

A REPLAT OF LOT 1 OF BURNS SUBDIVISION AS SHOWN BY PLAT, IN DEED BOOK 40, PAGE 382, DOCUMENT # JB0884994, IN CRAIGHEAD COUNTY CIRCUIT CLERK OFFICE, CRAIGHEAD COUNTY COURTHOUSE, JONESBORO ARKANSAS.

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. ANY UTILITIES SHOWN ARE FROM FIELD OBSERVANCE OF APPURTENANCES, MARKINGS, AND/OR UTILITY COMPANY MAPS. THIS SURVEY MAKES NO WARRANTY TO THE EXACT LOCATION OF THE UTILITIES SHOWN OR NOT SHOWN ON THIS PLAT. IT SHALL BE CLIENT / CONTRACTOR'S RESPONSIBILITY TO COORDINATE WITH UTILITY COMPANIES TO VERIFY ANY AND ALL UTILITY LOCATIONS AND/OR DEPTHS BEFORE EXCAVATION.
3. SUBJECT PROPERTY IS LOCATED IN THE DOWNTOWN JONESBORO REDEVELOPMENT DISTRICT (DJRD)- NEIGHBORHOOD TRANSITIONAL DISTRICT.
4. THE PROPERTY DOES NOT LIE IN THE 100-YEAR SPECIAL FLOOD HAZARD AREA AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP (FIRM); PANEL NO. 05031C0254D, EFFECTIVE DATE 09/26/2024.
5. THE FOLLOWING DOCUMENTS WERE USED AS REFERENCES FOR THIS SURVEY:
  - 5.1. DEED: LESTER TO PARDEW, CRAIGHARD CIRCUIT CLERK, DOCUMENT # 202R-011834, DATED 06/02/2020.
  - 5.2. PLAT: BURNS SUBDIVISION OF LOTS 1 & 2 BLOCK 44 OF CULBERHOUSES' SUB., CRAIGHARD CIRCUIT CLERK, DOCUMENT # JB0884994, DATED 06/11/1914.
  - 5.3. PLAT: HOME-BELIEVER'S SUBDIVISION OF LOTS 3-4-5-6 BLOCK 44 OF CULBERHOUSES' SUB., CRAIGHARD CIRCUIT CLERK, DOCUMENT # JB0851840, DATED 03/14/1924.
  - 5.4. SURVEY: 1247 FLINT STREET, BY K.SCRAPER #0766, ARKANSAS LAND SURVEYS, DOCUMENT #2014I01230012, DATED 10/10/2013.

OWNER'S CERTIFICATION

WE, 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: \_\_\_\_\_

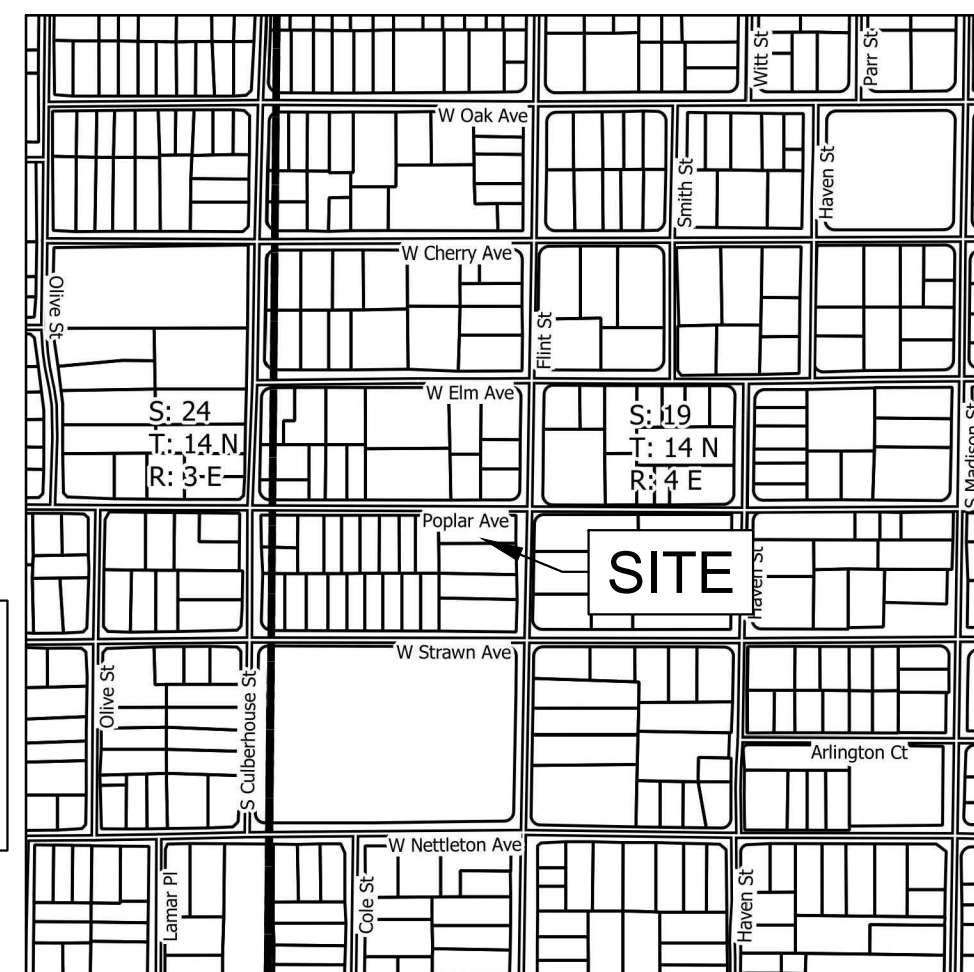
SIGNATURE: \_\_\_\_\_

TITLE: \_\_\_\_\_

THIS REPLAT SHALL BE HENCEFORTH KNOW AS

**STEVENSON'S REPLAT OF LOT 1 OF BURNS SUBDIVISION**




















THE PURPOSE FOR THIS REPLAT IS TO CREATE THREE LOTS FROM ONE LOT



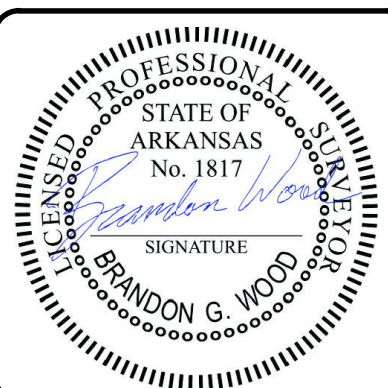
VICINITY MAP  
SCALE: 1" = 500'

## LEGEND

(ALL ITEMS MAY NOT BE IN USE)

- |   |  |
|---|--|
|  | FOUND IRON PIPE<br>(AS NOTED)                  |
|  | FOUND REBAR<br>(AS NOTED)                      |
|  | SET 1/2" REBAR<br>W.B. WOOD<br>P.S. # 1817 CAP |
|  | PK / MAG NAIL<br>(AS NOTED)                    |
|  | BOUNDARY LINE                                  |
|  | EASEMENT LINE                                  |
|  | ROAD CENTERLINE                                |
|  | OVERHEAD ELECTRIC                              |
|  | POWER POLE                                     |
|  | WATER LINE                                     |
|  | WATER METER                                    |
|  | FIRE HYDRANT                                   |
|  | LOT TO BE EXTINGUISHED                         |
|  | LOT NUMBER OF<br>NEW LOT                       |
|  | CONCRETE                                       |
|  | REC. RECORD DISTANCE                           |
|  | P.O.C. POINT OF COMMENCEMENT                   |
|  | P.O.B. POINT OF BEGINNING                      |
|  | NOT TO SCALE                                   |

BRANDON G. WOOD  
ARKANSAS SURVEYOR  
# 1817



**STEVENSON'S REPLAT OF  
LOT 1 OF BURNS SUBDIVISION**  
JONESBORO, CRAIGHEAD COUNTY, ARKANSAS  
CLIENT: WHITNEY STEVENSON

DATE: 04/14/2025  
REV:

DRAWN BY: BGW

**BRANDON WOOD, P.E., P.S.**  
**ENGINEERING & SURVEYING**

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WWW.BWOODENGINEER.COM

STATE CODE: 500-14N-04E-0-19-430-16-1817

SURVEYOR'S CERTIFICATION :

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