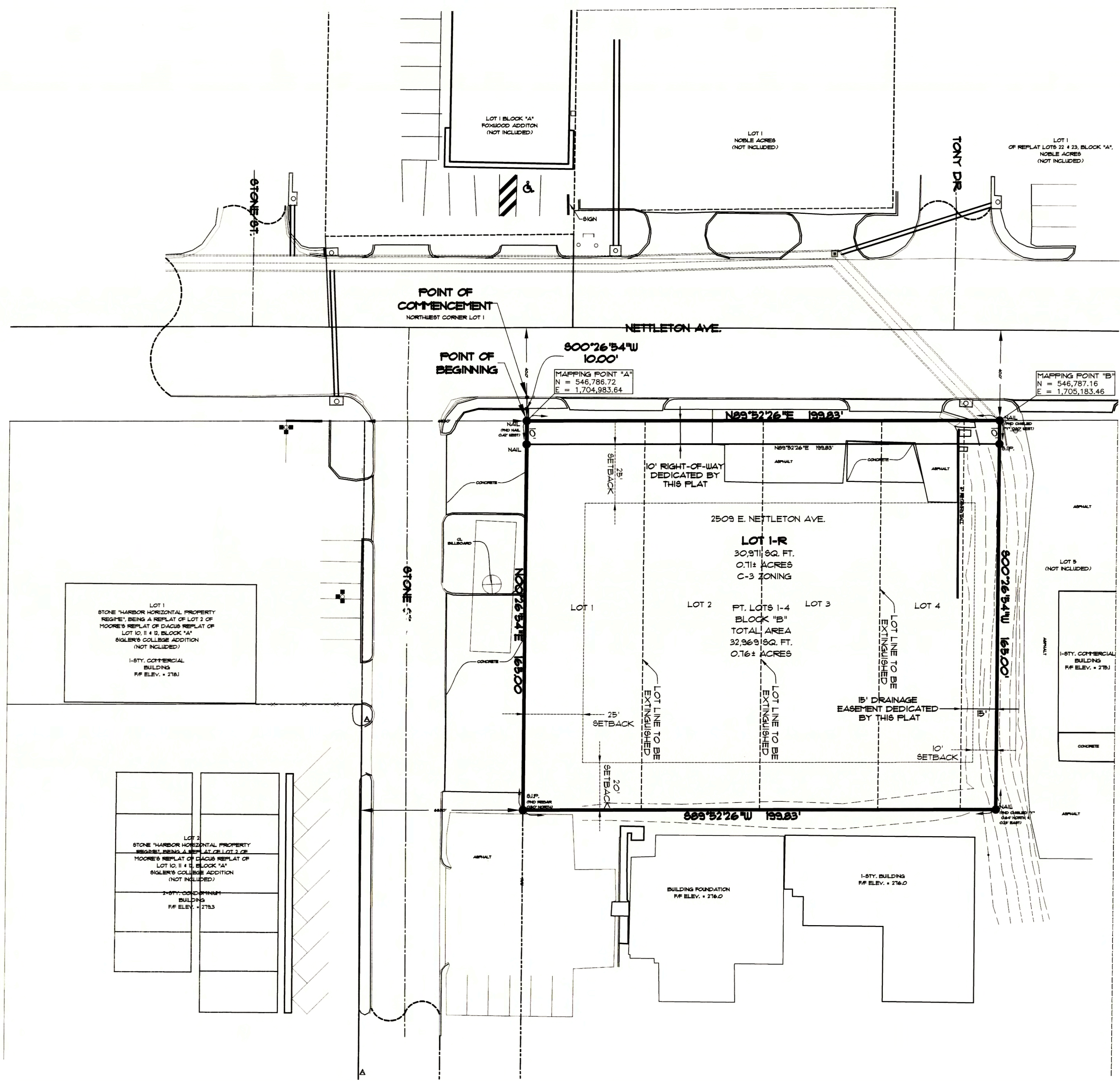


VICINITY SKETCH
NOT TO SCALE



SURVEYOR'S NOTES

- THIS SURVEY WAS PREPARED FOR TREAD STONE INVESTMENTS, L.L.C.
- NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY THIS SURVEYOR FOR EASEMENTS, RESTRICTIONS, RESERVATIONS OR RIGHTS-OF-WAY AFFECTING THIS PROPERTY.
- PROPERTY IS CURRENTLY ZONED C-3. C-3 ZONING IS DEFINED AS GENERAL COMMERCIAL DISTRICT. THE SURROUNDING PROPERTY IS ZONED C-3. THE BUILDING SETBACKS FOR C-3 ZONING ARE:
FRONT = 25'
SIDE = 10'
REAR = 20'
- SUBJECT PROPERTY IS NOT LOCATED WITHIN "ZONE AE", 100 YR. FREQUENCY FLOOD ZONE, AS DESIGNATED BY FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP FOR THE CITY OF JONESBORO, COMMUNITY PANEL 08031032C, EFFECTIVE DATE - SEPTEMBER 21, 1991, REVISED - SEPTEMBER 10, 1999.
- THE FOLLOWING DOCUMENTS WERE USED TO PREPARE THIS SURVEY:
A. RECORD PLAT OF SIGLER'S COLLEGE ADDITION TO THE CITY OF JONESBORO, ARKANSAS.
B. RIGHT-OF-WAY MAP FOR NETTLETON AVE, AHTD JOB #0885.
C. PLAT OF SURVEY BY GEORGE M. HAMMAM, DATED 10-11-16, JOB #06245.
D. SURVEY BY BRADLEY P. HANCOCK, DATED 08-15-05.
E. SURVEY BY HARVEY S. JOHNSON, DATED 09-28-93.
F. SURVEY BY HARVEY S. JOHNSON, DATED 06-02-82.
G. SURVEY BY CLAY KENWARD, DATED 08-25-18.

LEGEND

- BOUNDARY LINE
- - - ADJACENT LOT LINES
- - - EASEMENT LINE
- - - BUILDING SETBACK LINE
- NAIL
- S.I.P.
- SET M.A.G. NAIL W/IN TAG
- SET IRON PIPE W/ PL5 #637 CAP

OWNER'S CERTIFICATION

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF PROPERTY AS DESCRIBED HEREON, THAT WE ADOPT THE PLAN OF SUBDIVISION AND DEDICATE THE PERPETUAL USE OF ALL STREETS AND EASEMENTS AS NOTED.

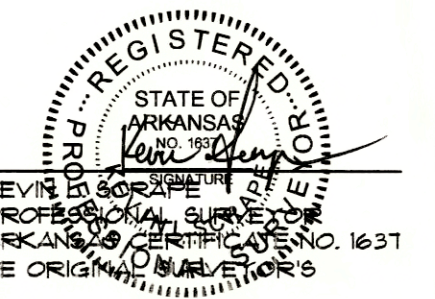
Randy Long
RANDY LONG, PRINCIPAL
TREAD STONE INVESTMENTS, L.L.C.

DESCRIPTION

