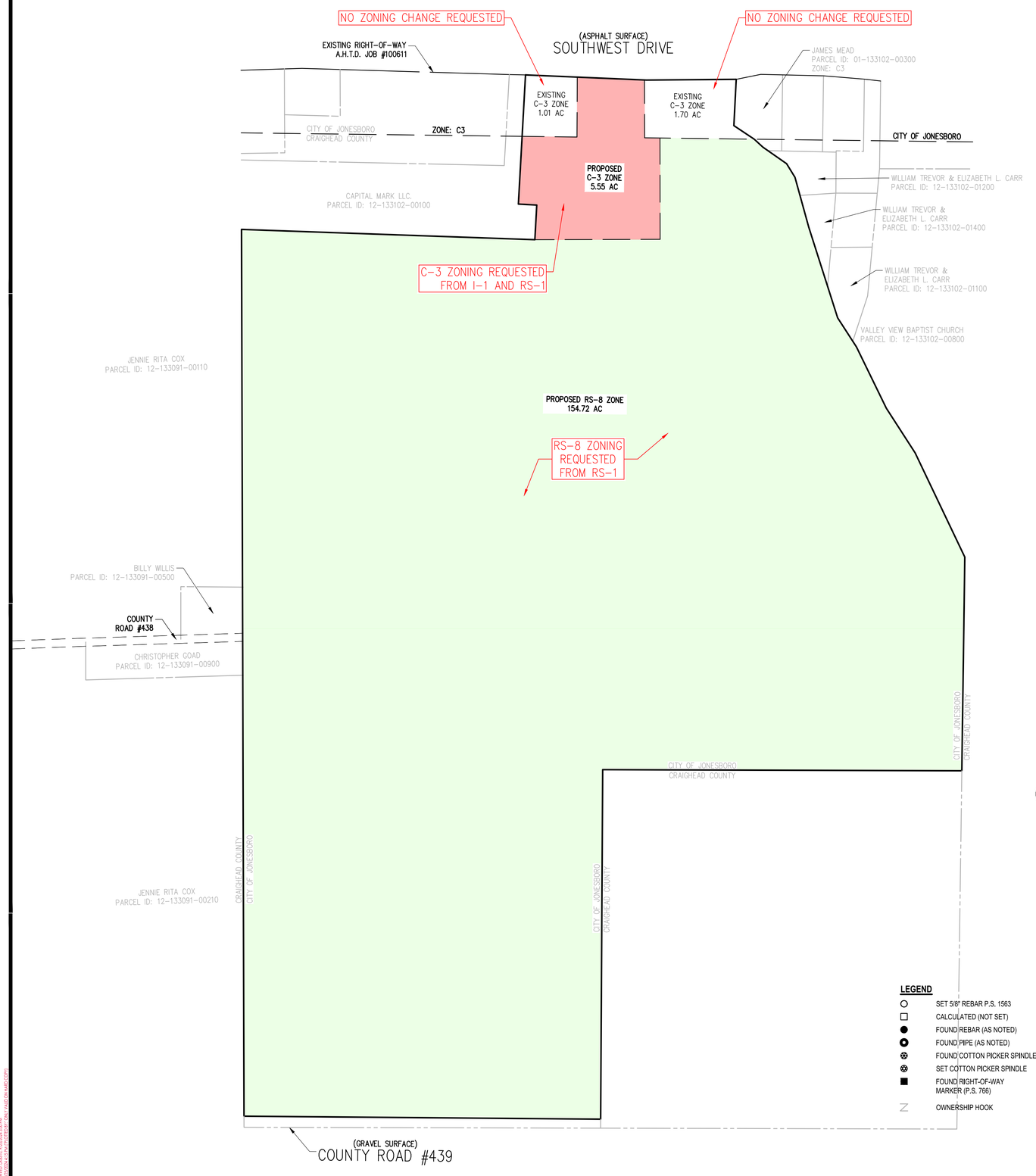
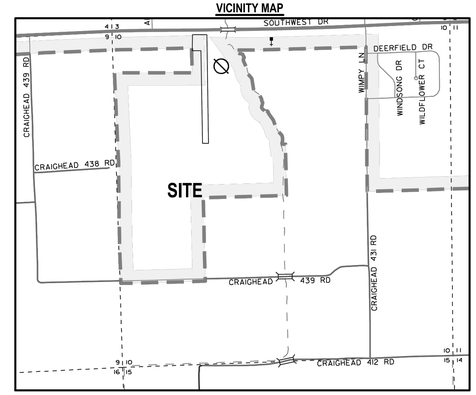


VICINITY MAP



SURVEY DESCRIPTION:

A part of the Northwest Quarter and all the Northwest Quarter of the Southwest Quarter of Section 10, Township 13 North, Range 3 East, Craighead County, Arkansas being more particularly described as follows:

BEGINNING at the Southwest corner of said Northwest Quarter; Thence North 00° 12' 22" West, a distance of 1324.18 feet; Thence North 00° 13' 29" West, a distance of 667.00 feet; Thence South 87° 59' 01" East, a distance of 1083.19 feet; Thence North 03° 10' 48" East, a distance of 127.99 feet; Thence North 86° 53' 34" West, a distance of 68.02 feet; Thence North 03° 10' 01" East, a distance of 477.58 feet to the South Right-of-Way line of A.H.T.D. job #100611; Thence along the South right of way the following courses and distances: South 87° 33' 47" East, a distance of 191.15 feet; South 87° 36' 19" East, a distance of 105.52 feet; South 87° 32' 57" East, a distance of 142.68 feet; South 87° 30' 33" East, a distance of 26.34 feet; North 89° 21' 16" East, a distance of 312.33 feet; South 02° 55' 14" West leaving said right of way, a distance of 171.09 feet to the center of Shelton Creek; Thence along the meandering of said Shelton Creek the following courses and distances: South 56° 16' 33" East, a distance of 90.45 feet; South 47° 25' 44" East, a distance of 43.55 feet; South 55° 07' 11" East, a distance of 106.65 feet; South 31° 29' 15" East, a distance of 58.85 feet; South 15° 16' 13" East, a distance of 180.90 feet; South 18° 28' 26" East, a distance of 182.38 feet; South 16° 53' 22" East, a distance of 179.03 feet; South 32° 49' 54" East a distance of 128.02 feet; South 25° 57' 43" East, a distance of 251.57 feet; South 32° 50' 43" East, a distance of 197.48 feet; South 25° 27' 23" East, a distance of 424.87 feet; South 00° 47' 42" West leaving Shelton Creek, a distance of 788.96 feet; Thence North 89° 49' 22" West, a distance of 1325.42 feet; Thence South 00° 20' 19" West, a distance of 1323.40 feet; Thence North 89° 51' 45" West, a distance of 1316.02 feet; Thence North 00° 04' 28" West, a distance of 1323.67 feet to the POINT OF BEGINNING, containing 164.74 acres, more or less, and being subject to all rights of way and easements of record.

SURVEYOR'S NOTES

THE FOLLOWING DOCUMENTS WERE USED IN THE CONSTRUCTION OF THIS SURVEY

A. SURVEYS

1. Quinn Aviation Addition dated 9/9/1985. Filed for record in Book B, Page 79 in the Circuit Clerks office of Craighead County, Arkansas.
2. Plat of Survey by Dale Adamson Land Surveying dated 2/4/1993. Filed for record on the Division of Land Surveys website as Document #201702033117.
3. Ellison Acres Revised dated 1/7/1997. Filed for record in Book B, Page 188 in the Circuit Clerks office of Craighead County, Arkansas.
4. State of Arkansas Right of Way Map dated 1/2006, Job #100611, Valley View-Gibson. Obtained from the Arkansas Department of Transportation.
5. Plat of Survey by Haywood, Kenward, Bare & Associates, INC. dated 4/16/2008. Filed for record on the Division of Land Surveys website as Document #200807090024.
6. Bryan Godwin Replat Plat of Lot 3 of Ellison Acres dated 4/25/2014. Filed for record in Book B, Page 188 in the Circuit Clerks office of Craighead County, Arkansas.
7. Plat of Survey by H&S Hime Professional Surveying Services dated 11/1/2021. Filed for record on the Division of Land Surveys website as Document #202309212232.

