



- LEGEND
- = BOUNDARY LINE
 - = ADJACENT LOT LINES
 - = SET MAG NAIL
 - = SET 1-1/4" IRON PIPE W/ PS #1637 CAP
 - = EXISTING SANITARY SEWER MANHOLE
 - = EXISTING SANITARY SEWER LINE
 - = EXISTING WATER METER
 - = WATER VALVE
 - = FIRE HYDRANT
 - = EXISTING OVERHEAD ELECTRICAL LINE
 - = POWER POLE
 - = TELEPHONE PEDESTAL
 - = GAS METER
 - = LIGHT POLE
 - = TRAFFIC SIGN

- 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 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. BENCHMARK LAND SURVEYING, INC. MAKES NO WARRANTY OR GUARANTEE TO THE UTILITIES SHOWN OR NOT SHOWN HEREON. FURTHERMORE BENCHMARK LAND SURVEYING, INC. MAKES NOR WARRANTY OR GUARANTEE AS TO THE ACCURACY OF EXISTING UTILITY MAPS. IF PRECISE LOCATIONS OF UNDERGROUND UTILITIES ARE REQUIRED THE CLIENT/CONTRACTOR SHALL COORDINATE 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:
 - 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.
 - 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.
 - WARRANTY DEED TO HTHREG PROPERTIES, LLC, DATED 08/31/2020, RECORDED AS DOCUMENT #2020R-020059, PUBLIC RECORDS OF CRAIGHEAD COUNTY, AT JONESBORO, ARKANSAS.
 - ORIGINAL PLAT OF JONESBORO, ARKANSAS, AS RECORDED IN DEED RECORD 1, AT PAGE 5, PUBLIC RECORDS OF CRAIGHEAD COUNTY, AT JONESBORO, ARKANSAS.
 - ALTA SURVEY PREPARED BY TROY L. SHEETS, DATED 09/08/2005, JOB #05246.

DESCRIPTION - TRACT 1

THE WEST 11 FEET AND 8 INCHES OF LOT 5 AND ALL OF LOT 6 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, TOGETHER WITH THE EAST HALF OF THE ABANDONED SOUTH 90 FEET OF THE ALLEY WHICH RUNS NORTH AND SOUTH ACROSS BLOCK "F" OF THE ORIGINAL SURVEY OF JONESBORO, ARKANSAS.

CONTAINING IN ALL 4,200 SQ. FT. OR 0.10 ACRES, MORE OR LESS.

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.

DESCRIPTION - TRACT 3

LOT 9 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 2,700 SQ. FT. OR 0.06 ACRES, MORE OR LESS.

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

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

BENCHMARK LAND SURVEYING, INC.

LAND SURVEYING - CONSTRUCTION LAYOUT SERVICES

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

BOUNDARY SURVEY

HTHREG PROPERTIES, LLC

PART OF LOT 5 AND ALL OF LOT 6 AND LOTS 9-12, BLOCK "F", JONESBORO, ARKANSAS

CERTIFICATE OF AUTHORIZATION

BENCHMARK LAND SURVEYING, INC.

NO. 3020

ARKANSAS C.O.A. #3020

REGISTERED PROFESSIONAL SURVEYOR

STATE OF ARKANSAS

KEVIN L. SCRAPE

ARKANSAS PS#1637

DATE:	BY:	DESCRIPTION:

500-14N-04E-0-18-320-16-1637

CADD FILE: 22233-001	SCALE: 1"=25'
DATE: 07/20/2022	SHEET
DWG#: 0414183-0129	1 OF 1