

BEARING BASIS
(STATE PLANE COORDINATES - ARKANSAS NORTH ZONE)








GRAPHIC SCALE
IN FEET



VICINITY SKETCH

LEGEND

- = BOUNDARY LINE
 = ADJACENT PROPERTY LINES
 = PLATTED LOT LINES
 F.I.P. = FOUND IRON PIPE
 S.M.N. = SET MAG NAIL
 S.J.P. = SET 1-1/4" IRON PIPE W/ PLS #1637 CAP

SURVEYOR'S NOTES

1. THIS BOUNDARY SURVEY WAS PREPARED FOR CITITEST PROPERTY GROUP, LLC.
2. NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY THIS SURVEYOR FOR EASEMENTS, RESTRICTIONS, RESERVATIONS OR RIGHTS-OF-WAY AFFECTING THIS PROPERTY.
3. SUBJECT PROPERTY IS CURRENTLY ZONED R-2. R-2 ZONING IS DEFINED AS MULTI-FAMILY LOW DENSITY DISTRICT. THE SURROUNDING PROPERTY IS ZONED C-4, R-2 & R3. BUILDING SETBACKS FOR R-2 ARE:
FRONT= 25' SIDE= 7.5' REAR= 20'
4. THE FOLLOWING DOCUMENTS WERE USED TO PREPARE THIS SURVEY:
 - A. PLAT OF COLLEGE PLACE SUBDIVISION, RECORDED IN BOOK 48, PAGE 120, PUBLIC RECORDS OF CRAIGHEAD COUNTY, AT JONESBORO, ARKANSAS.

OWNER'S CERTIFICATION

WE DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE ABOVE DESCRIBED PROPERTY
AND HAVE CAUSED THE SAME TO BE SURVEYED AND REQUEST A REZONING OF SAID PROPERTY
FROM R-2 TO PDM.

PRINTED NAME & TITLE: _____

SIGNATURE: _____

DATE: _____

DESCRIPTION

LOTS 1 THRU 4, PLAT OF COLLEGE PLACE SUBDIVISION, RECORDED IN BOOK 48, PAGE 120,
PUBLIC RECORDS OF CRAIGHEAD COUNTY, AT JONESBORO, ARKANSAS.

CONTAINING 41,341 SQ. FT. OR 0.95 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: 08/29/2018

BENCHMARK LAND SURVEYING, INC.

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

REZONING PLAT

CITIFIRST PROPERTY GROUP, LLC

**LOTS 1 THRU 4, PLAT OF
COLLEGE PLACE SUB-DIV
JONESBORO, ARKANSAS**



BENCHMARK LAND SURVEYING, INC.
ARKANSAS C.O.A. #3020



KEVIN L. SCRAPE
ARKANSAS PS#1637

ARKANSAS PS#1637		
DATE:	BY:	DESCRIPTION:
500-14N-04E-0-17-130-16-1637		
CADD FILE:	18228-001	SCALE: 1"=30'
DATE:	07/16/19	SHEET
DWG#: 0414171-0100		1 OF 1

