

LEGEND

---	BOUNDARY LINE
- - - -	ADJACENT LOT LINES
---	SETBACK LINES
---	EASEMENT LINES
●	FOUND IRON PIPE
●	FOUND COTTON-PICKER SPINDLE
●	FOUND REBAR
●	EXISTING SANITARY SEWER MANHOLE
---	EXISTING SANITARY SEWER LINE
---	EXISTING GAS LINE
---	EXISTING OVERHEAD TELEPHONE LINE
---	EXISTING UNDERGROUND TELEPHONE LINE
---	EXISTING FIBER OPTIC LINE
---	EXISTING OVERHEAD ELECTRICAL LINE
---	EXISTING UNDERGROUND ELECTRICAL LINE
---	EXISTING FENCE LINE
---	EXISTING WATER LINE
WM	EXISTING WATER METER
WV	WATER VALVE
FD	FIRE HYDRANT
FPB	FIBER OPTIC PULL BOX
LP	POWER POLE
LP	LIGHT POLE
TP	TELEPHONE PEDESTAL
---	EXISTING GROUND CONTOUR
244	FEMA BASE FLOOD ELEVATION (NGVD 1029)
BM	BENCH MARK
+	TRAFFIC SIGN
+231.5	EXISTING SPOT ELEVATION (NAVD 88)

SURVEYOR'S NOTES

- THIS ALTANSPS LAND TITLE SURVEY WAS PREPARED FOR MAVERIK, INC. NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY THIS SURVEYOR FOR EASEMENTS, RESTRICTIONS, RESERVATIONS OR RIGHTS-OF-WAY AFFECTING THIS PROPERTY.
- ALL UTILITY LOCATIONS SHOWN HEREON WERE LOCATED BY FIELD MEASUREMENTS OF VISIBLE OBSERVATIONS AND/OR EXISTING UTILITY MAPS. SUBJECT PROPERTY LIES IN ZONE "AE" (BASE FLOOD ELEVATIONS DETERMINED) AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP NO. 05031C0151 C. MAP EFFECTIVE DATE: SEPTEMBER 27, 1991.
- BENCHMARK #1 IS A SET IRON PIPE WITH ORANGE CAP WEST OF EAST NETTLETON AVENUE LOCATED APPROXIMATELY 11 1/2' EAST AND 92 1/2' SOUTH OF THE NORTH CORNER OF SUBJECT PROPERTY. ELEVATION = 243.06' (NAVD 88). BENCHMARK #2 IS A SCRIBED SQUARE IN A 18" RCP LOCATED APPROXIMATELY 75' WEST AND 488' NORTH OF THE SOUTHWEST CORNER OF SUBJECT PROPERTY. ELEVATION = 241.97' (NAVD 88).
- ALTANSPS LAND TITLE SURVEY - TABLE "A" ITEMS:
 - ITEM 1. AS SHOWN ON SURVEY DRAWING.
 - ITEM 2. AS SHOWN ON SURVEY DRAWING.
 - ITEM 3. SUBJECT PROPERTY LIES IN ZONE "AE" (BASE FLOOD ELEVATIONS DETERMINED) AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP NO. 05031C0151 C. MAP EFFECTIVE DATE: SEPTEMBER 27, 1991.
 - ITEM 4. AS SHOWN ON SURVEY DRAWING.
 - ITEM 5. AS SHOWN ON SURVEY DRAWING.
 - ITEM 6(a). AS SHOWN ON SURVEY DRAWING.
 - ITEM 6(b). AS SHOWN ON SURVEY DRAWING.
 - ITEM 7(a). NONE OBSERVED BY THIS SURVEYOR.
 - ITEM 7(b)-1. NONE OBSERVED BY THIS SURVEYOR.
 - ITEM 7(c). NONE OBSERVED BY THIS SURVEYOR.
 - ITEM 8. AS SHOWN ON SURVEY DRAWING.
 - ITEM 9. NONE OBSERVED BY THIS SURVEYOR.
 - ITEM 11. AS SHOWN ON SURVEY DRAWING.
 - ITEM 13. AS SHOWN ON SURVEY DRAWING.
 - ITEM 16. NONE OBSERVED BY THIS SURVEYOR.
 - ITEM 17. NONE PROPOSED AT THIS TIME.
 - ITEM 18. NONE OBSERVED BY THIS SURVEYOR.
 - ITEM 21. INDUSTRIAL DRIVE = 35 MPH, ACCESS ROAD = 40 MPH, E. NETTLETON AVENUE = 35 MPH, WEST BOUND & 45 MPH EAST BOUND.

