



BEARINGS BASED ON ARKANSAS STATE PLANE GRID NORTH ZONE (0301)

LINE TABLE:

LINE #	DIRECTION	LENGTH
L1	N00°47'13"E	50.00'
L2	S89°19'38"W	20.00'
L3	N17°19'49"E	31.60'

ZONING NOTES:

- SUBJECT PROPERTY IS ZONED I-1, LIMITED INDUSTRIAL DISTRICT.
- I-1 BUILDING SETBACKS AND RESTRICTIONS PER THE CITY OF JONESBORO:
STREET SETBACK - 25'
SIDE SETBACK - 10'
REAR SETBACK - 20'
MAXIMUM LOT COVERAGE - 60%
MAXIMUM BUILDING HEIGHT - 45'
- FOR MORE INFORMATION CONTACT THE CITY OF JONESBORO PLANNING AND ZONING DEPARTMENT @ (870) 932-0406.

SURVEYOR'S NOTES:

- SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD OR ANY OTHER FACTS WHICH AN ACCURATE TITLE SEARCH MAY DISCLOSE.
- BASIS OF BEARINGS: ARKANSAS STATE PLANE GRID NORTH (0301).
- THE FOLLOWING DOCUMENTS WERE USED TO COMPLETE THIS SURVEY:
 - RECORD PLAT, NORTHWEST ADDITION, RECORDED IN BOOK 20, PAGE 390, DATED NOVEMBER 23, 1901.
 - RIGHT-OF-WAY PLANS, STATE ROUTE 141 FROM JOHNSON AVE. TO CITY LIMITS, BY LARRY K. TURBETT, P.S. 679, DATED AUGUST 1997.
 - BOUNDARY SURVEY, BY EMMETT F. SMITH, P.S. 1528, ADLS DOCUMENT NO. 201311270040, DATED MARCH 15, 2012.
 - WARRANTY DEED, FLOWERS BAKING CO. OF BATESVILLE, LLC. TO TRIPLE SEA, LLC, CRAIGHEAD COUNTY DOCUMENT NO. JB2012R-006490, DATED APRIL 20, 2012.
 - RIGHT-OF-WAY DOCUMENT, IDEAL DISTRIBUTING COMPANY TO CITY OF JONESBORO, RECORDED IN BOOK 578, PAGE 218, DATED JULY 08, 1999.
- THE SUBJECT PROPERTY LIES WITHIN THE 100 YEAR SPECIAL FLOOD HAZARD ZONES "AE", AS SHOWN ON FEMA FLOOD INSURANCE RATE MAPS: PANEL NO. 05031C0043C, EFFECTIVE DATE SEPTEMBER 27, 1991.
- BUILDINGS AND IMPROVEMENTS SURFACE AND/OR SUBSURFACE ON AND ADJACENT TO THE SUBJECT PROPERTY ARE NOT NECESSARILY SHOWN ON THIS BOUNDARY SURVEY.
- THE EXISTENCE AND/OR LOCATION OF UTILITY SERVICES TO THE SUBJECT PROPERTY ARE UNKNOWN AND ARE NOT SHOWN ON THIS BOUNDARY SURVEY.
- FIELD WORK WAS COMPLETED ON MAY 18, 2021.

LEGEND:

- FOUND MONUMENT (AS NOTED)
SET 5/8" REBAR WITH BLUE PLASTIC CAP STAMPED "BEARD, P.S. 1691" (OR AS NOTED)
- ⊙ COMPUTED POINT (NOT MONUMENTED)
- UTILITY POLE
- ↗ GUY WIRE
- ⊠ PAD MOUNTED TRANSFORMER
- ⛶ WATER VALVE
- ⊞ WATER METER
- ⦿ FIRE HYDRANT
- ⊙ SANITARY SEWER MANHOLE
- BOUNDARY LINE
- E- OVERHEAD ELECTRIC LINE
- CHAIN LINK FENCE LINE



LEGAL DESCRIPTION:

WARRANTY DEED: JB2012R-006490:
LOT 18 AND LOT 17, LESS AND EXCEPT THE WEST 20 FEET THEREOF, ALL IN NORTHWEST ADDITION TO THE CITY OF JONESBORO, ARKANSAS, CONTAINING 0.64 ACRES, MORE OR LESS, AND SUBJECT TO RIGHT OF WAY FOR CONSTRUCTION AND MAINTENANCE OF A STREET AS RECORDED IN DEED BOOK 578 AT PAGE 218, AND SUBJECT TO ANY OTHER APPLICABLE EASEMENTS OR RESTRICTIONS.

SURVEYOR'S CERTIFICATION:

I, JASON D. BEARD, CERTIFY THAT THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF "ARKANSAS STANDARDS OF PRACTICE FOR PROPERTY BOUNDARY SURVEYS AND PLATS"; AND THAT THE ABOVE DESCRIBED TRACTS WERE SURVEYED UNDER MY DIRECT SUPERVISION.



RIDGE SURVEYING & CONSULTING, PLLC.

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BOUNDARY SURVEY
CLIENT: TRIPLE SEA, LLC.
LOT 18 AND LOT 17, LESS AND EXCEPT THE WEST 20 FEET THEREOF, ALL IN NORTHWEST ADDITION TO THE CITY OF JONESBORO, CRAIGHEAD COUNTY, ARKANSAS



DRAWING INFO

DRAWN BY: JJN	SCALE: 1" = 40'
DATE: 05 / 20 / 2021	JOB NO: 21172

REVISIONS

500-14N-04E-0-18-410-16-1691