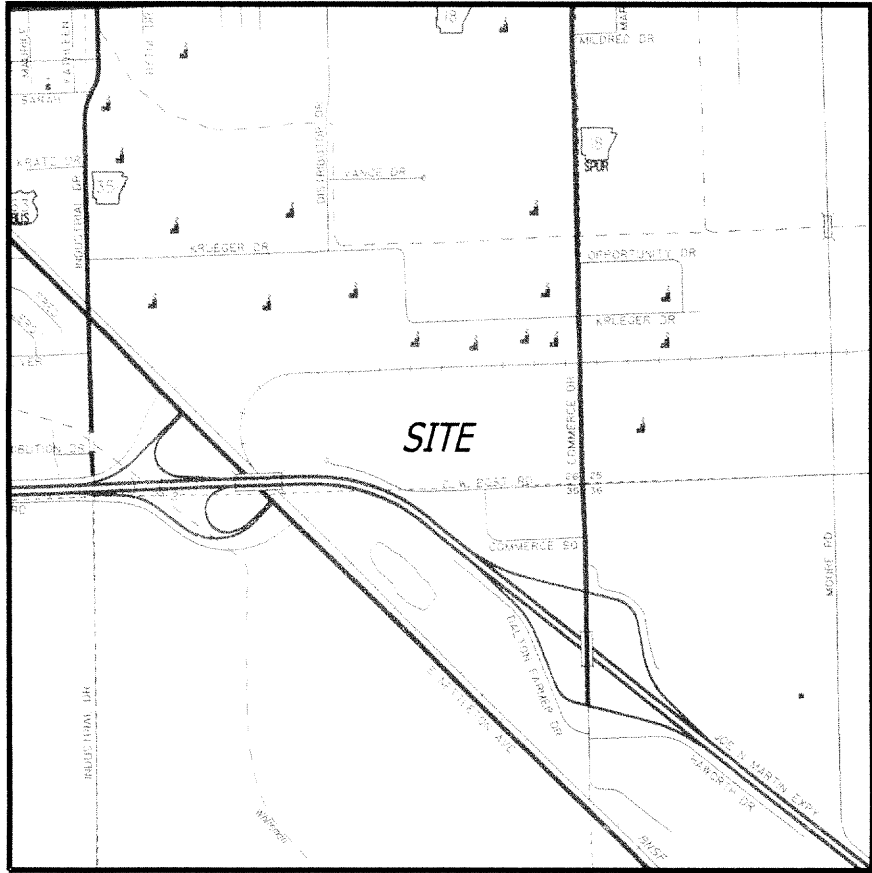


LEGEND:

- FOUND MONUMENT (AS NOTED)
- BOUNDARY LINE

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:
 - BOUNDARY SURVEY, BY TROY L. SHEETS, P.S. 596, RECORDED IN BOOK D, PAGE 27, DATED MAY 06, 1976.
 - RECORD PLAT, HEATHERLY COMMERCE DRIVE ADDITION, BY TERRY G. BARE, P.S. 1048, RECORDED IN BOOK B, PAGE 86, DATED OCTOBER 29, 1992.
 - RECORD PLAT, COOK'S COMMERCE DRIVE ADDITION, BY CLAY KENWARD, P.S. 256, RECORDED IN BOOK B, PAGE 88, DATED JANUARY 14, 1993.
 - RECORD REPLAT, ENGINES, INC. REPLAT, BY KEVIN L. SCRAPE, P.S. 1637, RECORDED IN BOOK C, PAGE 197, DATED JANUARY 05, 2009.
 - BOUNDARY SURVEY, BY MICHAEL P. MCNEESE, P.S. 1709, SLS NO. 201504170018, DATED MARCH 16, 2015.
 - FIDUCIARY'S DEED, RECORDED IN BOOK 777, PAGES 755-758, DATED JULY 10, 2008.
 - PROPERTY DAMAGE / EASEMENT AGREEMENT, RECORD NO. JB2013R-016742, DATED SEPTEMBER 10, 2013.
- SUBJECT PROPERTY IS ZONED:
 - R-1, SINGLE-FAMILY MEDIUM DENSITY DISTRICT.
 - I-1 LUO, LIMITED INDUSTRIAL DISTRICT, LIMITED USE OVERLAY.
- R-1 ZONING REQUIREMENTS:
 - STREET SETBACK - 25'
 - REAR SETBACK - 25'
 - SIDE SETBACK - 7.5'
 - MAXIMUM LOT COVERAGE - 35%
 - MAXIMUM BUILDING HEIGHT - 35'
- I-1 LUO ZONING REQUIREMENTS:
 - STREET SETBACK - 25'
 - REAR SETBACK - 20'
 - SIDE SETBACK - 10'
 - MAXIMUM LOT COVERAGE - 60%
 - MAXIMUM BUILDING HEIGHT - 45'
- PROPOSED ZONING:
 - C-3, GENERAL COMMERCIAL DISTRICT.



VICINITY MAP
(N.T.S)

LINE TABLE:

LINE #	DIRECTION	LENGTH
L1	N00°41'52"E	40.00'
L2	N00°33'08"W	12.42'
L3	S89°26'52"W	130.00'
L4	N85°19'30"W	119.16'
L5	N66°34'50"W	101.97'
L6	N01°17'59"E	110.82'
L7	S89°15'56"W	121.26'
L8	S00°34'21"W	57.03'
L9	S00°58'15"W	104.35'

LEGAL DESCRIPTION (AS-SURVEYED):

A PART OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 14 NORTH, RANGE 04 EAST, JONESBORO, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

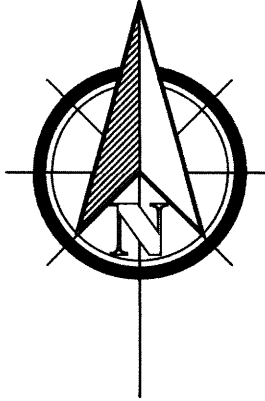
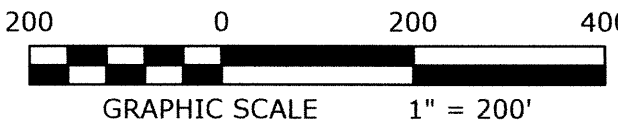
BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 14 NORTH, RANGE 04 EAST, JONESBORO, CRAIGHEAD COUNTY, ARKANSAS; THENCE NORTH 00°41'52" EAST, ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 26, 40.00 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF C.W. POST ROAD; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING COURSES AND DISTANCES: SOUTH 89°22'08" WEST, 312.54 FEET; NORTH 00°33'08" WEST, 12.42 FEET; SOUTH 89°26'52" WEST, 130.00 FEET; NORTH 85°19'30" WEST, 119.16 FEET; NORTH 66°34'50" WEST, 101.97 FEET; THENCE NORTH 01°17'59" EAST, LEAVING SAID NORTHERLY RIGHT-OF-WAY LINE, 110.82 FEET; THENCE SOUTH 89°15'56" WEST, 121.26 FEET; THENCE SOUTH 00°34'21" WEST, 57.03 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF C.W. POST ROAD; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING COURSES AND DISTANCES: NORTH 64°10'38" WEST, 321.66 FEET; NORTH 75°31'20" WEST, 245.26 FEET TO THE WEST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 26; THENCE NORTH 00°33'07" EAST, ALONG SAID WEST LINE, 908.80 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF AN EXISTING RAILROAD SPUR; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE THE FOLLOWING COURSES AND DISTANCES: NORTH 89°21'26" EAST, 1307.59 FEET; NORTH 89°28'31" EAST, 786.70 FEET; THENCE SOUTH 00°52'57" WEST, LEAVING SAID SOUTHERLY RIGHT-OF-WAY LINE, 586.01 FEET; THENCE SOUTH 00°58'15" WEST, 104.35 FEET; THENCE NORTH 89°29'44" EAST, 461.60 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF COMMERCE DRIVE; THENCE SOUTH 00°33'37" WEST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 542.37 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF C.W. POST ROAD; THENCE SOUTH 89°22'06" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, 1247.27 FEET TO THE POINT OF BEGINNING PROPER, CONTAINING 61.47 ACRES (2,677,909 SQ. FT.), MORE OR LESS, SUBJECT TO ALL RIGHTS-OF-WAY AND EASEMENTS OF RECORD.

OWNERS CERTIFICATION:

I, HEREBY CERTIFY THAT I AM THE OWNER OF THE ABOVE DESCRIBED PROPERTY AND I HEREBY REQUEST A REZONING FROM: (R-1) SINGLE-FAMILY MEDIUM DENSITY DISTRICT & (I-1 LUO) LIMITED INDUSTRIAL DISTRICT - LIMITED USE OVERLAY TO (C-3) GENERAL COMMERCIAL DISTRICT

SIGNED THIS 14th DAY OF FEB, 2018.

SIGNATURE: *Michael P. McNeese*



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

REZONING PLAT
CLIENT: CALIARKA PETRO, LLC
PART OF THE SOUTH HALF OF THE
SOUTHEAST QUARTER OF SECTION 26,
TOWNSHIP 14 NORTH, RANGE 04 EAST,
JONESBORO, CRAIGHEAD COUNTY, ARKANSAS

RIDGE SURVEYING
& CONSULTING PLLC

311 S. Church St., Suite H Jonesboro, AR 72401		870-203-9940 www.ridgesurveying.net	
DRAWING INFO		REVISIONS	
DRAWN BY:	JUN	DATE	BY
DATE:	02/02/2018		
SCALE:	1" = 200'		
JOB NO:	17219		



RIDGE SURVEYING & CONSULTING, PLLC.
ARKANSAS - 2946



MICHAEL P. MCNEESE - SURVEYOR
ARKANSAS - P.S. 1709