

VICINITY MAP
NOT TO SCALE



Horizon
LAND SURVEYING, LLC

PHONE: 870-243-0092

2918 WOOD STREET, JONESBORO, AR 72404

PROJECT:
A.L.T.A. / N.S.P.S. LAND TITLE SURVEY
BOUNDARY / TOPOGRAPHIC SURVEY

CLIENT:
FOREST HILLS HOUSING, LP

SURVEYORS NOTES

- 1) BASIS OF BEARINGS: GPS OBSERVATIONS (ARKANSAS NORTH STATE PLANE COORDINATE SYSTEM)
- 2) THE RESEARCH COMPLETED FOR THIS SURVEY INCLUDES:
 - COMMITMENT FOR TITLE INSURANCE ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE CO. FILE NO. 20-077353-300
 - WARRANTY DEED: BOOK 440 PAGE 363
 - QUITCLAIM DEED: BOOK 284 PAGE 799
 - WARRANTY DEED: DOC # J82013R-021212
 - WARRANTY DEED: BOOK 592 PAGE 853
 - WARRANTY DEED: BOOK 585 PAGE 237
 - QUITCLAIM DEED: DOC # 2018R-024077
 - WARRANTY DEED: DOC # 2019R-010314
 - WARRANTY DEED: DOC # 2019R-010312
 - WARRANTY DEED: BOOK 823 PAGE 180
 - SURVEY BY ROBERT NEWELL, DATED 4/06/93: BOOK "H" PAGE 82
 - SURVEY BY BRAD HANCOCK, DATED 11/26/18: STATE DOC # 201902013270
 - REPLAT OF RANCHETTE ACRES: BOOK "B" PAGE 32
 - PLAT OF ROBINDALE 4TH ADDITION: BOOK 179 PAGE 72
 - PLAT OF ROBINDALE 3RD ADDITION: BOOK 158 PAGE 43
 - PLAT OF MEDLIN'S SUBDIVISION OF LOT 7 & 8 ROBINDALE 3RD ADDITION
 - PLAT OF ROBINDALE 2ND ADDITION: BOOK 155 PAGE 255
 - REPLAT FOR COOK AND MILES: BOOK "C" PAGE 168
 - LOT 1 OF RONNIE WALN'S SUBDIVISION: BOOK "M" PAGE 93
 - PLAT OF DAVE SMITH SECOND ADDITION: BOOK 198 PAGE 42
 - PLAT OF DAVE SMITH THIRD SUBDIVISION: BOOK 198 PAGE 58
- 3) ALL CORNER MONUMENTS SET ARE REBAR, UNLESS NOTED OTHERWISE ON THE PLAT.
- 4) OWNER: WATKINS LIVING TRUST
- 5) FLOOD PLAIN: THIS TRACT DOES NOT LIE WITHIN THE 100-YR FLOOD PLAIN PER FLOOD INSURANCE RATE MAP OF CRAIGHEAD CO., AR, AND INCORPORATED AREAS, COMMUNITY PANEL NO. 05031C0043 C WITH AN EFFECTIVE DATE OF 12/16/08
- 6) THIS PARCEL DOES NOT HAVE AN ASSIGNED ADDRESS PER ARKANSAS COUNTY DATA INFORMATION.
- 7) THERE ARE NO BUILDINGS OR STRUCTURES ON THE SITE. IT IS A VACANT UNDEVELOPED PARCEL.
- 8) ALL UTILITIES SHOWN ARE BASED UPON OBSERVED EVIDENCE TOGETHER WITH 811 UTILITY LOCATION SERVICES TICKET NO. 200122-0230.
- 9) HORIZON LAND SURVEYING, LLC HOLDS NO LIABILITY TO THE LOCATION OF UTILITIES ILLUSTRATED OR NOT ILLUSTRATED UPON THIS SURVEY. IT SHALL BE THE RESPONSIBILITY OF THE OWNER OR CONTRACTOR TO VERIFY ALL UTILITIES PRIOR TO ANY CONSTRUCTION OR EARTH MOVING WORK.
- 10) THIS PARCEL HAS ACCESS TO PUBLIC RIGHT OF WAY ALONG THE NORTH TO BETTIE DRIVE, ALONG THE EAST TO N. CHURCH STREET, AND ALONG THE SOUTH TO FRENCH STREET.
- 11) THE WAS NO OBSERVED EVIDENCE OF ANY RECENT EARTH MOVING WORK OR BUILDING CONSTRUCTION.
- 12) PROPOSED CHANGES IN RIGHT OF WAY LINES PER 2017 CITY OF JONESBORO MASTER STREET PLAN
 - BETTIE STREET: EXISTING RIGHT OF WAY 60' (30' EITHER SIDE OF CENTER)
 - PROPOSED RIGHT OF WAY 80' (40' EITHER SIDE OF CENTER)
 - CHURCH STREET: EXISTING RIGHT OF WAY 80' (40' EITHER SIDE OF CENTER)
 - PROPOSED RIGHT OF WAY 100' (50' EITHER SIDE OF CENTER)
- 13) THERE WAS NO EVIDENCE OF ANY FIELD DELINEATED WETLANDS OBSERVED WHILE CONDUCTING THE SURVEY.