A PART OF THE NORTH 175 FEET OF LOTS 1, 2, 3 & 4 IN BLOCK "B" OF SIGLER'S COLLEGE ADDITION TO THE CITY OF JONESBORO, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER OF LOT 1, BLOCK "B", SIGLER'S COLLEGE ADDITION TO THE CITY OF JONESBORO, ARKANSAS, THENCE SOUTH 00°26'54" WEST, A DISTANCE OF 100.00 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF NETTLETON AVENUE; THENCE NORTH 89°52'26" EAST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 199.83 FEET; THENCE SOUTH 00°26'54" WEST DEPARTING SAID RIGHT-OF-WAY LINE AND PARALLEL TO THE EAST RIGHT-OF-WAY LINE OF STONE STREET, A DISTANCE OF 165.00 FEET; THENCE SOUTH 89°52'26" WEST PARALLEL TO THE SOUTH RIGHT-OF-WAY LINE OF NETTLETON AVENUE A DISTANCE OF 199.83 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF STONE STREET; THENCE NORTH 00°26'54" EAST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 165.00 FEET TO THE POINT OF BEGINNING.
CONTAINING IN A 32,969 SQ. FT. OR 0.76 ACRES, MORE OR LESS.
SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT I, KEVIN L. SCRAPE HAS THIS DATE MADE A BOUNDARY AND TOPOGRAPHIC 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 BOUNDARY SURVEY: 04/11/2019



NOTE: TO BE VALID, COPIES MUST HAVE ORIGINAL SURVEYOR'S SIGNATURE AND SURVEYOR'S SEAL.

City of Jonesboro, Arkansas
DATE: 4/11/19
FILE # 2813-24
FINAL APPROVAL
PRELIMINARY (NOT FOR RECORDING)
PLANNING DEPT
ENGINEERING DEPT

KEVIN L. SCRAPE, P.S.
PROFESSIONAL SURVEYOR
3901 MARDISWOOD COVE - JONESBORO, ARKANSAS
PH: 870-243-1881

TREAD STONE INVESTMENTS, L.L.C.
REPLAT OF PT OF LOTS 1-4, BLK "B"
OF SIGLER'S COLLEGE ADDITION
JONESBORO, ARKANSAS

500-14N-04E-0-21-340-16-1637

REV	DATE	REVISIONS	DRAWN	CHK'D

DRAWN	KLS	CHECKED	KLS	DATE	04/11/19	SHEET
SCALE	1" = 30'	CADD FILE	1308-01	DWG#	MINOR PLAT	1 OF 1