARKANSAS SURVEYING BOARD AND THAT THIS SURVEY WAS MADE IN ACCORDANCE WITH THE ARKANSAS MINIMUM STANDARDS FOR PROPERTY SURVEYS AND PLANS IN EFFECT ON THIS DATE.

DATE OF BOUNDARY SURVEY: 11/14/2016

**BOUNDARY SURVEY**

**CHRISTY MOTT**

**LOT 49, REPLAT TO ADD LOT 48, SOUTHBEND S/D PHASE ONE, JONESBORO, ARKANSAS**

BENCHMARK LAND SURVEYING, INC.  
 2500 ALEXANDER DR., SUITE A  
 JONESBORO, AR 72403  
 PHONE: 870-336-2059

**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

500-13N-04E-03-09-16-1637

CADD FILE: 1624-001-R1 SCALE: 1"=20'

DATE: 11/16/16 SHEET 1 OF 1