

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

DESCRIPTION - TRACT 2

LOTS 10, 11 AND 12 IN BLOCK "F" OF THE ORIGINAL SURVEY OF JONESBORO, ARKANSAS, AS SHOWN BY PLAT RECORDED IN DEED RECORD 1, AT PAGE 5, PUBLIC RECORDS OF CRAIGHEAD COUNTY, AT JONESBORO, ARKANSAS.

CONTAINING IN ALL 10,997 SQ. FT. OR 0.25 ACRES, MORE OR LESS.

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

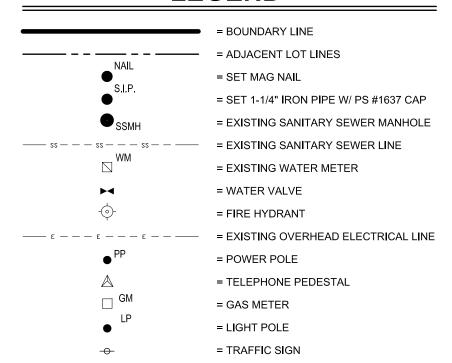
SITE HUGES DR EAST MONROE AVE. EAST WASHINGTON AVE W. JACKSON E. JACKSON **VICINITY SKETCH**

LEGEND

BEARING BASIS

GRAPHIC SCALE

12.5'



SURVEYOR'S NOTES

- THIS BOUNDARY SURVEY WAS PREPARED FOR HTHREG PROPERTIES, LLC. NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY THIS SURVEYOR FOR
- WITH SAID UTILITY OWNER TO EXPOSE SAID UTILITY FOR LOCATION AND/OR DEPTH. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ANY AND ALL UTILITY LOCATIONS AND/OR DEPTHS BEFORE EXCAVATION.
- SUBJECT PROPERTY IS CURRENTLY ZONED C-1. C-1 ZONING IS DEFINED AS DOWNTOWN CORE COMMERCIAL DISTRICT. THE SURROUNDING PROPERTY IS ZONED C-1. BUILDING SETBACKS FOR C-1 ARE:

FRONT= 0' SIDE = 0' REAR = 0'

- THE FOLLOWING DOCUMENTS WERE USED TO PREPARE THIS SURVEY:
 - A. WARRANTY DEED TO MBC HOLDINGS WORLDWIDE, LLC, DATED 10/18/2005, AS RECORDED IN DEED BOOK 709, PAGE 947, PUBLIC RECORDS OF CRAIGHEAD COUNTY, AT JONESBORO, ARKANSAS,
 - B. WARRANTY DEED TO MBC HOLDINGS WORLDWIDE, LLC, DATED 10/18/2005, AS RECORDED IN DEED BOOK 718, PAGE 817, PUBLIC RECORDS OF CRAIGHEAD COUNTY, AT JONESBORO, ARKANSAS.
 - C. WARRANTY DEED TO HTHREG PROPERTIES, LLC, DATED 08/31/2020, RECORDED AS DOCUMENT #2020R-020059, PUBLIC RECORDS OF CRAIGHEAD COUNTY, AT JONESBORO, ARKANSAS.
 - D. ORIGINAL PLAT OF JONESBORO, ARKANSAS, AS RECORDED IN DEED RECORD 1, AT PAGE 5, PUBLIC RECORDS OF CRAIGHEAD COUNTY, AT JONESBORO, ARKANSAS.
 - E. ALTA SURVEY PREPARED BY TROY L. SHEETS, DATED 09/08/2005, JOB #05246.

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY 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.

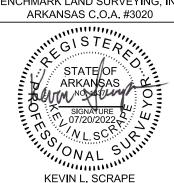
DATE OF BOUNDARY SURVEY: 07/05/2022



PROPERTIES, SURVE **BOUNDARY** HTHREG

SURVEYING - CONSTRUCTION LAYOUT
2500 ALEXANDER DR., SUITE A
P.O. BOX 1921 - JONESBORO, AR 72403
FAX: 870-336-2060 PH: 870-336-2059

O OF AUX BENCHMARK 7 LAND SURVEYING, INC. NO. 3020 ARKANSAS BENCHMARK LAND SURVEYING, INC. ARKANSAS C.O.A. #3020



ARKANSAS PS#1637 DATE: BY: DESCRIPTION:

500-14N-04E-0-18-320-16-1637 CADD FILE: 22233-001 | SCALE: 1"=25"

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DATE: 07/20/2022 SHEET DWG#: 0414183-0129 1 OF 1