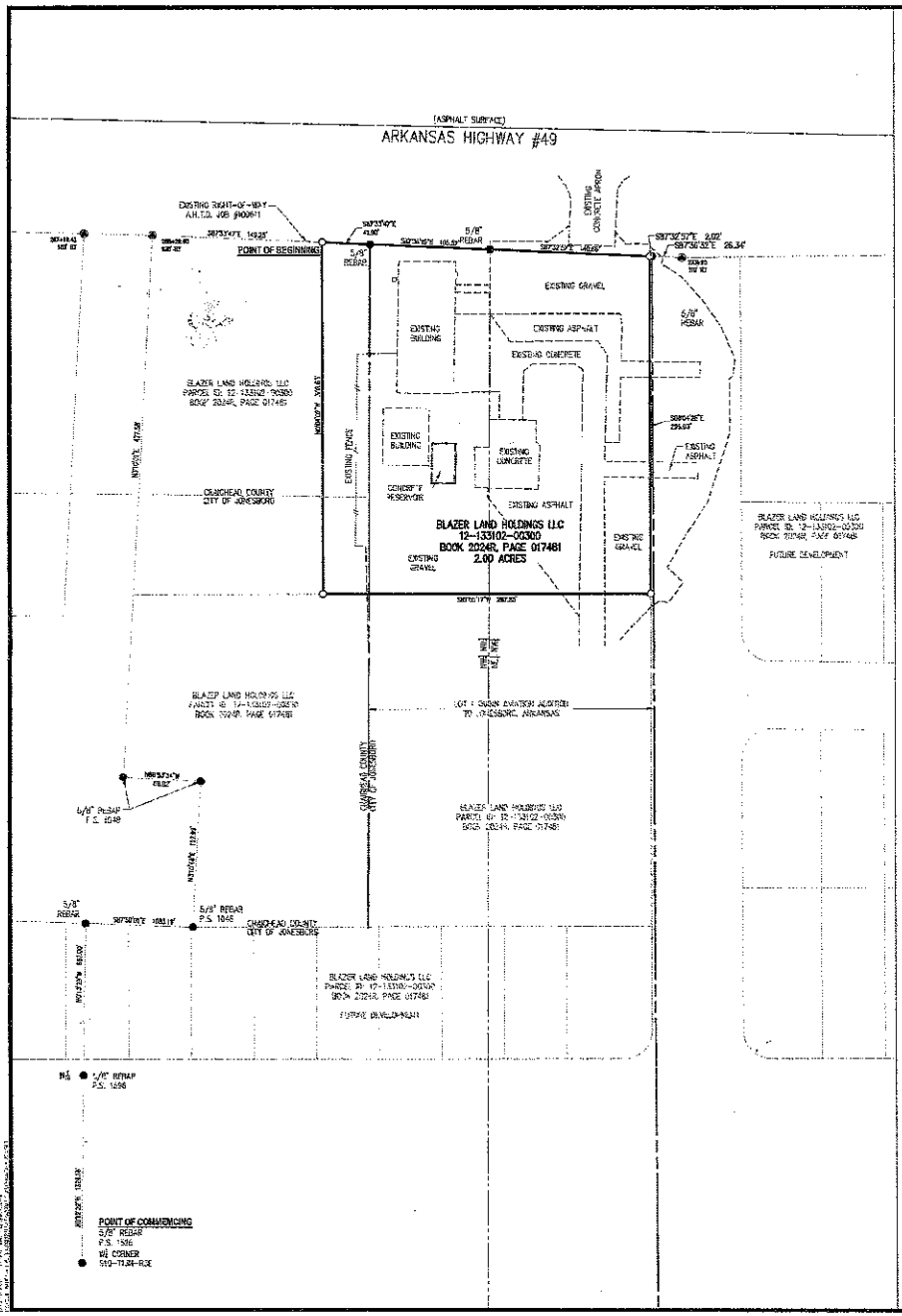
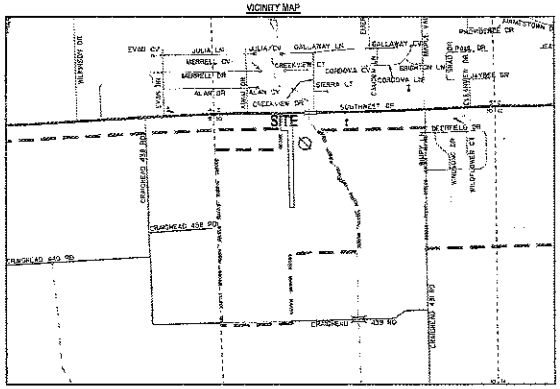