DESCRIPTION

TRACTS 1, 2 AND 3 INCLUSIVE, ACCORDING TO THE PLAT OF HIGGINS ESTATE, AS RECORDED IN BOOK "D", PAGE 45, PUBLIC RECORDS OF CRAIGHEAD COUNTY, ARKANSAS, TOGETHER WITH LOT 2, HIGGINS MINOR PLAT, AS RECORDED IN BOOK "B", PAGE 120, PUBLIC RECORDS OF CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PART OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 14 NORTH, RANGE 4 EAST, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 14 NORTH, RANGE 4 EAST, CRAIGHEAD COUNTY, ARKANSAS; THENCE SOUTH 89°40'00" EAST, A DISTANCE OF 60.00 FEET TO A POINT LYING ON THE EASTERLY RIGHT-OF-WAY LINE OF INDUSTRIAL DRIVE; SAID POINT BEING THE POINT OF BEGINNING; THENCE NORTH 00°20'00" EAST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 127.40 FEET TO A POINT; THENCE NORTH 89°40'00" WEST, CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 40.00 FEET TO A POINT; THENCE NORTH 00°20'00" EAST, CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 208.70 FEET TO A POINT; THENCE SOUTH 89°40'00" EAST, CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 40.00 FEET TO A POINT; THENCE NORTH 00°20'00" EAST, CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 208.82 FEET TO A POINT LYING ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF HIGHWAY 463 (73' RIGHT-OF-WAY PER AHTD PLANS FOR JOB #10538); THENCE SOUTH 43°45'42" EAST, ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 374.45 FEET TO A POINT; THENCE SOUTH 36°06'21" EAST, A DISTANCE OF 291.29 FEET TO A POINT LYING ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF INDUSTRIAL DRIVE; SAID POINT BEING THE POINT OF BEGINNING; THENCE NORTH 02°10'01" WEST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 167.15 FEET TO A POINT; THENCE NORTH 19°44'00" WEST, CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 53.10 FEET TO A POINT; THENCE NORTH 00°20'00" EAST, CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 83.49 FEET TO THE POINT OF BEGINNING.

CONTAINING IN ALL 293.237 SQ. FT. OR 6.73 ACRES, MORE OR LESS.

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

SURVEYOR'S CERTIFICATION

TO MAVERIK, INC., STEWART TITLE COMPANY AND WACO TITLE COMPANY.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WAS MADE IN ACCORDANCE WITH 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 PLAT OR MAP: 02/01/2024

AND FURTHER 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 PLAT OR MAP: 02/01/2024

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

ALTANSPS LAND TITLE SURVEY
MAVERIK, INC.
TRACTS 1-3 OF HIGGINS ESTATE & LOT 2 OF HIGGINS MINOR PLAT CRAIGHEAD COUNTY, ARKANSAS

