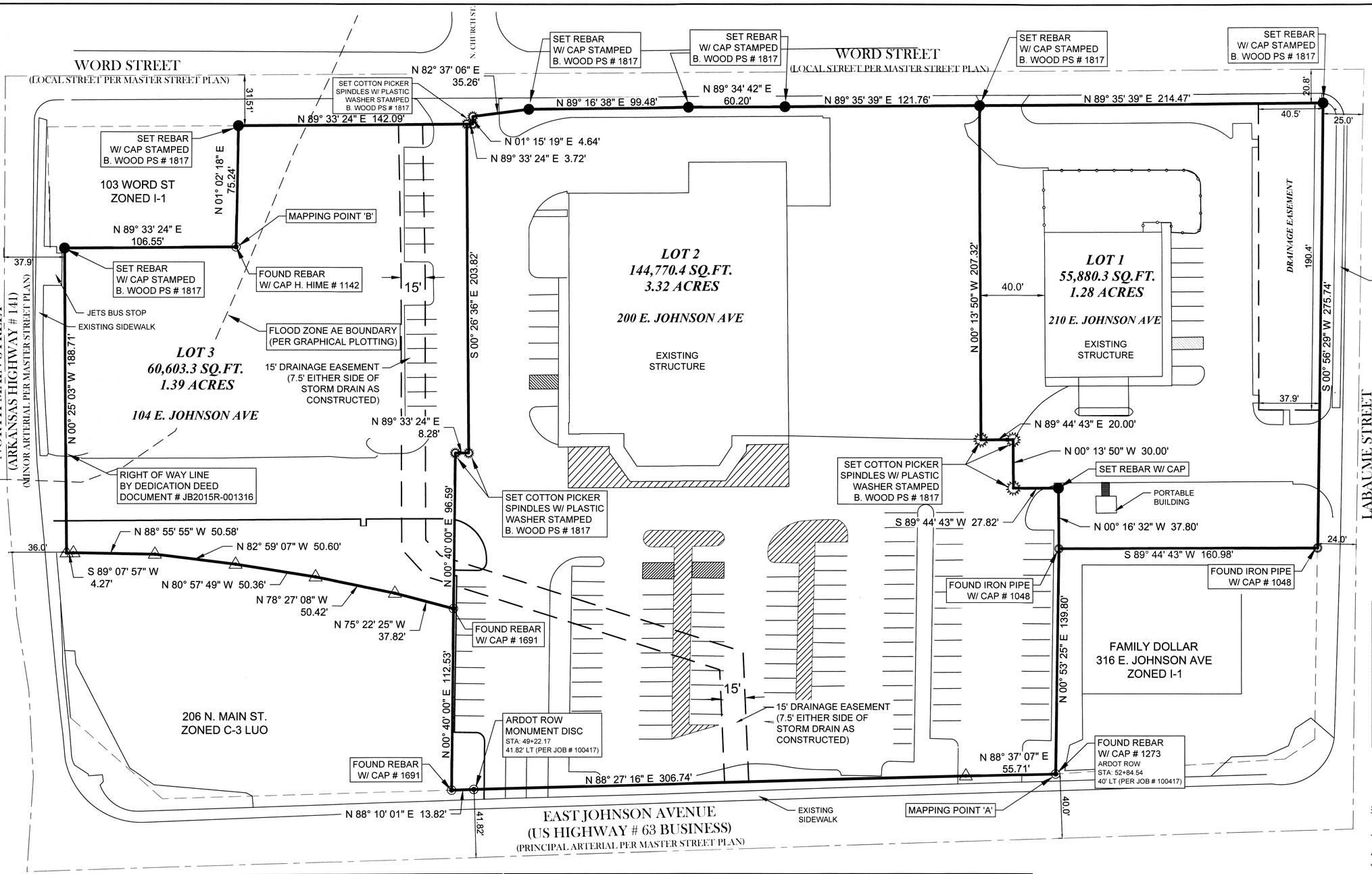


LEGEND

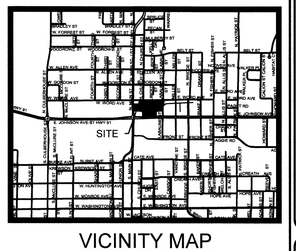
- FOUND IRON PIPE (AS NOTED)
- FOUND REBAR (AS NOTED)
- SET 1/2" REBAR W/ B. WOOD P.S. # 1817 CAP
- CALCULATED CORNER
- COTTON PICKER SPINDLE (AS NOTED)
- PK / MAG NAIL (AS NOTED)
- MONUMENT (AS NOTED)
- BENCHMARK (CONTROL POINT)
- BOUNDARY LINE
- EASEMENT LINE
- ROAD CENTERLINE

