



## **CERTIFICATE OF REPLAT**

I, JASON D. BEARD, PROFESSIONAL LAND SURVEYOR NO. 1691, DO HEREBY CERTIFY THAT A SURVEY WAS MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THIS PLAT ACCURATELY REFLECTS MONUMENTS. BOTH FOUND AND SET, TO THE BEST OF MY KNOWLEDGE AND ABILITY.

LOTS 1, 2, 3, 4, & 5 OF GANTS SUBDIVISION OF LOT 19 OF COBB & LEE SURVEY OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 14 NORTH, RANGE 4 EAST, CRAIGHEAD COUNTY, JONESBORO, ARKANSAS.

SAID REPLAT SHALL BE DESIGNATED AND REFERRED TO AS:

# NORTH ARCH STREET REPLAT

TO THE CITY OF JONESBORO, CRAIGHEAD COUNTY, ARKANSAS.

#### **OWNERS CERTIFICATION**

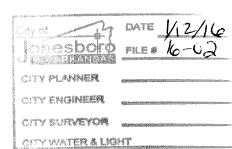
WE HEREBY CRERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, THAT WE ADORT THE PLAN OF SUBDIVISION AND DEDICATE PERPETUAL USE OF STREETS AND EASEMENTS NOTED.

# SURVEYOR'S NOTES

- 1. SUBJECT PROPERTY IS CURRENTLY ZONED R-2. FRONT SETBACK = 25' REAR SETBACK = 20' SIDE SETBACK = 7.5'
- 2. BASIS OF BEARING: ARKANSAS STATE PLANE, GRID NORTH ZONE(0301).
- 3. THE SITE VERTICAL BENCHMARK IS A CUT SQUARE ON THE SOUTH END OF THE EAST CONCRETE HEADWALL OF BRIDGE ON THE WEST SIDE OF SUBJECT PROPERTY AS SHOWN ON PLANS. ELEV = 252.31'

VERTICAL CONTROL - NAVD 88 HORIZONTAL CONTROL - AR STATE PLANE GRID NORTH ZONE-NAD 83

- 4. ALL MONUMENTS SET ARE ¾" REBAR WITH BLUE PLASTIC CAP STAMPED BEARD PS 1691, UNLESS OTHERWISE
- 5. REFERENCE DOCUMENTS USED IN THIS SURVEY:
- COBB & LEE SURVEY OF THE SW 1/4, SE 1/4, SEC 22, T 14 N, R 4 E, DATED SEPTEMBER, 1926. • GANT'S SUBDIVISION OF LOT 19 OF COBB & LEE SURVEY OF THE SW 1/4, SE 1/4, SEC 22, T 14 N, R 4 E, BY FRED
- HAYWOOD P.S. 285, DATED APRIL 17, 1951.
- RECORD REPLAT OF LOT 20 AND THE NORTH HALF OF LOT 21 OF COBB & LEE SURVEY OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 14 NORTH, RANGE 4 EAST, BY MICHAEL MCNEESE P.S. 1709, RECORDED IN BOOK C, PAGE 244 AT THE CRAIGHEAD COUNTY COURTHOUSE, DATED AUGUST 19, 2013.
- 6. NOTES ARE RECORDED IN SURVEY BOOK 1, PAGES 7-8.
- 7. THE LOCATIONS AND SIZES OF EXISTING UNDERGROUND UTILITIES SHOWN ARE BASED FIELD MEASUREMENTS AND EXISTING UTILITY MAPS. TRALAN ENGINEERING, INC, MAKES NO GUARANTEE TO THE EXACT LOCATION OF THE UTILITIES SHOWN ON THESE PLANS. LOCATIONS OF UNDERGROUND UTILITIES AND STRUCTURES MAY VARY FROM LOCATIONS SHOWN. NO EXCAVATIONS WERE MADE TO LOCATE BURIED UTILITIES OR STRUCTURES. ARKANSAS ONE CALL TICKET #150423-0691
- 8. THERE HAS BEEN NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP, TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE TITLE SEARCH MAY DISCLOSE.



## LEGEND

- SET MONUMENT
- CONTROL POINT BENCHMARK **GUY WIRE**
- ELECTRIC METER TREE (AS NOTED)
- SIGN (AS NOTED) SANITARY SEWER MANHOLE
- GRATE INLET
- ₩ATER METER WATER VALVE
- G GAS METER
- T TELECOMMUNICATION LINE ---- w ---- WATER LINE ---- SS ---- SANITARY SEWER LINE



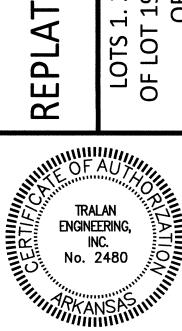
- FOUND ¾" REBAR P.S. 1709 (UNLESS NOTED OTHERWISE)
- △ CALCULATED (NOT SET)
- UTILITY POLE
- STORM SEWER MANHOLE
- FIRE HYDRANT
- --- OHE --- OVERHEAD ELECTRIC LINE — UGE — UNDERGROUND ELECTRIC LINE
- GAS GAS LINE ----- CHAINLINK FENCE

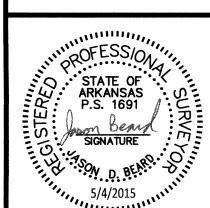




SURVEY

**FOPOGRAPHIC** 





DATE	ВУ	DESCRIPTION
DRAWING INFO.		
RAWN BY:		JDB
ATE:		5/4/2015
ALE:		1"=20'

**REVISIONS** 

CLIENT: SH&B INVESTMENTS, LLC

JOB NO.: CAD NO.: 15-010

SHEET NUMBER: