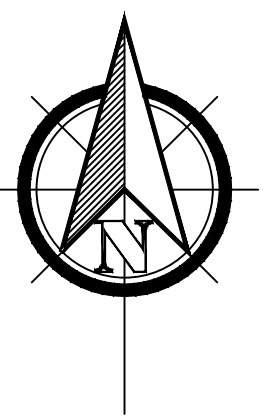


VICINITY MAP
(N.T.S)



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

REZONING PLAT
 CLIENT: A & J DELIVERY, INC.
 PART OF LOT 1 OF THE REVISED REPLAT OF
 O.C. BOYD SUBDIVISION TO THE CITY OF JONESBORO,
 CRAIGHEAD COUNTY, ARKANSAS

LEGEND:

- FOUND MONUMENT (AS NOTED)
- ▲ COMPUTED POINT (NOT MONUMENTED)
- BOUNDARY LINE

SURVEYOR'S NOTES:

1. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD OR ANY OTHER FACTS WHICH AN ACCURATE TITLE SEARCH MAY DISCLOSE.
2. BASIS OF BEARINGS: ARKANSAS STATE PLANE GRID NORTH (0301).
3. CRAIGHEAD COUNTY PARCEL NUMBERS: 01-144274-02001.
4. THE FOLLOWING DOCUMENTS WERE USED TO COMPLETE THIS SURVEY:
 - RECORD PLAT, SERVICE PARK ADDITION, BY J.L. SCRAPE, P.S. 515, RECORDED IN BOOK 179, PAGE 82, DATED NOVEMBER 03, 1972.
 - RECORD REPLAT, REVISED REPLAT OF LOT 1 OF O.C. BOYD SUBDIVISION, BY ROBERT NEWELL, P.S. 23, RECORDED IN BOOK B, PAGE 111, DATED MAY 04, 1994.
 - MINOR PLAT, MHC KENWORTH MINOR PLAT, BY GEORGE M. HAMMAN, P.S. 1273, RECORDED IN BOOK C, PAGE 234, DATED FEBRUARY 20, 2013.
 - BOUNDARY SURVEY, BY HERBERT C. HIME, P.S. 1142, SLS DOCUMENT NO. 201405070024, DATED APRIL 25, 2014.
 - RECORD REPLAT, AIRGAS USA, LLC REPLAT, BY GEORGE M. HAMMAN, P.S. 1273, RECORDED IN BOOK C, PAGE 254, DATED MAY 08, 2015.
 - WARRANTY DEED, BOYD TO A & J DELIVERY, INC., CRAIGHEAD COUNTY DOCUMENT NO. JB2016R-008892, DATED JUNE 13, 2016.
5. FIELD WORK WAS COMPLETED ON FEBRUARY 02, 2022.

LEGAL DESCRIPTION (AS-SURVEYED):

A PART OF LOT 1 OF THE REVISED REPLAT OF LOT 1 OF O.C. BOYD SUBDIVISION TO THE CITY OF JONESBORO, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 1 OF AIRGAS USA, LLC REPLAT TO THE CITY OF JONESBORO, CRAIGHEAD COUNTY, ARKANSAS; THENCE SOUTH 89°35'47" EAST, 668.06 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF WILLOW CREEK DRIVE; THENCE SOUTH 00°45'53" WEST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 101.15 FEET; THENCE NORTH 87°07'11" WEST, LEAVING SAID WESTERLY RIGHT-OF-WAY LINE, 20.53 FEET; THENCE SOUTH 61°38'19" WEST, 187.83 FEET; THENCE SOUTH 28°30'33" WEST, 138.44 FEET; THENCE NORTH 89°17'50" WEST, 106.54 FEET; THENCE SOUTH 56°42'54" WEST, 81.98 FEET; THENCE SOUTH 66°25'50" WEST, 83.72 FEET; THENCE NORTH 24°25'57" WEST, 395.25 FEET; THENCE NORTH 00°47'39" EAST, 33.00 FEET TO THE POINT OF BEGINNING, CONTAINING 3.73 ACRES (162,513 SQ. FT.), MORE OR LESS, SUBJECT TO ALL RIGHTS-OF-WAY AND EASEMENTS OF RECORD.

SURVEYOR'S CERTIFICATION:

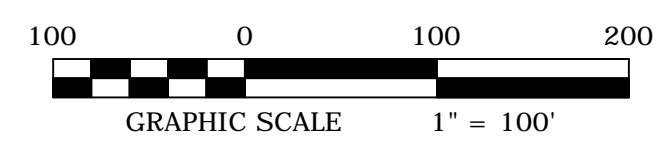
I, JOSHUA J. NEELY, CERTIFY THAT THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF 'ARKANSAS STANDARDS OF PRACTICE FOR PROPERTY BOUNDARY SURVEYS AND PLATS'; AND THAT THE ABOVE DESCRIBED TRACT WAS SURVEYED UNDER MY DIRECT SUPERVISION.

LINE TABLE:

LINE #	DIRECTION	LENGTH
L1	S00°45'53"W	101.15'
L2	N87°07'11"W	20.53'
L3	S61°38'19"W	187.83'
L4	S28°30'33"W	138.44'
L5	N89°17'50"W	106.54'
L6	S56°42'54"W	81.98'
L7	S66°25'50"W	83.72'
L8	N00°47'39"E	33.00'

ZONING NOTES:

1. SUBJECT PROPERTY IS ZONED C-3, GENERAL COMMERCIAL DISTRICT.
2. C-3 ZONING BUILDING SETBACKS AND RESTRICTIONS:
 STREET SETBACK - 25'
 SIDE SETBACK - 10'
 REAR SETBACK - 20'
 MAXIMUM LOT COVERAGE - 60%
 MAXIMUM HEIGHT LIMITATION - 45'
3. REQUESTED ZONING I-1, LIMITED INDUSTRIAL DISTRICT.
4. I-1 ZONING BUILDING SETBACKS AND RESTRICTIONS:
 STREET SETBACK - 25'
 SIDE SETBACK - 10'
 REAR SETBACK - 20'
 MAXIMUM LOT COVERAGE - 60%
 MAXIMUM HEIGHT LIMITATION - 45'



RIDGE SURVEYING & CONSULTING PLLC

404 Creath Ave., Suite B
Jonesboro, AR 72401
870-203-9940
www.ridgesurveying.net

DRAWN BY:	REVISIONS	
	DATE	DESCRIPTION
	JAN	
	FEB	
	MAR	
	APR	
	MAY	
	JUN	
	JUL	
	AUG	
	SEP	
	OCT	
	NOV	
	DEC	

DRAWING INFO: DATE: 02/10/2022, SCALE: 1" = 100', JOB NO: 22103-01



RIDGE SURVEYING & CONSULTING, PLLC.
ARKANSAS - 2946



JOSHUA J. NEELY - SURVEYOR
ARKANSAS - P.S. 1841