STATE OF ARKANSAS
 BENCHMARK LAND SURVEYING, INC.
 NO. 3020
 ARKANSAS C.O.A. #3020

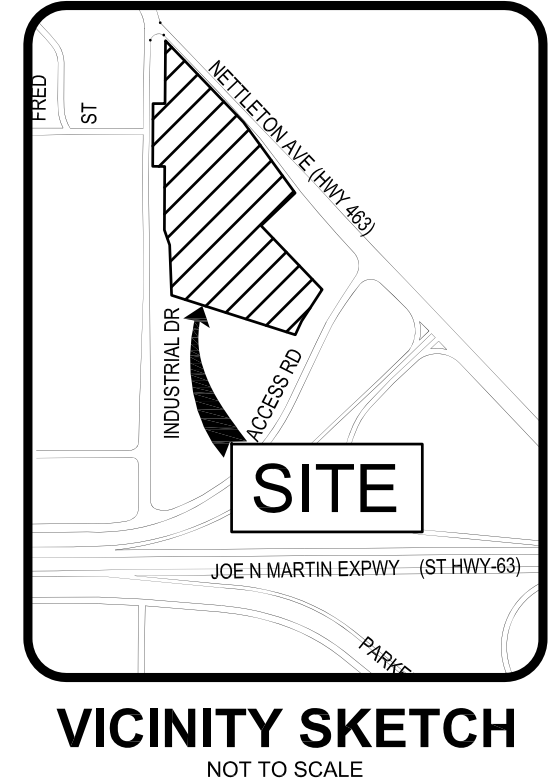
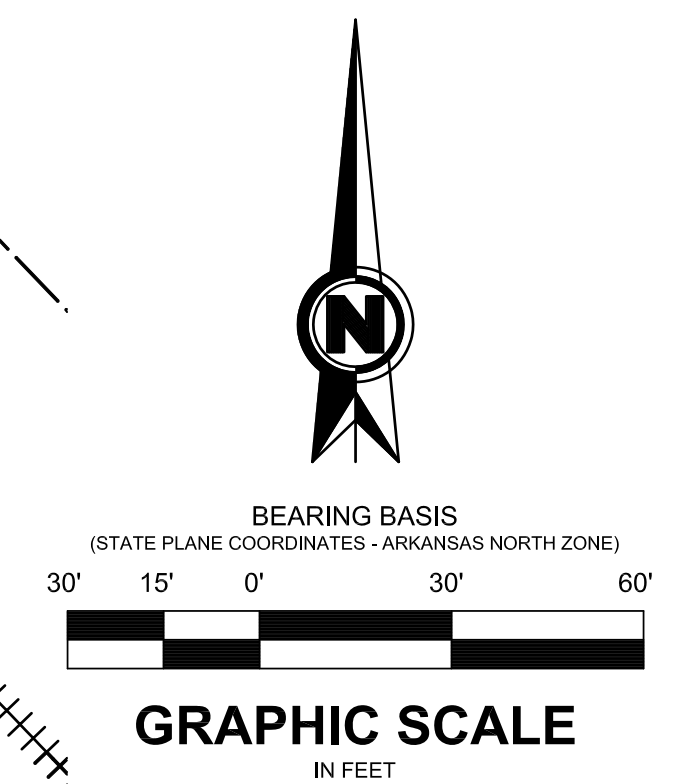
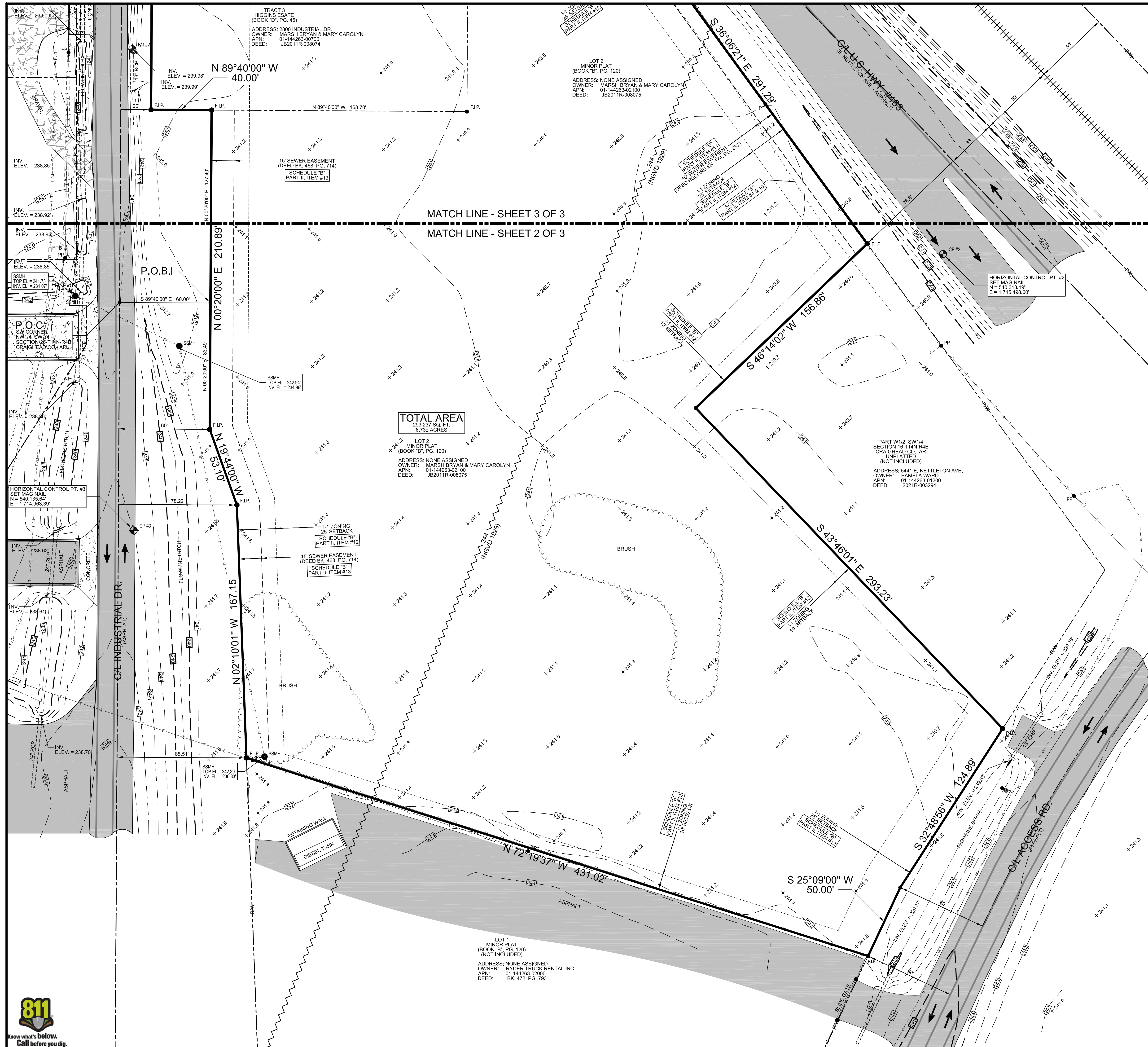
BENCHMARK LAND SURVEYING, INC.
 ARKANSAS C.O.A. #3020