Description of Survey for: James Holcomb,
& Crye-Leike Realtors

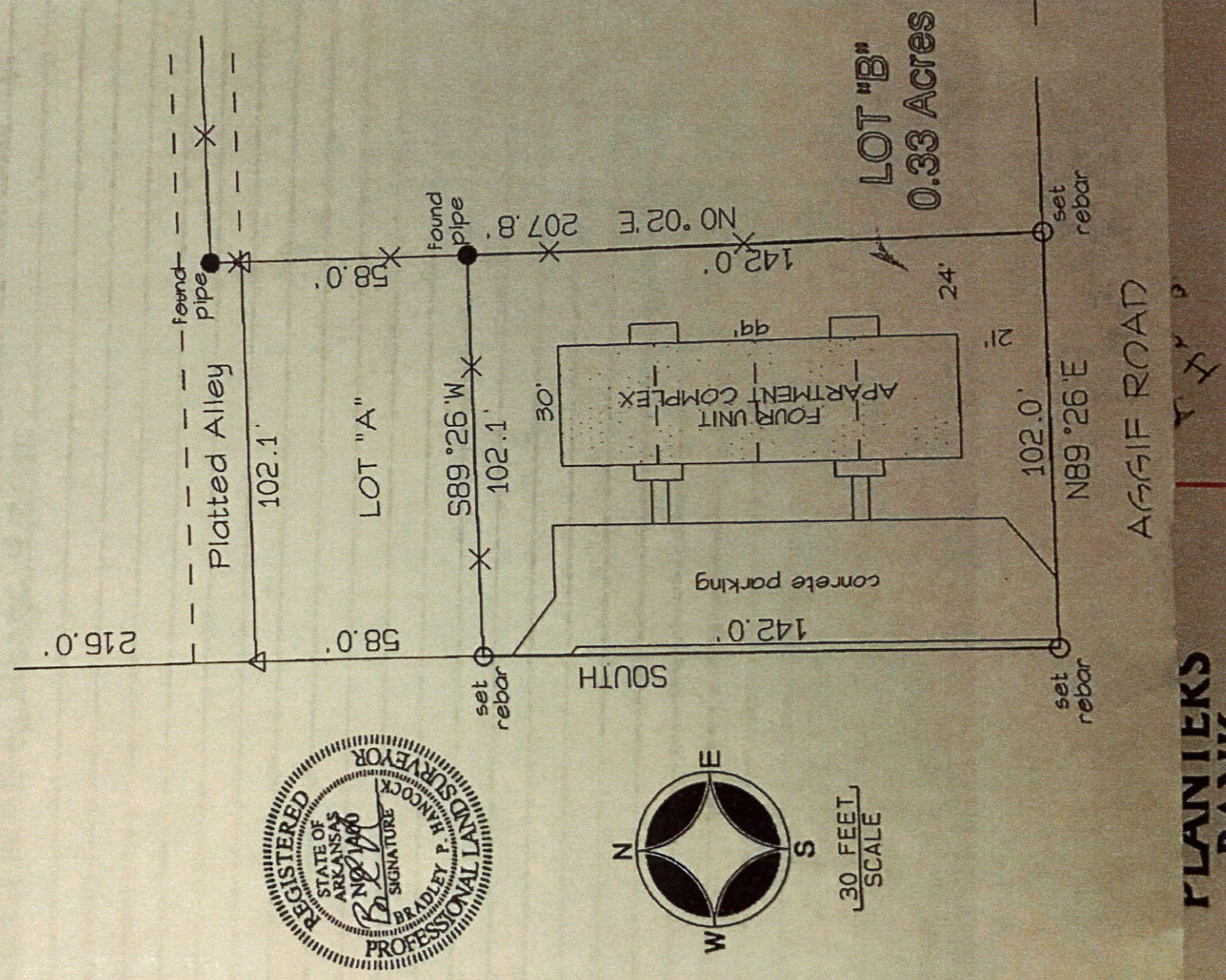
OF: 1800 Aggie Road
Jonesboro, AR 72401

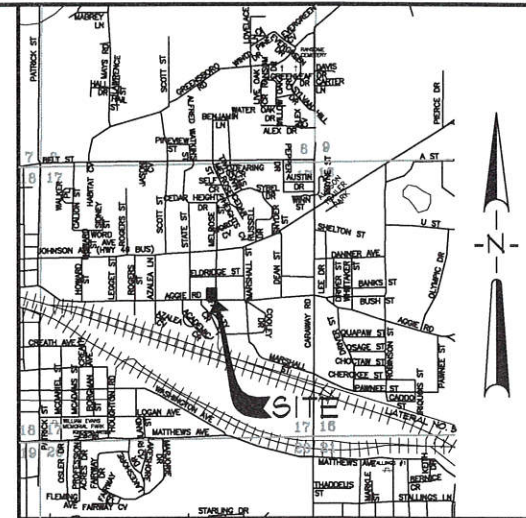
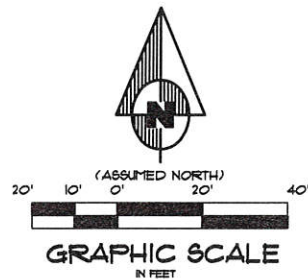
The following described lands in Craighead County, Arkansas, to-wit:
ALL of LOT B of Hale Arnold's Subdivision of Lots 5 & 6 of College Place Subdivision
of part of the NE¼ of Section 17, Township 14 North, Range 4 East to the City of
Jonesboro, Arkansas, SUBJECT TO any utility easements.

Notes:

1.) Improvements currently are as shown.

Dated: September 18, 2001





VICINITY SKETCH
NOT TO SCALE

LEGEND

- BOUNDARY LINE
- F.I.P.
- S.I.P.
- FOUND IRON PIPE
- SET IRON PIPE W/ FL8 55% CAP

DESCRIPTION

LOTS 7, 8, 9 AND 10 AS SHOWN ON THE PLAT OF COLLEGE PLACE ADDITION, RECORDED IN THE PUBLIC RECORDS IN JONESBORO, CRAIGHEAD COUNTY, ARKANSAS.

CONTAINING IN ALL 42,228 SQ. FT. OR 0.97 ACRES, MORE OR LESS

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

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT ASSOCIATED ENGINEERING AND TESTING, LLC 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'.

DATE OF BOUNDARY SURVEY: 01/01/03

TROY L. SHEETS
PROFESSIONAL LAND SURVEYOR
ARKANSAS CERTIFICATE NO. 536

NOTE: TO BE VALID, COPIES MUST HAVE ORIGINAL OF SURVEYOR'S SIGNATURE AND SURVEYOR'S SEAL.

ASSOCIATED ENGINEERING AND TESTING, LLC
CIVIL ENGINEERING, LAND SURVEYING AND MATERIALS TESTING
1025 E. NETTLETON AVENUE SUITE 1 - JONESBORO, AR 72401
PH: 810-932-3594 FAX: 810-935-1263

TOPOGRAPHIC SURVEY
LOTS 9, 10, AND 11 COLLEGE PLACE
JONESBORO, ARKANSAS

DRAWN: KLS/JLN CHECKED: T.L.S. DATE: 01/01/03 SHEET
SCALE: 1" = 20' CADD FILE: 03217-01 DWG#: 044110013 1 OF 1

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Aggie + Melrose

