

LEGEND

- Property Line
- Lot Line
- Centerline
- Right-of-Way Line
- Section Line
- Easement Line
- Found Rebar (As Noted)
- Found 5/8" Rebar (LS#1722)
- Aluminum Monument
- Found Pipe (As Noted)
- Found Mag Nail w/Washer (LS#1722)
- Record Per Plat Cabinet "C", Page 177
- Right-of-Way Dedication per this Plat 3,901 Sq. Ft. or 1.00 Ac.±
- 15' Drainage Easements per this Plat
- Flood Zone "A"

CL established gravel drive subject to ingress/egress easement.
Winn Drive (12 feet width) per Plat of survey by Fred Haywood Reg. C.E., Dated 5-9-63 shown per Plat Book "C", Page 177.
(Gravel Drive Crown Over)

Parcel #01-144171-01200
Owner: The Stone Kops Identity Partnership
531 N. Corcoran
Jonesboro, AR 72402
Zoning: C-3

Calculated Northeast Corner Section 17, T-14-N, R-04-E Per Plat Book C, Page 177

Corner Reference Information:

From Northeast Corner Section 17:

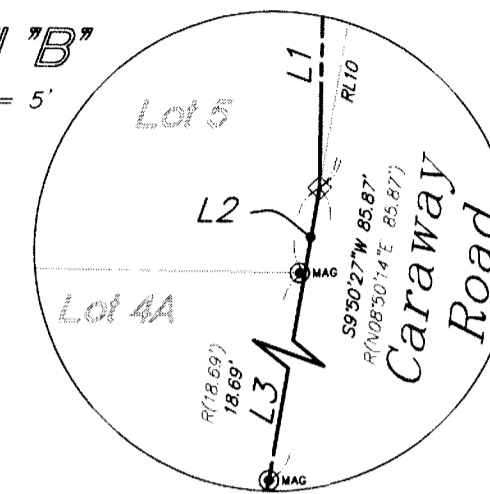
- 1) N45°41'45"W 42.57' to a found 1/2" Rebar w/cap #1273
- 2) S18°47'50"W 98.34' to a found 1 1/4" Open Top Pipe
- 3) S10°05'15"W 189.08' to a found 1 1/4" Open Top Pipe

From Southeast Corner NE1/4, NE1/4, Section 17 (Concrete Nail):

- 1) N2°46'27"W 44.60' to a found Concrete Nail w/Shirner
- 2) S10°24'13"W 21.94' to a found PK Nail

Detail "B"

Scale: 1" = 5'



Vicinity Map

Not to Scale

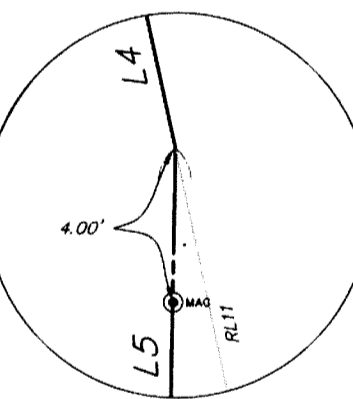
NOTES:

1. This plat represents a Replat of Lots 3A, 4A, 5 of a Replat of Carrs Property University Market per Plat Book "C", Page 177 at the courthouse in Craighead County, AR. The purpose of this Replat is to combine lots into Lot 6.
2. The contractor must determine that proposed structures are clear of all boundary lines, easements, and meet building setback requirements before construction begins.
3. Basis of Bearings: NAD 83 State Plane Coordinate System, Arkansas North Zone Based on NGS Monument PID# FF2198 & PID# FF2197
4. This survey is valid only if the drawing includes the seal and signature of the surveyor.
5. This survey meets current "Arkansas Minimum Standards for Property Boundary Surveys and Plats."
6. This survey is based on a title commitment #1207789-959 supplied by Chicago Title Insurance Company, counter signed by WACO Title Company and dated August 27, 2012.
7. This property is zoned C-3 (General Commercial District). Building setbacks for zone C-3 are as follows:
Front 25 Feet
Side/Interior 10 Feet
Rear 20 Feet
8. No attempt was made to show building setback lines graphically on the survey. The assignment, vacation, or orientation of setbacks that impact the usage rights of the property are determined by the local governing jurisdictional agency. Setback dimensions will be based on the orientation of the building(s) to be constructed as approved.
9. By scaled map location and graphical platting only. A portion of this property is located within Flood Zone "A" as determined by the National Flood Insurance Program which is subject to inundation by the 1% annual chance flood (100-year flood) shown on the Flood Insurance Rate Map for Craighead County, Arkansas. Map Number: 05031C0044 C
Map Revised: September 27, 1991.
10. Subsurface and environmental conditions were not examined nor considered a part of this survey.
11. All existing water lines shown are approximate locations and per Jonesboro C.M. map.



