



VICINITY MAP NOT TO SCALE

LEGAL DESCRIPTION:

LOT 4 IN BLOCK 2 OF GREGG AND HOUGHTON'S SUBDIVISION OF KITCHEN PLACE ADDITION, JONESBORD, ARKANSAS, SUBJECT TO ALL EASEMENTS OF RECORD. (625 GANT ST.)

THE NORTH 85 FEET OF LOTS 5 AND 6 IN BLOCK 2 OF GREGG AND HOUGHTON'S SUBDIVISION OF KITCHEN PLACE ADDITION TO THE CITY OF JONESBORO, ARKANSAS, (641 GANT ST.)

AND

THE SOUTH 65 FEET OF LOTS 5 AND 6 IN BLOCK 2 OF GREGG & HOUGHTON'S SUBDIVISION OF KITCHENS' PLACE ADDITION TO JONESBORO, ARKANSAS.

CERTIFICATE OF SURVEY:

TO ALL PARTIES INTERESTED IN TITLE TO THESE PREMISES: I HEREBY CERTIFY THAT I HAVE PRIOR TO THIS DAY MADE A SURVEY OF THE ABOVE DESCRIBED PROPERTY AS SHOWN ON THE PLAT OF SURVEY HEREON. THE PROPERTY LINES AND CORNER MONUMENTS, TO THE REST OF MY KNOWLEDGE AND ABILITY, ARE CORRECTLY ESTABLISHED: THE IMPROVEMENTS ARE AS SHOWN ON THE PLAT OF SURVEY, ENCROACHMENTS, IF ANY, AS DISCLOSED BY SURVEY, ARE SHOWN HEREON.

SURVEYORS NOTES:

- GREGG & HOUGHTON'S SUBD. OF KITCHENS PLACE (BOOK 33, PAGE 169)
 ALL CORNER MONUMENTS SET ARE ¹'R REAR, UNLESS NOTED OTHERWISE ON THE PLAT.
 OWNER: GESTRING PROPERTIES, LLC
 FLOOD PLAIN: THIS TRACT DOES NOT LIE WITHIN THE 100-YR SPECIAL FLOOD HAZARD AREA PER FLOOD INSURANCE RATE MAP OF CRAIGHEAD CO., AR, AND INCORPORATED AREAS, COMMUNITY PANEL NO. 05031C0132 C WITH AN EFFECTIVE DATE OF 06/25/07.
- 6) THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD OR ANY OTHER
- 6) THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD OR ANY OTHER FACTS WHICH AN ACCURATE THIS ESRACH MAY DISCLOSE.

 7) ALL UTILITIES SHOWN ARE BASED UPON DESERVED EVIDENCE TOGETHER WITH 811 UTILITY LOCATION SERVICES TICKET NO. 211110-0695.

 8) HORIZON LAND SURVEYING, LLC HOLDS NO LIABILITY TO THE LOCATION OF UTILITIES ILLUSTRATED OR NOT ILLUSTRATED UPON THIS SURVEY. IT SHALL BE THE RESPONSIBILITY OF THE OWNER OR CONTRACTOR TO VERIFY ALL UTILITIES PRIOR TO ANY CONSTRUCTION OR BEART MOVING WORK.

 9) ALL HORIZONTAL/VERTICAL CONTROL POINTS DEPICTED ON THIS SURVEY ARE NAILS SET IN CONCRETE. SITE BENCHMARK LELVATION IS 325.54 AND IS LOCATED 143 FT, WEST AND 17 FT. NORTH OF THE CENTERLINE INTERSECTION OF KITCHEN TS, AND CANT STREET.

OF KITCHEN ST. AND GANT STREET.

10) CURRENT ZONING: R-2 (SETBACKS: 25' FRONT; 20' REAR; 7.5' SIDE)

LEGEND:

- FOUND MONUMENT (AS NOTED) SET MONUMENT (AS NOTED) △ COMPUTED POINT
- SECTION CORNER
- WATER METER FIRE HYDRANT
- WATER VALVE UTILITY POLE
- TELEPHONE PEDESTAL SEWER MANHOLE
- STORM DRAIN MANHOLE GRATED DRAIN INLET ELECTRIC TRANSFORMER
- ELECTRIC BOX/METER LIGHT POLE
- CLEANOUT TRAFFIC CONTROL SIGN G GAS METER

UNDERGROUND ELECTRIC

- OHE OVERHEAD ELECTRIC
- OOO FENCE water GAS GAS





KITCHEN ST. LLC CLIENT: GESTRING PROPERTIES, PROJECT: T ST. & 907 k

GANT

641

625,





| | "min | 11/12/2021 |
|------------|-------|-------------|
| | REV | ISIONS |
| DATE | BY | DESCRIPTION |
| | | |
| | | |
| | | |
| - CONTRACT | | |
| [| DRAWI | NG INFO. |
| RAWN BY: | | DRB |
| ATE: | | 11/12/2021 |
| CALE: | | 1'=10' |
| 08 NO.: | | H21-150 |
| AD NO : | | |

BOUNDARY/ TOPOGRAPHIC SURVEY

SHEET NUMBER:

of