BRANDON G. WOOD
ARKANSAS SURVEYOR
1817

PROFESSIONAL ENGINEER
STATE OF ARKANSAS
No. 1817
SIGNATURE
BRANDON G. WOOD

REPLAT OF LOT 1 OF GATEWAY SQUARE
TOWNSHIP 14 N, RANGE 4 E, SECTION 18
JONESBORO, CRAIGHEAD COUNTY, ARKANSAS
CLIENT: PHILLIPS INVESTMENTS & CONSTRUCTION, INC

STATE CODE: 500-14N-04E-0-11-110-16-1817



VICINITY MAP
N.T.S

DATE: 03/01/2020
REV:

DRAWN BY: BGW

SURVEYOR'S CERTIFICATION :

I, BRANDON G. WOOD, CERTIFY THAT THE SURVEY SHOWN HERON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF "ARKANSAS STANDARDS OF PRACTICE FOR PROPERTY BOUNDARY SURVEYS AND PLATS". BRANDON G. WOOD, P.S. # 1817

BRANDON WOOD, P.E., P.S.
ENGINEERING & SURVEYING
112 CR 7625
BROOKLAND, AR 72417
PH: (870) 930-7504
FAX: (870) 972-0027
BWOOD@WOODENGR.COM
WWW.BWOODENGINEERING.COM

JOINT PARKING, ACCESS AND USE EASEMENT

A joint parking, access and use easement for Lots 2 and 3 reserves for its benefit, and grants for the benefit of each other's lot, now or hereafter constructed within the parking and access areas, the perpetual easements described by the following conditions and limitations:

1. An Ingress and Egress Easement over and across that portion of the driveways on each lot that access Word Street, Main Street (Hwy 141), and Johnson Avenue (Hwy 63B).

2. An Intra-Property Traffic Flow Easement over and across all driveways which provide a means of access to and from various portions, or any part thereof, for each lot.

3. A Pedestrian Easement over and across all sidewalks, driveways, parking areas for pedestrian access to and from various portions of each lot and the buildings and improvements constructed thereon, or any part thereof.

4. A Parking Easement, subject to the right of any owner of any portion of the lots to identify, from time to time, in such owner's sole discretion, reserved parking areas and spaces upon such owner's portion of the lots, for parking purposes within all striped and marked parking spaces now or hereafter developed or constructed upon the lots.

5. The respective owners or tenants of the portions of the lots over which the Ingress and Egress Easement, Intra-Property Traffic Flow Easement, the Pedestrian Easement and the Parking Easement are located, from time to time, shall keep and maintain the said easements which traverse each such owner's or tenant's portion of the lots in a good state of repair and maintenance at such lot owner's or tenant's sole expense.

SURVEYOR'S NOTES:

1. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD OR ANY OTHER FACTS THAT AN ACCURATE TITLE SEARCH MAY DISCLOSE.
2. A PORTION OF THE PROPERTY DOES LIE IN THE 100-YEAR SPECIAL FLOOD HAZARD AREA AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP (FIRM): PANEL NO. 05031C0043 C, EFFECTIVE DATE 09/27/1991.
3. SUBJECT PROPERTY IS ZONED C-3 LUO. BUILDING SETBACKS: STREET - 25', SIDE - 10', REAR - 20'
4. THE FOLLOWING DOCUMENTS WERE USED AS REFERENCES FOR THIS SURVEY:
   a. SURVEY PLAT - GATEWAY SQUARE, BY H. HIME PS # 1142, CRAIGHEAD COUNTY COURTHOUSE, PLAT BOOK 'C', PAGE 249, DATED 10/18/2014.
   b. DEDICATION DEED - PHILLIPS INVESTMENTS & CONSTRUCTION INC TO CITY OF JONESBORO, CRAIGHEAD COUNTY COURTHOUSE, DOCUMENT # JB2015R-001316, DATED 01/28/2015.
5. MAPPING POINTS: A: NORTHING = 552,917.50 , EASTING = 1,696,852.10
   B: NORTHING = 553,244.10 , EASTING = 1,696,341.65

DESCRIPTION:

A REPLAT OF LOT 1 OF GATEWAY SQUARE, AS SHOWN BY PLAT IN BOOK 'C' PAGE 249 IN THE CRAIGHEAD COUNTY CIRCUIT CLERK'S OFFICE IN THE CRAIGHEAD COUNTY COURTHOUSE, JONESBORO ARKANSAS.

OWNER'S CERTIFICATION

WE, ***PHILLIPS INVESTMENTS & CONSTRUCTION, INC.***, DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE ABOVE DESCRIBED PROPERTY AND HAVE CAUSED SAME TO BE SURVEYED AS SHOWN HEREON AND DEDICATE THE PERPETUAL USE OF ALL STREETS AND EASEMENTS AS NOTED.

PRINTED NAME: Barry Lee Phillips	PRINTED NAME: Dan Phillips	PRINTED NAME: Steve Phillips
SIGNATURE:	SIGNATURE:	SIGNATURE:
TITLE: President	TITLE: Secretary	TITLE: Vice President