VICINITY MAP



SURVEY DESCRIPTION:

A part of Lot 1 of Quinn Aviation Addition to Jonesboro, Arkansas and part of the North Half of the Northwest One-Quarter, all being located in Section 10, Township 13 North, Range 03 East, Craighead County, Arkansas, being more particularly described as follows:

COMMENCING at the West One-Quarter Corner of said Section 10; Thence, North 00° 12' 22" West for a distance of 1324.19 feet to a point; Thence, North 27° 12' 25" West for a distance of 867.09 feet to a point; Thence, South 87° 59' 01" East for a distance of 1055.18 feet to a point; Thence, North 00° 09' 48" East for a distance of 127.99 feet to a point; Thence, North 86° 55' 34" West for a distance of 88.02 feet to a point; Thence, North 03° 10' 01" East for a distance of 477.58 feet to a point on the Right of Way of Arkansas Highway 49; Thence, South 87° 33' 47" East along said Right of Way for a distance of 146.25 feet to the POINT OF BEGINNING; Thence, South 87° 33' 47" East for a distance of 41.90 feet to a point; Thence, South 87° 59' 18" East for a distance of 105.82 feet to a point; Thence, South 87° 22' 57" East for a distance of 140.66 feet to a point; Thence, South 87° 09' 32" East for a distance of 7.05 feet to a point; Thence, South 00° 04' 26" East leaving said Right of Way for a distance of 296.63 feet to a point; Thence, South 89° 55' 17" West for a distance of 287.85 feet to a point; Thence, North 00° 04' 02" West a distance of 268.63 feet to the POINT OF BEGINNING, containing 2.00 acres, more or less, and being subject to all rights of way and easements of record.

SURVEYOR'S NOTES

1. Except as specifically stated or shown on this plat, this survey does not purport to reflect any of the following which may be applicable to the subject real estate: easements, other than possible easements which were visible at the time of making this survey; building setback lines; restrictive covenants; subdivision restrictions; zoning or other land use regulations, and any other facts which an accurate and current title search may disclose.
2. Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts which an accurate and current title search may disclose.
3. Plat represents a boundary survey of part of a parcel described in Craighead County Deed Records at Book 2024R, Page 017480.
4. Survey is valid only if print has original seal and signature of surveyor present.
5. Declaration is made to original purchaser of the survey. It is not transferable to additional institutions or subsequent owners
6. The locations of underground utilities as shown hereon are based on above ground markings and visible structures (Locate Ticket # if applicable). Locations of underground utilities/structures may vary from locations shown hereon. Additional buried utilities/structures may be encountered. No excavations were made during the progress of this survey to locate buried utilities/structures.
7. This survey meets current "Arkansas Minimum Standards for Property Surveys and Plats." Field work for this survey was completed on 11/03/2025.
8. Every document of record reviewed and considered as a part of this survey is noted hereon. No abstract of title, nor title commitment, nor results of title searches were furnished to the surveyor. There may exist other documents of record which would affect this parcel.
9. Parcel numbers, owner names, and other adjacent property information are sourced from Craighead County Clerks Office and State Surveyors Records.
10. All buildings, surface and subsurface improvements on and adjacent to the site are not necessarily shown.
11. The location and/or existence of utility service lines to this property surveyed are unknown and are not shown.
12. No attempt has been made as a part of this boundary survey to obtain or show data concerning existence, size, depth, condition, capacity, or location of any utility or municipal/public service facility. For information regarding these utilities or facilities, please contact the appropriate agencies or other surveys.

THE FOLLOWING DOCUMENTS WERE USED IN THE CONSTRUCTION OF THIS SURVEY

A. SURVEYS

1. Quinn Aviation Addition dated 9/8/1988. Filed for record in Book B, Page 75 in the Circuit Clerks office of Craighead County, Arkansas.
2. Plat of Survey by Dale Alderson Land Surveying dated 3/6/1989. Filed for record on the Division of Land Surveys website as Document #2013203917.
3. Elliott Acres Survey dated 1/7/1967. Filed for record in Book B, Page 138 in the Circuit Clerks office of Craighead County, Arkansas.
4. State of Arkansas Right of Way Map dated 12/2005, Job 010081, Valley View-Cypress, Obtained from the Arkansas Department of Transportation.
5. Plat of Survey by Harwood, Kennard, Bass & Associates, INC. dated 8/19/2008. Filed for record on the Division of Land Surveys website as Document #2008080530.
6. Bass Groom Replat Part of Lot 3 of Elliott Acres dated 4/25/2014. Filed for record in Book B, Page 168 in the Circuit Clerks office of Craighead County, Arkansas.
7. Plat of Survey by H&B Hire Professional Surveying Services dated 11/1/2021. Filed for record on the Division of Land Surveys website as Document #2021080120232.

LEGEND

- SET 5/8" REBAR P.S. 1648
- CALCULATED (NOT SET)
- FOUND REBAR (AS NOTED)
- FOUND PIPE (AS NOTED)
- FOUND RIGHT-OF-WAY MARKER (P.S. 786)

PROPERTY LINE
ADJACENT PROPERTY LINE
CENTERLINE ROAD
EXISTING EASEMENT
EXISTING LOT LINES
ALIQUOT PART LINE
EXISTING RIGHT-OF-WAY
EXISTING FENCE LINE

RECORD INFORMATION

ARKANSAS STATE PLANE COORDINATE SYSTEM NORTH ZONE

GRAPHIC SCALE IN FEET
50' 0 50'

STATE PLAT CODE:
500-13N-03E-0-10-400-16-1648

REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF ARKANSAS
JOSHUA D. TULL
16-1648
SURVEYOR

PLAT OF SURVEY
PART OF LOT 1 OF QUINN AVIATION ADDITION AND PART OF THE N1/2 NW1/4, SECTION 10 TOWNSHIP 13 NORTH, RANGE 03 EAST CRAIGHEAD COUNTY, ARKANSAS

PREPARED FOR:
BLAZER LAND HOLDINGS, LLC.

ISSUE DATE: 12/18/2025
PROJECT NO: 25HR003
CONTRACT: M. Quinn Blazer Aviation

3200 Alaska Ave Drive Suite C
Jonesboro, AR 72401-7184
Crafton Tull
870.203.2674
www.craftontull.com

CERTIFICATE OF AUTHORIZATION

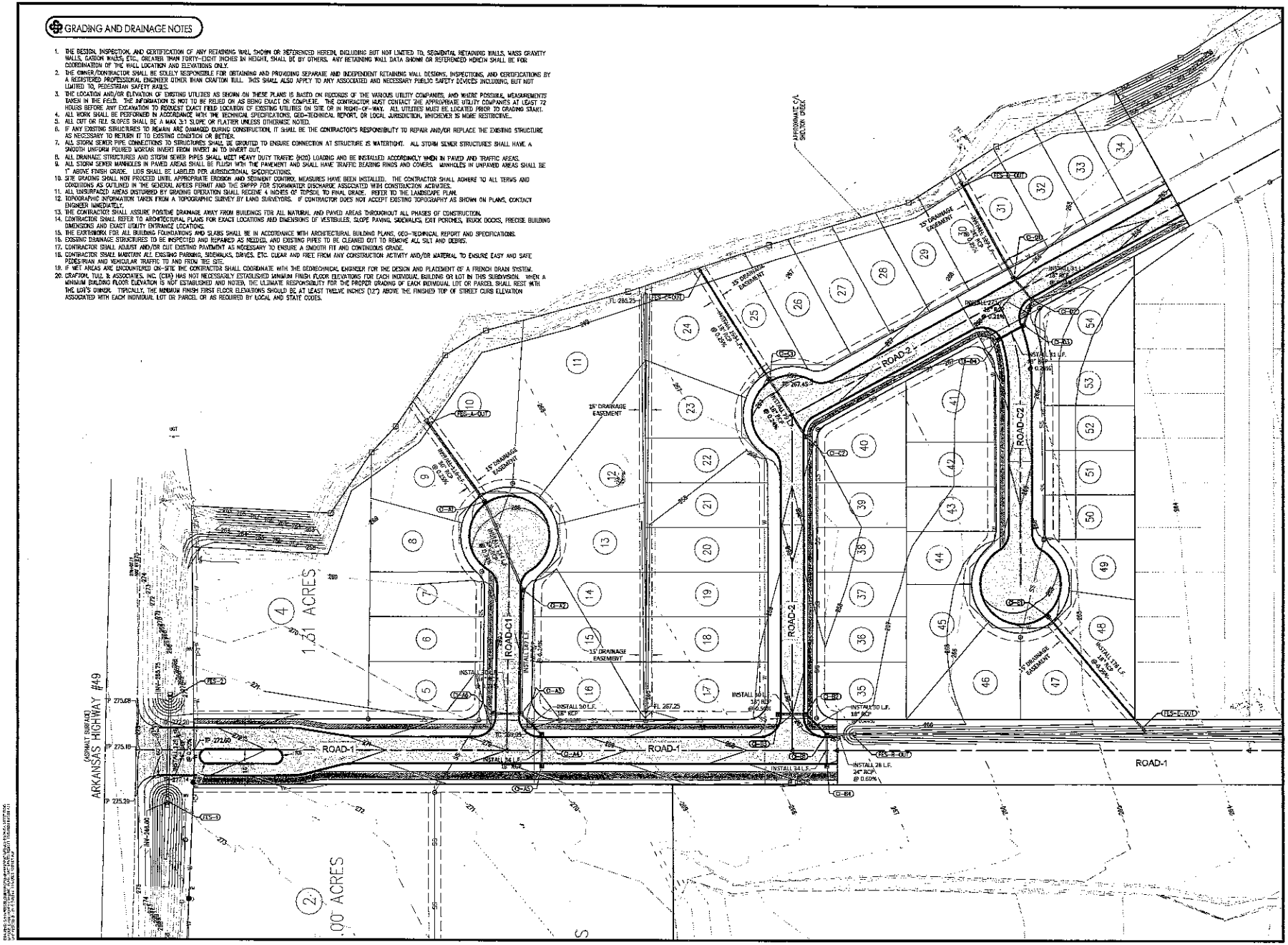
CRAFTON TULL & ASSOCIATES, INC. No. 1139