STATE OF ARKANSAS
 REGISTERED PROFESSIONAL SURVEYOR
 KEVIN L. SCRAPE
 ARKANSAS PS#1637

DATE:	BY:	DESCRIPTION:

500-14N-04E-026-300-16-1637
 CADD FILE: 24103-001 SCALE: 1"=50'
 DATE: 02/01/2024 DRAWN BY: AJ
 DWG#: 0414263-0016 SHEET: 1 OF 3





TOTAL AREA
293,237 SQ. FT.
6.734 ACRES

LEGEND

	= BOUNDARY LINE
	= ADJACENT LOT LINES
	= SETBACK LINES
	= EASEMENT LINES
	= FOUND IRON PIPE
	= FOUND COTTON-PICKER SPINDLE
	= FOUND REBAR
	= EXISTING SANITARY SEWER MANHOLE
	= EXISTING SANITARY SEWER LINE
	= EXISTING GAS LINE
	= EXISTING OVERHEAD TELEPHONE LINE
	= EXISTING UNDERGROUND TELEPHONE LINE
	= EXISTING FIBER OPTIC LINE
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	= EXISTING UNDERGROUND ELECTRICAL LINE
	= EXISTING FENCE LINE
	= EXISTING WATER LINE
	= EXISTING WATER METER
	= WATER VALVE
	= FIRE HYDRANT
	= FIBER OPTIC PULL BOX
	= LIGHT POLE
	= TELEPHONE PEDESTAL
	= EXISTING GROUND CONTOUR (NAVD 88)
	= FEMA BASE FLOOD ELEVATION (NGVD 1929)
	= BENCH MARK
	= TRAFFIC SIGN
	= EXISTING SPOT ELEVATION (NAVD 88)

SURVEYOR'S NOTES

A. SEE SHEET 1 OF 3 FOR DESCRIPTION, CERTIFICATION AND SURVEYOR'S NOTE.

ALTANSPS LAND TITLE SURVEY

MAVERIK, INC.