TITLE COMMITMENT SCHEDULE B, PART II EXCEPTIONS

1. ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHED, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B, PART II REQUIREMENTS ARE MET. (NOT A SURVEY MATTER)
2. STANDARD EXCEPTIONS:
 - (A) RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS. (CANNOT BE ADDRESSED BY THIS SURVEY)
 - (B) EASEMENTS OR CLAIMS OF EASEMENTS, NOT SHOWN BY THE PUBLIC RECORDS. (CANNOT BE ADDRESSED BY THIS SURVEY)
 - (C) ENCROACHMENTS, OVERLAPS, BOUNDARY LINE DISPUTES AND ANY MATTERS WHICH WOULD BE DISCLOSED BY AN ACCURATE SURVEY AND INSPECTION OF THE PREMISES. (THE NORTH SURVEY LINE DOES NOT FOLLOW THE DESCRIPTION, THIS IMPACT IS DUE TO THE PLATTED RIGHT OF WAY OF BETTIE STREET. BETTIE STREET RIGHT OF WAY HAS NO ROAD IMPROVEMENTS CONSTRUCTED OTHER THAN SHOWN.)
 - (D) ANY LIEN OR RIGHT TO A LIEN, FOR SERVICES, LABOR, OR MATERIAL HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS. (NOT A SURVEY MATTER)
3. TAXES AND ASSESSMENTS FOR THE YEAR(S) 2019 AND THEREAFTER, PLUS ANY PENALTIES AND INTEREST WHICH MAY ACCRUE. (PARCEL NO. 01-144072-00300) (NOT A SURVEY MATTER)
4. DRAINAGE DISTRICT BIG CREEK WATERSHED TAXES FOR 2020 AND SUBSEQUENT YEARS. (NOT A SURVEY MATTER)
5. ALL UNRECORDED LEASES AND ASSIGNMENTS THERETO. (NOT A SURVEY MATTER)
6. ALL PUBLIC AND PRIVATE ROADS AND EASEMENTS. (BETTIE STREET UNIMPROVED SHOWN ALONG THE NORTH, CHURCH STREET (HWY HIGHWAY #141) SHOWN ALONG THE EAST, FRENCH STREET SHOWN ALONG THE SOUTH)
7. LOSS ARISING FROM ANY SECURITY INTERESTS IDENTIFIED BY FINANCING STATEMENTS FILED OF RECORD WITH THE CIRCUIT CLERK OF CRAIGHEAD COUNTY, ARKANSAS OR THE SECRETARY OF STATE OF ARKANSAS AS OF THE EFFECTIVE DATE HEREOF UNDER THE UNIFORM COMMERCIAL CODE. (NOT A SURVEY MATTER)
8. LOSS ARISING FROM ANY JUDGMENT LIENS OR OTHER LIENS OF RECORD IN ANY UNITED STATES DISTRICT COURT OR BANKRUPTCY COURT IN THE STATE OF ARKANSAS AS OF THE EFFECTIVE DATE HEREOF THAT ARE NOT REFLECTED IN THE REAL PROPERTY RECORDS OF THE COUNTY IN WHICH THE PROPERTY IS LOCATED. (NOT A SURVEY MATTER)
9. LOSS ARISING FROM ANY OIL, GAS OR MINERAL INTERESTS, CONVEYED, RETAINED, ASSIGNED OR ANY ACTIVITY OR DAMAGE TO THE INSURED LAND CAUSED BY THE EXERCISE OF SUB-SURFACE RIGHTS OR OWNERSHIP, INCLUDING BUT NOT LIMITED TO THE RIGHT OF INGRESS AND EGRESS FOR SAID SUB-SURFACE PURPOSES. (NOT A SURVEY MATTER)

ZONING INFORMATION

CURRENT ZONING PER CITY OF JONESBORO: R-1 (SETBACK REQUIREMENTS 25 FT. FRONT / 7.5 FT. SIDE / 25 FT. REAR)

LEGAL DESCRIPTION

(EXHIBIT "A" IN PROVIDED TITLE COMMITMENT, SEE SURVEYORS NOTE 2, ITEM 1)

A PART OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 14 NORTH, RANGE 4 EAST, CRAIGHEAD COUNTY, ARKANSAS, TO-WIT: FROM THE SOUTHEAST CORNER OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 7, RUN NORTH 89°59'38" WEST 35.0 FEET TO THE WEST RIGHT-OF-WAY LINE OF HIGHWAY #141; THEN RUN NORTH 01°46'38" EAST ALONG SAID RIGHT-OF-WAY LINE 195.0 FEET TO THE POINT OF BEGINNING; THEN RUN NORTH 89°37'52" WEST 209.76 FEET; THEN RUN SOUTH 89°22'48" WEST 314.84 FEET; THEN RUN SOUTH 01°21'49" WEST 193.59 FEET; THEN RUN NORTH 89°59'38" WEST 1536.15 FEET; THEN RUN NORTH 00°53'27" EAST 810.29 FEET; THEN RUN NORTH 89°48'29" EAST 1160.16 FEET; THEN RUN SOUTH 175.1 FEET; THEN RUN NORTH 89°59'28" EAST 400.22 FEET ALONG THE SOUTH LINE OF DAVE SMITH THIRD SUBDIVISION EXTENDED WEST; THEN RUN NORTH 89°41'39" EAST 296.38 FEET ALONG THE SOUTH LINE OF DAVE SMITH THIRD SUBDIVISION; THEN RUN SOUTH 01°49'55" WEST 247.78 FEET; THEN RUN SOUTH 89°22'48" WEST 210.00 FEET; THEN RUN SOUTH 01°46'38" WEST 160.30 FEET; THEN RUN NORTH 89°22'48" EAST 210.00 FEET; THEN RUN SOUTH 89°37'52" WEST 210.00 FEET TO THE AFORESAID WEST RIGHT-OF-WAY LINE OF HIGHWAY #141; THEN RUN SOUTH 01°46'38" WEST ALONG SAID RIGHT-OF-WAY LINE 36.00 FEET TO THE POINT OF BEGINNING, CONTAINING 29.82 ACRES, BEING SUBJECT TO BETTIE STREET AS RECORDED ON THE PLAT OF RANCHETTE ACRES AND ANY REPLAT THEREOF AND TO BETTIE STREET AS RECORDED ON THE PLAT OF DAVE SMITH SECOND SUB-DIVISION, ALSO BEING SUBJECT TO AN EASEMENT FOR INGRESS, EGRESS, AND UTILITIES OVER AND ACROSS THE NORTH 36 FEET OF THE SOUTH 231 FEET OF THE WEST 524.60 FEET OF THE EAST 559.60 FEET OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 7.

GRANTORS DO NOT WARRANT TITLE TO THAT PORTION OF THE ABOVE DESCRIBED PROPERTY PLATTED AS BETTIE STREET AND/OR BETTIE STREET (APPROXIMATELY THE NORTH 25.47 FEET)...OR TITLE TO THAT PORTION OF THE ABOVE DESCRIBED PROPERTY LYING IN THE WEST 315 FEET OF THE EAST 560 FEET OF THE NORTH 16.41 FEET OF THE SOUTH 210 FEET OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 7.

CERTIFICATE OF SURVEY

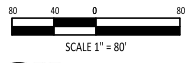
TO: LENDERS TITLE COMPANY, FOREST HILLS HOUSING, LP, JURHA HOUSING & COMMUNITY DEVELOPMENT ORGANIZATION (JURHA-HCO), FIRST NATIONAL BANK OF IZARD COUNTY, ARKANSAS DEVELOPMENT FINANCE AUTHORITY, WHITE RIVER REGIONAL HOUSING DEVELOPMENT CORPORATION, MIDWEST HOUSING EQUITY GROUP, AND THE MCGAY FIRM, PLLC.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6a, 7a, 7b1, 7c, 8, 9, 11, 13, 14, 16, 17, 18, 20, AND 21 OF TABLE THEREOF. THE FIELDWORK WAS COMPLETED ON FEBRUARY 17, 2020.

DATE OF PLAT OR MAP: FEBRUARY 18, 2020

LEGEND

- WB WATER METER
- ⊗ FIRE HYDRANT
- WATER VALVE
- UTILITY POLE
- TELEPHONE RISER / MARKER
- SEWER MANHOLE
- ⊕ STORM DRAIN MANHOLE
- ⊕ GRATED DRAIN INLET
- ⊕ ELECTRIC TRANSFORMER
- ⊕ ELECTRIC BOX/METER
- LIGHT POLE
- CLEANOUT
- TRAFFIC CONTROL SIGN
- SOUTHWESTERN BELL MANHOLE
- GAS METER
- FOUND MONUMENT AS NOTED
- UNDERGROUND ELECTRIC
- OVERHEAD ELECTRIC
- FENCE
- SS SEWER
- W WATER
- GAS



REVISIONS

DATE	BY	DESCRIPTION

DRAWING INFO.

DRAWN BY:	DGB
DATE:	01/23/2020
SCALE:	1" = 80'
JOB NO.:	H20-006
CAD NO.:	

PART OF SECTION 7
T14N - R4E

SHEET NUMBER:
1 of 1