B. DEEDS

8. Warranty Deed dated 9/28/1985. Filed for record in Book 324, Page 690 in the Circuit Clerks office of Craighead County, Arkansas.
9. Quitclaim Deed dated 5/25/1991. Filed for record in Book 405, Page 124 in the Circuit Clerks office of Craighead County, Arkansas.
10. Warranty Deed dated 10/31/1992. Filed for record in Book 432, Page 175 in the Circuit Clerks office of Craighead County, Arkansas.
11. Warranty Deed dated 9/20/1992. Filed for record in Book 432, Page 562 in the Circuit Clerks office of Craighead County, Arkansas.
12. Warranty Deed dated 12/18/1992. Filed for record in Book 434, Page 149 in the Circuit Clerks office of Craighead County, Arkansas.
13. Warranty Deed dated 1/20/1993. Filed for record in Book 435, Page 498 in the Circuit Clerks office of Craighead County, Arkansas.
14. Warranty Deed dated 10/31/2001. Filed for record in Book 615, Page 785 in the Circuit Clerks office of Craighead County, Arkansas.
15. Warranty Deed dated 10/10/2002. Filed for record in Book 634, Page 808 in the Circuit Clerks office of Craighead County, Arkansas.
16. Warranty Deed dated 10/10/2002. Filed for record in Book 634, Page 810 in the Circuit Clerks office of Craighead County, Arkansas.
17. Easement Agreement dated 10/15/2002. Filed for record in Book 634, Page 806 in the Circuit Clerks office of Craighead County, Arkansas.
18. Easement Agreement dated 10/16/2002. Filed for record in Book 634, Page 804 in the Circuit Clerks office of Craighead County, Arkansas.
19. Warranty Deed dated 11/22/2004. Filed for record in Book 685, Page 637 in the Circuit Clerks office of Craighead County, Arkansas.
20. Warranty Deed dated 8/15/2006. Filed for record in Book 733, Page 449 in the Circuit Clerks office of Craighead County, Arkansas.
21. Warranty Deed dated 12/4/2009. Filed for record in Book 810, Page 272 in the Circuit Clerks office of Craighead County, Arkansas.
22. Warranty Deed dated 6/20/2012. Filed for record as Document #JB2012R-010531 in the Circuit Clerks office of Craighead County, Arkansas.
23. Warranty Deed dated 11/4/2013. Filed for record as Document #JB2013R-020397 in the Circuit Clerks office of Craighead County, Arkansas.
24. Warranty Deed dated 2/21/2014. Filed for record as Document #JB2013R-020397 in the Circuit Clerks office of Craighead County, Arkansas.
25. Warranty Deed dated 8/22/2018. Filed for record as Document #2018R-016744 in the Circuit Clerks office of Craighead County, Arkansas.
26. Deed dated 9/20/2019. Filed for record as Document #2019R-019788 in the Circuit Clerks office of Craighead County, Arkansas.
27. Warranty Deed dated 5/4/2020. Filed for record as Document #2020R-009770 in the Circuit Clerks office of Craighead County, Arkansas.
28. Warranty Deed dated 10/28/2021. Filed for record as Document #2021R-026617 in the Circuit Clerks office of Craighead County, Arkansas.
29. Executor's Deed dated 3/31/2023. Filed for record as Document #2023R-005523 in the Circuit Clerks office of Craighead County, Arkansas.

PROPOSED ZONING LEGEND

1. PROPOSED C-3 ZONING
2. PROPOSED RS-8 ZONING

LEGEND

- SET 5/8" REBAR P.S. 1563
- CALCULATED (NOT SET)
- FOUND REBAR (AS NOTED)
- FOUND PIPE (AS NOTED)
- FOUND COTTON PICKER SPINDLE
- SET COTTON PICKER SPINDLE
- FOUND RIGHT-OF-WAY MARKER (P.S. 766)
- OWNERSHIP HOOK
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- CENTERLINE ROAD
- EXISTING EASEMENT
- OVERHEAD ELECTRIC (OHE)
- ALIQUOT PART LINE
- EXISTING RIGHT-OF-WAY
- EXISTING FENCE LINE (BARBED WIRE)

RECORD INFORMATION

ARKANSAS STATE PLANE
COORDINATE SYSTEM
NORTH ZONE

GRAPHIC SCALE IN FEET
200' 0 200'

STATE PLAT CODE:
500-13N-03E-0-10-304-16-1563

SEAL

NOT FOR CONSTRUCTION • • • REVIEW SET • • • NOT FOR CONSTRUCTION • • • REVIEW SET • • •
THIS DOCUMENT IS PRELIMINARY IN NATURE AND IS NOT A FINAL, SIGNED AND SEALED DOCUMENT

PROPOSED ZONING
THE NW1/4 OF THE SW1/4 & PART OF THE NW1/4, SECTION 10 TOWNSHIP 13 NORTH, RANGE 3 EAST CRAIGHEAD COUNTY, ARKANSAS

PREPARED FOR:
BLAZER LAND HOLDINGS, LLC

ISSUE DATE:	9/26/2024
PROJECT NO:	24903500
CONTACT:	M.DANIELS

2520 Alexander Drive Suite C
Jonesboro, AR 72401-7194
Crafton Tull
870.203.7876 t
www.craftontull.com

CERTIFICATE OF AUTHORIZATION:

© 2024 Crafton, Tull & Associates, Inc.

DELTA	DESCRIPTION	DATE

SHEET NO.:

DRAWING C:\LAND\500_DRAWINGS\BIG INFRASTRUCTURE\ZONING\PROPOSED ZONE.DWG
LAYOUT: 24903500 - PROPOSED ZONING LAYOUT
PLOTTED BY: DRAGAN RAMIC AUGUST 05, 2024 - 11:16 AM PLOTTED BY: DRAGAN RAMIC AUGUST 05, 2024