

VICINITY MAP  
(N.T.S)

**ZONING NOTES:**

- SUBJECT PROPERTY IS ZONED I-2, GENERAL INDUSTRIAL DISTRICT.
- I-2 BUILDING SETBACKS AND RESTRICTIONS PER THE CITY OF JONESBORO:  
STREET SETBACK - 100'  
INTERIOR SIDE SETBACK - 25'  
REAR SETBACK - 25'  
MAXIMUM LOT COVERAGE - 60%  
MAXIMUM FLOOR AREA - NO STANDARD  
MAXIMUM BUILDING HEIGHT - 75'
- FOR MORE INFORMATION CONTACT THE CITY OF JONESBORO PLANNING AND ZONING DEPARTMENT @ (870) 932-0406.

**LEGEND:**

- FOUND MONUMENT (AS NOTED)
- SET 5/8" REBAR W/ BLUE PLASTIC CAP STAMPED "J. BEARD P.S. 1691" (OR AS NOTED)
- UTILITY POLE
- SANITARY SEWER MANHOLE
- TELECOMMUNICATIONS PEDESTAL
- BURIED CABLE MARKER
- BOUNDARY LINE
- - - OVERHEAD ELECTRIC LINE
- - - WATER LINE
- - - SANITARY SEWER LINE

**SURVEYOR'S NOTES:**

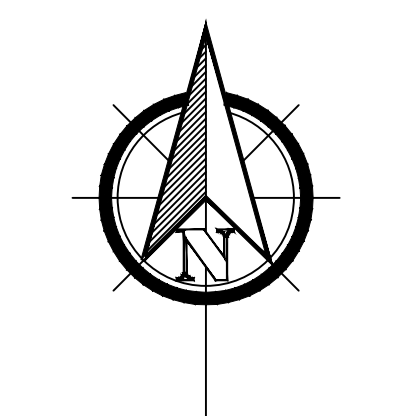
- SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD OR ANY OTHER FACTS WHICH AN ACCURATE TITLE SEARCH MAY DISCLOSE.
- BASIS OF BEARINGS: ARKANSAS STATE PLANE GRID NORTH (0301).
- CONTROL / MAPPING POINTS:  
A. N - 542721.27, E - 1741297.02  
B. N - 543542.09, E - 1740023.57
- VERTICAL DATUM: NAVD 88
- SITE BENCHMARK IS THE RIM OF AN EXISTING SANITARY SEWER MANHOLE (ELEVATION = 235.01 FEET), LOCATED ON THE WESTERN SIDE OF THE SUBJECT PROPERTY, AS SHOWN ON THE FACE OF THIS SURVEY.
- THE SUBJECT PROPERTY IS LOCATED IN THE CITY OF JONESBORO, CRAIGHEAD COUNTY, ARKANSAS.
- THE FOLLOWING DOCUMENTS WERE USED TO COMPLETE THIS SURVEY:  
• MINOR PLAT, CRAIGHEAD TECHNOLOGY PARK SECOND ADDITION, BY JASON H. BRANCH, P.S. 1596, RECORDED IN BOOK C, PAGE 226, DATED JULY 13, 2012.  
• ALTAIRNS LAND TITLE SURVEY, BY TERRY G. BARE, P.S. 1048, ADLS DOCUMENT NO. 201604283748, DATED MARCH 30, 2016.
- THE SUBJECT PROPERTY LIES INSIDE THE 100 YEAR SPECIAL FLOOD HAZARD ZONE "AE", AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP; PANEL NO. 05031C0152C, 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 UTILITIES SHOWN HAVE BEEN LOCATED BY FIELD MEASUREMENTS DURING THE COURSE OF THIS SURVEY. RIDGE SURVEYING & CONSULTING, PLLC. MAKES NO WARRANTY TO THE EXACT LOCATION OF THE UTILITIES SHOWN OR NOT SHOWN ON THIS DRAWING. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR OR OWNER TO VERIFY ANY AND ALL PRIOR TO ANY CONSTRUCTION.
- ARKANSAS ONE-CALL TICKET NUMBER: 206619-0707.
- 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 JUNE 23, 2020.

**LEGAL DESCRIPTION (AS SURVEYED):**

PART OF LOT 1 OF CRAIGHEAD TECHNOLOGY PARK SECOND ADDITION TO THE CITY OF JONESBORO, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT THE NORTHEAST CORNER OF LOT 1 OF CRAIGHEAD TECHNOLOGY PARK SECOND ADDITION; THENCE SOUTH 00°48'14" EAST, ALONG THE EAST LINE OF SAID LOT 1, 1383.26 FEET TO THE POINT OF BEGINNING PROPER; THENCE CONTINUE SOUTH 00°48'14" EAST, ALONG SAID EAST LINE, 862.90 FEET; THENCE SOUTH 88°05'38" WEST, LEAVING SAID EAST LINE, 1262.54 FEET TO THE WEST LINE OF SAID LOT 1; THENCE NORTH 00°46'13" WEST, ALONG SAID WEST LINE, 862.90 FEET; THENCE NORTH 88°05'37" EAST, LEAVING SAID WEST LINE, 1262.04 FEET TO THE POINT OF BEGINNING PROPER, CONTAINING 25.00 ACRES (1,089,024 SQ. FT.), MORE OR LESS, SUBJECT TO ALL RIGHTS-OF-WAY AND EASEMENTS OF RECORD.

**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 TRACT WAS SURVEYED UNDER MY DIRECT SUPERVISION.



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

**TOPOGRAPHIC SURVEY**  
**CLIENT: COLSON CASTER**  
PART OF LOT 1 OF CRAIGHEAD TECHNOLOGY PARK SECOND ADDITION  
TO THE CITY OF JONESBORO, CRAIGHEAD COUNTY, ARKANSAS

RIDGE SURVEYING & CONSULTING PLLC		870-203-9940 www.ridgesurveying.net	
311 S. Church St., Suite H Jonesboro, AR 72401		REVISIONS	DATE
DRAWN BY:	JUN	BY	DESCRIPTION
DATE:	07/16/2020	DATE	
SCALE:	1" = 60'	DATE	
JOB NO.	20199	DATE	



RIDGE SURVEYING & CONSULTING, PLLC.  
ARKANSAS - 2946



JASON D. BEARD - SURVEYOR  
ARKANSAS - P.S. 1691

500-14N-05E-0-28-120-16-1691