Detail "D"

Scale: 1" = 5'



Detail "C"

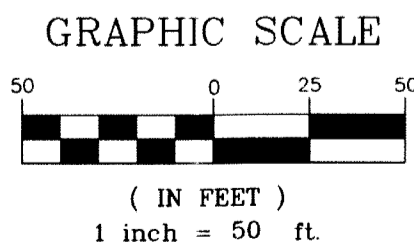
Scale: 1" = 5'

Easement Line Table			Easement Line Table		
Line	Bearing	Distance	Line	Bearing	Distance
EL13	S01°01'15"W	12.46'	EL28	S48°16'53"E	10.60'
EL14	S01°01'15"W	15.01'	EL29	S58°20'31"W	115.17'
EL15	N86°47'31"W	68.91'	EL30	S58°20'31"W	16.52'
EL16	N82°05'16"W	46.02'	EL31	N06°54'53"W	20.28'
EL17	N09°29'58"E	16.28'	EL32	N83°05'07"E	15.00'
EL18	N89°22'45"E	15.24'	EL33	S06°54'53"E	13.37'
EL19	S09°29'58"W	3.53'	EL34	N58°20'31"E	212.26'
EL20	S82°05'16"E	29.98'	EL35	S89°22'45"W	96.96'
EL21	S86°47'31"E	67.72'	EL36	N89°22'45"E	17.90'
EL22	S01°01'15"W	74.27'			
EL23	S01°01'15"W	10.54'			
EL24	S08°25'10"W	4.89'			
EL25	S58°20'31"W	3.05'			
EL26	N48°16'53"W	19.29'			
EL27	N41°43'07"E	15.00'			

R.O.W. Line Table		
Line #	Direction	Length
RL7	S8°25'10"W	11.87
RL8	N1°07'02"E	12.44
RL9	N89°22'45"E	9.96
RL10	S9°50'27"W	64.93
RL11	S12°11'50"E	27.16
RL12	S8°25'10"W	48.23

Property Line Table		
Line #	Direction	Length
L1	S1°01'15"W	63.88
L2	S9°50'27"W	2.25
L3	S9°50'27"W	18.69
L4	S12°11'50"E	14.04
L5	S1°01'15"W	74.27
L6	S8°25'10"W	4.89

Right-of-Way Dedication Table Per this Plat	
Right-of-Way Dedication "A" per this Plat	318 Sq. Ft. or 0.01 Ac. ±
Right-of-Way Dedication "B" per this Plat	231 Sq. Ft. or 0.01 Ac. ±
Right-of-Way Dedication "C" per this Plat	3,352 Sq. Ft. or 0.08 Ac. ±

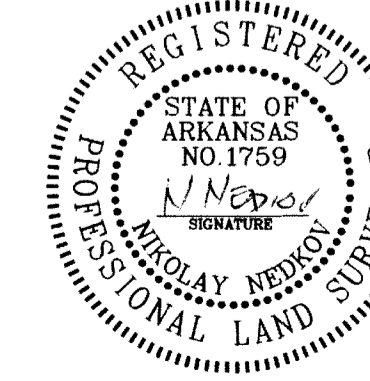
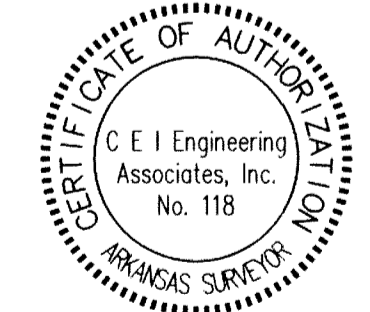


Combined Scale Factor = 0.999936008
Convergence = 0°46'09"
Computed for the Found 5/8" Rebar (LS 0596) at the Northwest corner of Lot 6
Northing = 553982.58 US Ft.
Easting = 1704086.39 US Ft.
Elevation = 310.82 US Ft.

SURVEYORS CERTIFICATION

I, Nikolay Nedkov, RPLS No. 1759, hereby certify that above plotted and described survey was performed in the field under my supervision and that all monuments were found or set, as shown, to the best of my knowledge and ability. No statement or certification, written or implied, is made regarding the existence or absence of peculiar subsurface conditions, flood hazards, ecological concerns, easements, or any facts that an accurate and complete title search would disclose, unless, it is specifically stated or shown.

N. Nedkov
Nikolay Nedkov AR RPLS #1759
11.11.2013
Date



City of Jonesboro, AR
DATE: 11/22/13
FILE # RPLS-48
FINAL APPROVAL
PRELIMINARY (NOT FOR RECORDING)
PLANNING DEPT
ENGINEERING DEPT

Certificate of Approval
Pursuant to the Jonesboro Subdivision Regulations and all other conditions and approval having been completed, this document is hereby accepted. This Certificate is hereby executed under the authority of said rules and regulations.
Signed: *[Signature]* 11/05/13
Jonesboro Planning & Inspection Dept. Date

Certificate of Ownership
We the undersigned, owners of the real estate shown and described herein, do hereby certify that we laid off, plotted, and subdivided and do hereby lay off, plat, subdivide said real estate in accordance with this plat and do hereby dedicate to the use of the public the streets, alleys, drives, easements, etc. as shown on said plat.
Date of Execution:
Signed: *[Signature]*
Hamm & Shaffer, LLC Store 362, L.L.C.
6400 Westown Parkway
West Des Moines, IA 50266
Source of Title: Instrument 2013R-010589
Subscribed and sworn before me, this 13th day of Nov, 2013.
Notary Public: *[Signature]* 2-28-2014
My Commission Expires

Scale: 1" = 50'

11/11/13	NKN	TLP	MJH	KMH
DATE	PLS	DRW	FLD	CHK'R

Kum & Go Store #362
CEI Engineering Associates, Inc.
ENGINEERS • PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS • ENVIRONMENTAL SCIENTISTS

3108 SW Regency Parkway, Suite 2
Bentonville, AR 72712
PH: (479)273-9472
FAX: (479)273-0844

Re-Plat of Lots 3A, 4A, & 5 of Carrs Property University Market
East Johnson Ave. & Caraway Road
Jonesboro Arkansas
DATE: 11/11/13
2:04 PM
SHEET NO. 1 OF 1
REV-0

JOB # PROJ#27385 DRAWING: 27385-Plat-ROW.dwg LAST SAVED BY: NNEKOV