DATE	DESCRIPTION	INITIAL

SHEET NO.:
1 OF 1

GRADING AND DRAINAGE NOTES

1. THE DESIGN, INSPECTION, AND CERTIFICATION OF ANY RETAINING WALL SHOWN OR REFERENCED HEREIN, INCLUDING BUT NOT LIMITED TO, SEGMENTAL RETAINING WALLS, MASS GRAVITY WALLS, GABION WALLS, ETC., GREATER THAN FORTY-EIGHT INCHES IN HEIGHT, SHALL BE BY OTHERS. ANY RETAINING WALL DATA SHOWN OR REFERENCED HEREIN SHALL BE FOR COORDINATION OF THE WALL LOCATION AND ELEVATIONS ONLY.
2. THE OWNER/CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR OBTAINING AND PROVIDING SEPARATE AND INDEPENDENT RETAINING WALL DESIGNS, INSPECTIONS, AND CERTIFICATIONS BY A REGISTERED PROFESSIONAL ENGINEER OTHER THAN CRAFTON TULL. THIS SHALL ALSO APPLY TO ANY ASSOCIATED AND NECESSARY PUBLIC SAFETY DEVICES INCLUDING, BUT NOT LIMITED TO, PEDESTRIAN SAFETY RAILS.
3. THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF EXISTING UTILITIES ON SITE OR IN RIGHT-OF-WAY. ALL UTILITIES MUST BE LOCATED PRIOR TO GRADING START.
4. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE TECHNICAL SPECIFICATIONS, GEO-TECHNICAL REPORT, OR LOCAL JURISDICTION, WHICHEVER IS MORE RESTRICTIVE.
5. ALL CUT OR FILL SLOPES SHALL BE A MAX 3:1 SLOPE OR FLATTER UNLESS OTHERWISE NOTED.
6. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITION OR BETTER.
7. ALL STORM SEWER PIPE CONNECTIONS TO STRUCTURES SHALL BE GROUTED TO ENSURE CONNECTION AT STRUCTURE IS WATERTIGHT. ALL STORM SEWER STRUCTURES SHALL HAVE A SMOOTH UNIFORM POURED MORTAR INVERT FROM INVERT IN TO INVERT OUT.
8. ALL DRAINAGE STRUCTURES AND STORM SEWER PIPES SHALL MEET HEAVY DUTY TRAFFIC (H20) LOADING AND BE INSTALLED ACCORDINGLY WHEN IN PAVED AND TRAFFIC AREAS.
9. ALL STORM SEWER MANHOLES IN PAVED AREAS SHALL BE FLUSH WITH THE PAVEMENT AND SHALL HAVE TRAFFIC BEARING RINGS AND COVERS. MANHOLES IN UNPAVED AREAS SHALL BE 1" ABOVE FINISH GRADE. LIDS SHALL BE LABELED PER JURISDICTIONAL SPECIFICATIONS.
10. SITE GRADING SHALL NOT PROCEED UNTIL APPROPRIATE EROSION AND SEDIMENT CONTROL MEASURES HAVE BEEN INSTALLED. THE CONTRACTOR SHALL ADHERE TO ALL TERMS AND CONDITIONS AS OUTLINED IN THE GENERAL NPDES PERMIT AND THE SWPPP FOR STORMWATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
11. ALL UNSURFACED AREAS DISTURBED BY GRADING OPERATION SHALL RECEIVE 4 INCHES OF TOPSOIL TO FINAL GRADE. REFER TO THE LANDSCAPE PLAN.
12. TOPOGRAPHIC INFORMATION TAKEN FROM A TOPOGRAPHIC SURVEY BY LAND SURVEYORS. IF CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON PLANS, CONTACT ENGINEER IMMEDIATELY.
