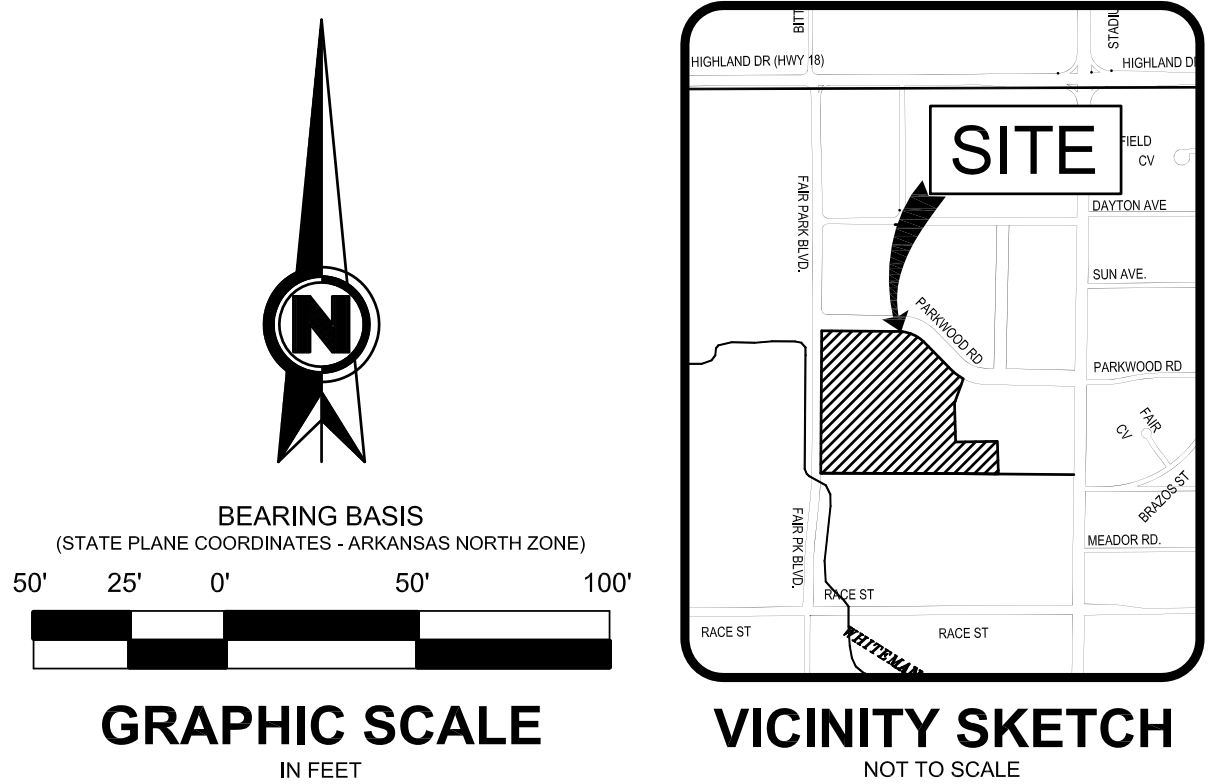


REPLAT OF
LOT 3 OF REVISED RE-PLAT OF
LOT 5R-2 AND LOT 9R,
FloyRed COMMONS
CITY OF JONESBORO, ARKANSAS



- LEGEND
- = BOUNDARY LINE
 - = ADJACENT LOT LINES
 - = EASEMENT LINES
 - = SETBACK LINES
 - = FOUND IRON PIPE
 - = FOUND REBAR
 - = SET 1-1/4" IRON PIPE W/ PLS #1637 CAP

OWNER'S CERTIFICATION

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF PROPERTY AS DESCRIBED HEREON, THAT WE ADOPT THE PLAN OF SUBDIVISION AND DEDICATE THE PERPETUAL USE OF ALL STREETS AND EASEMENTS AS NOTED.

STORYLINE DEVELOPMENT, LLC
JOHN ROBIN NIX, SR., OWNER

SURVEYOR'S NOTES

- THIS BOUNDARY SURVEY WAS PREPARED FOR STORYLINE DEVELOPMENT, LLC.
- NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY THIS SURVEYOR FOR EASEMENTS, RESTRICTIONS, RESERVATIONS OR RIGHTS-OF-WAY AFFECTING THIS PROPERTY.
- SUBJECT PROPERTY IS CURRENTLY ZONED C-3. C-3 ZONING IS DEFINED AS GENERAL COMMERCIAL DISTRICT. THE SURROUNDING PROPERTY IS ZONED C-3. BUILDING SETBACKS FOR C-3 ZONING ARE:
FRONT: 25' SIDE: 10' REAR: 20'
- THE FOLLOWING DOCUMENTS WERE USED TO PREPARE THIS SURVEY:
A. REPLAT OF CORRECTED LOT 5R, FloyRed COMMONS, AS SHOWN BY PLAT RECORDED IN PLAT CABINET "C" PAGE 227, CRAIGHEAD COUNTY, AT JONESBORO, ARKANSAS
B. REPLAT OF LOT 9, FloyRed COMMONS, AS SHOWN BY PLAT RECORDED IN PLAT CABINET "C" PAGE 234, CRAIGHEAD COUNTY, AT JONESBORO, ARKANSAS
C. REVISED RE-PLAT OF LOT 5R-2 AND LOT 9R, FloyRed COMMONS, CITY OF JONESBORO, ARKANSAS, AS SHOWN BY PLAT RECORDED IN PLAT CABINET "C" PAGE 285, CRAIGHEAD COUNTY, AT JONESBORO, ARKANSAS.

DESCRIPTION

LOT 3 OF REVISED RE-PLAT OF LOT 5R-2 AND LOT 9R, FloyRed COMMONS, CITY OF JONESBORO, ARKANSAS, AS SHOWN BY PLAT RECORDED IN PLAT CABINET "C" PAGE 285, CRAIGHEAD COUNTY, AT JONESBORO, ARKANSAS.

CONTAINING IN ALL 450,216 SQ. FT. OR 10.34 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: 01/10/2018

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

RECORD PLAT

STORYLINE DEVELOPMENT, LLC

REPLAT OF
LOT 3 OF REVISED RE-PLAT OF LOT 5R-2 AND LOT 9R,
FloyRed COMMONS, CITY OF JONESBORO, ARKANSAS

STATE OF ARKANSAS BENCHMARK LAND SURVEYING, INC. NO. 3020		
BENCHMARK LAND SURVEYING, INC. ARKANSAS C.O.A. #3020		
STATE OF ARKANSAS REGISTERED PROFESSIONAL SURVEYOR KEVIN L. SCRAPE ARKANSAS P#1637		
DATE:	BY:	DESCRIPTION:
01/12/18	KS	ADD INGRESS/EGRESS
01/13/18	KLS	REVISE OWNER CERTIFICATION
500-14N-04E-0-28-410-16-1637		
CADD FILE: 16239-002-R2 SCALE: 1"=50'		
DATE:	01/10/18	SHEET
DWG#: 0414284-0128-R2		1 OF 1