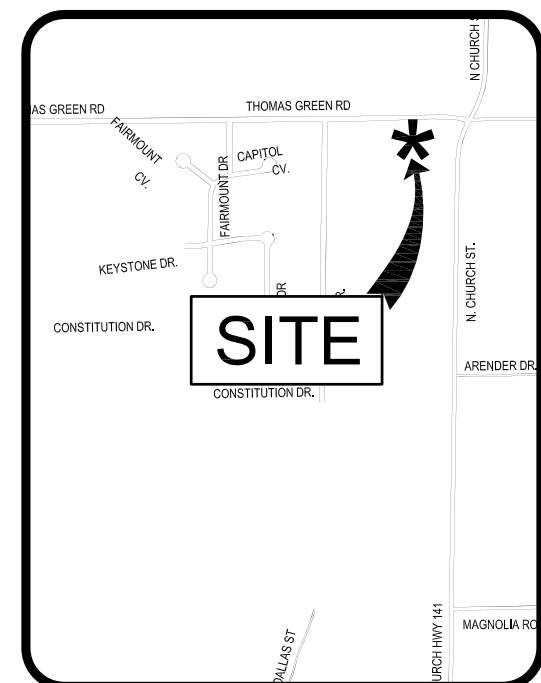
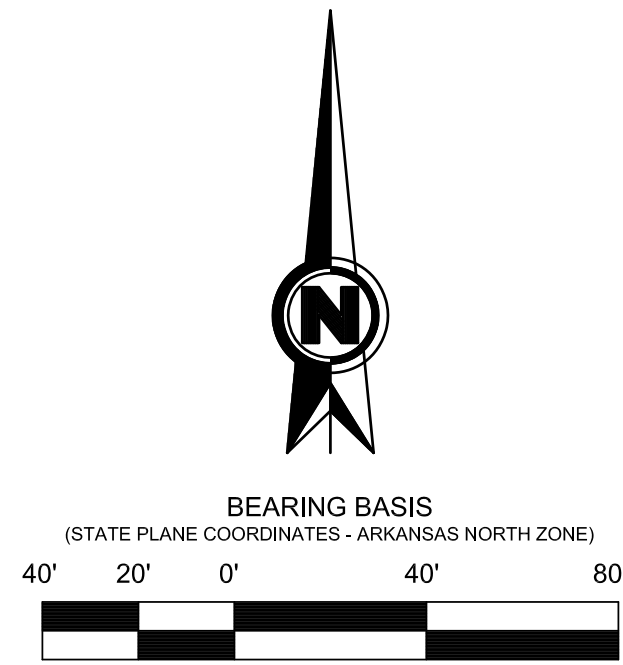


PLAT OF
THE WOODS AT 141
A PART OF THE NORTHWEST QUARTER OF
SECTION 6, TOWNSHIP 14 NORTH, RANGE 4 EAST
CRAIGHEAD COUNTY, ARKANSAS



GRAPHIC SCALE

IN FEET

VICINITY SKETCH

NOT TO SCALE

LEGEND

- BOUNDARY LINE
- ADJACENT LOT LINES
- EASEMENT LINES
- SETBACK LINES
- EXISTING WATER LINE
- FOUND SOUNDING
- FOUND REBAR
- SET 1-1/4" IRON PIPE W/ PS #1637 CAP

DESCRIPTION

A PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 14 NORTH, RANGE 4 EAST, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SECTION 6 AFORESAID; THENCE SOUTH 89°31'17" WEST, ALONG THE NORTH LINE OF SAID SECTION 6, A DISTANCE OF 143.92 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00°41'12" WEST, DEPARTING SAID NORTH LINE, A DISTANCE OF 225.05 FEET TO A POINT; THENCE SOUTH 89°31'17" WEST, A DISTANCE OF 302.56 FEET TO A POINT; THENCE NORTH 00°41'12" EAST, A DISTANCE OF 225.05 FEET TO A POINT LYING ON THE NORTH LINE OF SAID SECTION 6; THENCE NORTH 89°31'17" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 302.56 FEET TO THE POINT OF BEGINNING.

CONTAINING IN ALL 68,077 SQ. FT. OR 1.56 ACRES, MORE OR LESS.

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

SURVEYOR'S NOTES

- THIS BOUNDARY SURVEY WAS PREPARED FOR LCG INVESTMENTS, LLC.
- NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY THIS SURVEYOR FOR EASEMENTS, RESTRICTIONS, RESERVATIONS OR RIGHTS-OF-WAY AFFECTING THIS PROPERTY.
- FLOOD NOTE: ACCORDING TO MY INTERPRETATIONS, SUBJECT PROPERTY LIES WITHIN ZONE "X" (AREA OF MINIMAL FLOOD HAZARD) AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP NO. 05031C0100D, EFFECTIVE DATE SEPTEMBER 26, 2024.
- SUBJECT PROPERTY IS CURRENTLY ZONED R-1. R-1 ZONING IS DEFINED AS SINGLE FAMILY MEDIUM DENSITY DISTRICT. THE SURROUNDING PROPERTY IS ZONED R-1. BUILDING SETBACKS FOR R-1 ARE:
FRONT = 25' SIDE = 7.5' REAR = 25'
- THE FOLLOWING DOCUMENTS WERE USED TO PREPARE THIS SURVEY:
 - WARRANTY DEED TO MARIA REYES, DATED 01/23/2018, RECORDED AS DOCUMENT #2018R-001552, PUBLIC RECORDS OF CRAIGHEAD COUNTY, AT JONESBORO, ARKANSAS.
 - FOREST GREEN SUBDIVISION REVISED PHASE I, AS RECORDED IN PLAT BOOK "B", PAGE 184, PUBLIC RECORDS OF CRAIGHEAD COUNTY, AT JONESBORO, ARKANSAS.
 - RICK MILES REPLAT, AS RECORDED IN PLAT BOOK "C", PAGE 257, PUBLIC RECORDS OF CRAIGHEAD COUNTY, AT JONESBORO, ARKANSAS.

OWNER'S CERTIFICATION

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.

NAME: NIC SCHAAF
TITLE: OWNER

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: 04/17/2026

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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



PLAT OF

THE WOODS AT 141

A PART OF THE NW1/4
SECTION 6 - T14N - R4E
CRAIGHEAD COUNTY, ARKANSAS



BENCHMARK LAND SURVEYING, INC.
ARKANSAS, INC. #3020



KEVIN L. SCRAPE
ARKANSAS PS#1637

DATE: 07/15/2026 BY: AJ DESCRIPTION: ADD DRAINAGE EASEMENT

500-14N-04E-0-06-410-16-1637

CADD FILE: 26151-001-R2 SCALE: 1"=40'

DATE: 07/15/2026 DRAWN BY: AJ

DWG#: 0414064-0010-R2 SHEET: 1 OF 1