13. THE CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS THROUGHOUT ALL PHASES OF CONSTRUCTION.
14. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT UTILITY ENTRANCE LOCATIONS.
15. THE EARTHWORK FOR ALL BUILDING FOUNDATIONS AND SLABS SHALL BE IN ACCORDANCE WITH ARCHITECTURAL BUILDING PLANS, GEO-TECHNICAL REPORT AND SPECIFICATIONS.
16. EXISTING DRAINAGE STRUCTURES TO BE INSPECTED AND REPAIRED AS NEEDED, AND EXISTING PIPES TO BE CLEANED OUT TO REMOVE ALL SILT AND DEBRIS.
17. CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ENSURE A SMOOTH FIT AND CONTINUOUS GRADE.
18. CONTRACTOR SHALL MAINTAIN ALL EXISTING PARKING, SIDEWALKS, DRIVES, ETC. CLEAR AND FREE FROM ANY CONSTRUCTION ACTIVITY AND/OR MATERIAL TO ENSURE EASY AND SAFE PEDESTRIAN AND VEHICULAR TRAFFIC TO AND FROM THE SITE.
19. IF WET AREAS ARE ENCOUNTERED ON-SITE THE CONTRACTOR SHALL COORDINATE WITH THE GEOTECHNICAL ENGINEER FOR THE DESIGN AND PLACEMENT OF A FRENCH DRAIN SYSTEM.
20. CRAFTON, TULL & ASSOCIATES, INC. (CTA) HAS NOT NECESSARILY ESTABLISHED MINIMUM FINISH FLOOR ELEVATIONS FOR EACH INDIVIDUAL BUILDING OR LOT IN THIS SUBDIVISION. WHEN A MINIMUM BUILDING FLOOR ELEVATION IS NOT ESTABLISHED AND NOTED, THE ULTIMATE RESPONSIBILITY FOR THE PROPER GRADING OF EACH INDIVIDUAL LOT OR PARCEL SHALL REST WITH THE LOT'S OWNER. TYPICALLY, THE MINIMUM FINISH FIRST FLOOR ELEVATIONS SHOULD BE AT LEAST TWELVE INCHES (12") ABOVE THE FINISHED TOP OF STREET CURB ELEVATION ASSOCIATED WITH EACH INDIVIDUAL LOT OR PARCEL OR AS REQUIRED BY LOCAL AND STATE CODES.



2320 Alexander Drive Suite C
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Crafton Tull
870.203.2876 t
www.craftontull.com

CERTIFICATE OF AUTHORIZATION
CRAFTON, TULL & ASSOCIATES, INC.
No. 107

GRAPHIC SCALE IN FEET
50' 0 50'

THE LANDING PHASE I

JONESBORO, ARKANSAS

No.	Description	Date

This document, and the ideas and designs incorporated herein, as an instrument of professional service, is the property of Crafton, Tull & Associates, Inc., and is not to be used, in whole or in part, for any other project, without the written authorization of Crafton, Tull & Associates, Inc.

PROJECT NO. 24102002
DATE 10/10/2025
CONTACT A.J. BOGGS
DESIGN
DRAWN
CHECKED

ISSUED FOR REVIEW

THIS DOCUMENT IS PRELIMINARY IN NATURE AND IS NOT A FINAL, SIGNED AND SEALED DOCUMENT

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GRADING & DRAINAGE PLAN

C-104