TRACTS 1-3 OF HIGGINS ESTATE &
LOT 2 OF HIGGIN MINOR PLAT
CRAIGHEAD COUNTY, ARKANSAS



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



DATE: BY: DESCRIPTION:

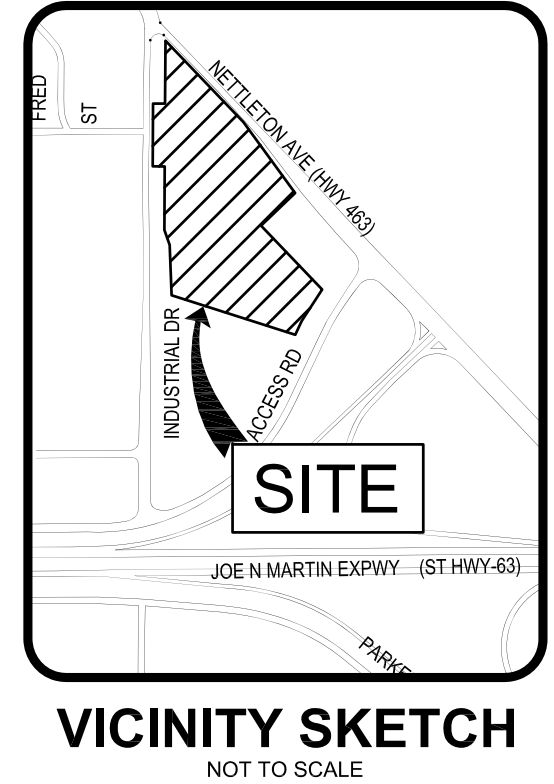
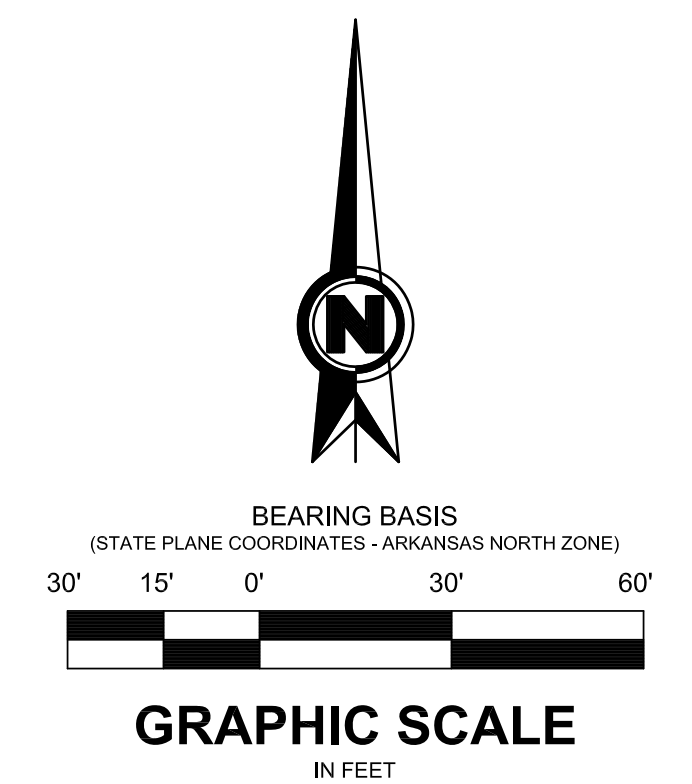
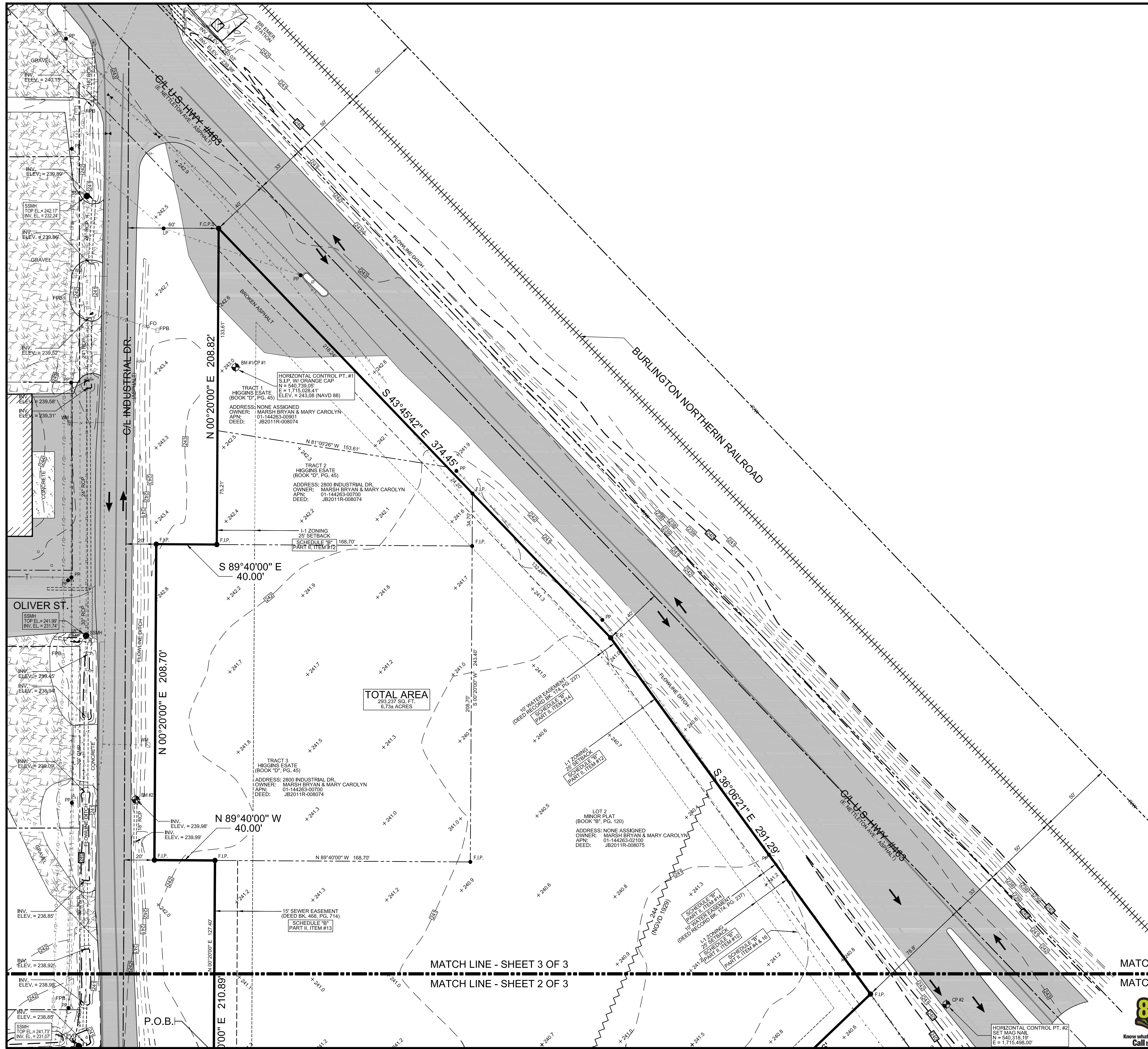
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CADD FILE: 24103-001 SCALE: 1"=30'

DATE: 02/01/2024 DRAWN BY: AJ

DWG#: 0414263-0016 SHEET: 2 OF 3





LEGEND

—	= BOUNDARY LINE
- - -	= ADJACENT LOT LINES
- - -	= SETBACK LINES
- - -	= EASEMENT LINES
●	= F.I.P.
●	= F.C.P.S.
●	= F.R.
●	= SSMH
—	= FOUND IRON PIPE
—	= FOUND COTTON-PICKER SPINDLE
—	= FOUND REBAR
—	= EXISTING SANITARY SEWER MANHOLE
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SURVEYOR'S NOTES

A. SEE SHEET 1 OF 3 FOR DESCRIPTION, CERTIFICATION AND SURVEYOR'S NOTE.

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