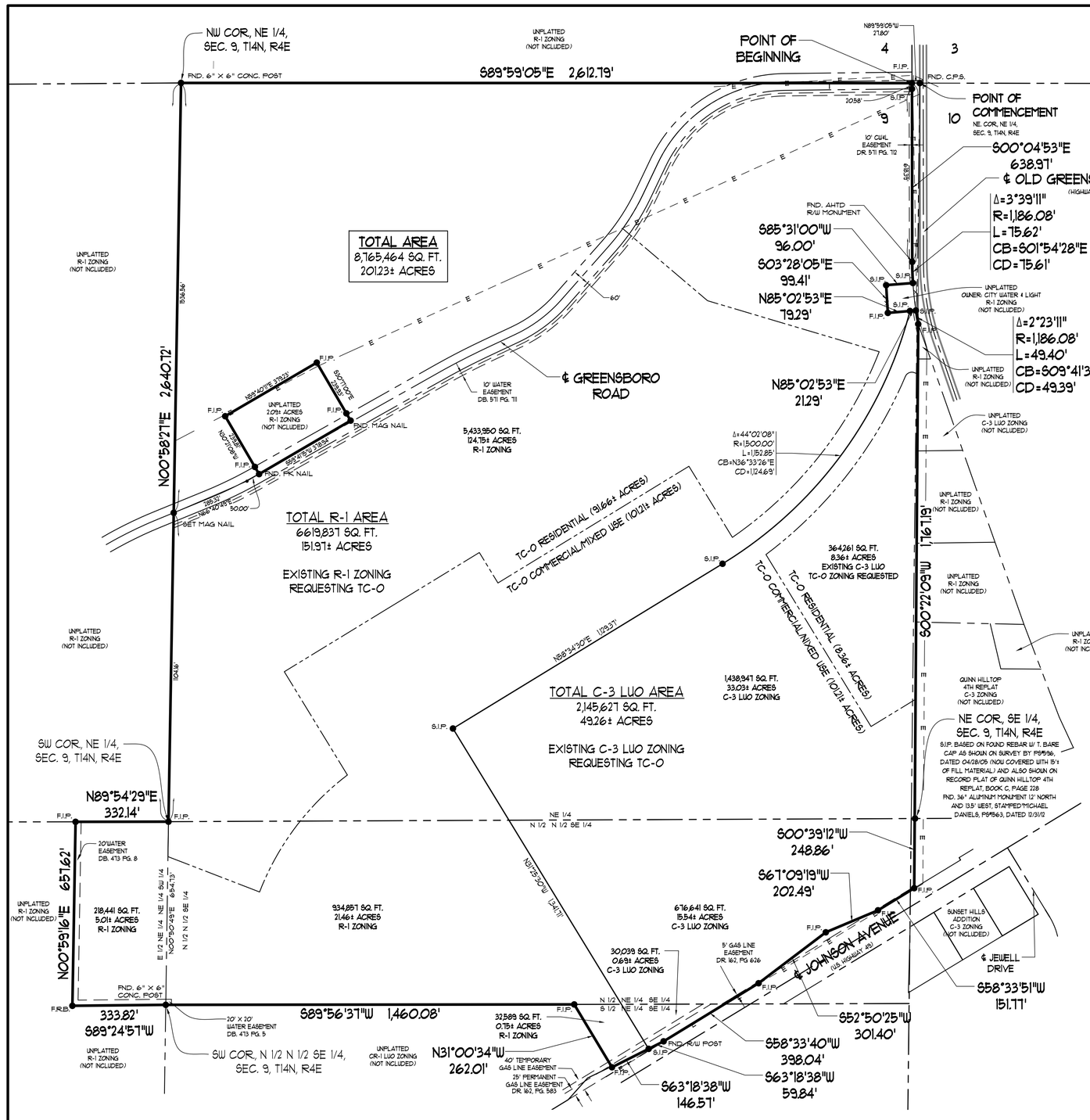

DESCRIPTION

PART OF THE NORTHEAST QUARTER (151.78± ACRES), PART OF THE NORTH HALF OF THE NORTH HALF OF THE SOUTHEAST QUARTER (36.99± ACRES), PART OF THE SOUTH HALF OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER (1.44± ACRES) AND THE EAST HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER (5.01± ACRES), ALL BEING IN SECTION 9, TOWNSHIP 14 NORTH, RANGE 4 EAST, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 14 NORTH, RANGE 4 EAST, CRAIGHEAD COUNTY, ARKANSAS; THENCE NORTH 89°59'05" WEST ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 9, AFORESAID, 27.80 FEET TO THE WEST RIGHT-OF-WAY LINE OF OLD GREENSBORO ROAD (ARKANSAS STATE HIGHWAY #351), THE POINT OF BEGINNING; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE AND DEPARTING FROM THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 9, AFORESAID, AS FOLLOWS: SOUTH 00°04'53" EAST 638.97 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 1,186.08 FEET, THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 03°39'11" A DISTANCE OF 75.62 FEET; THENCE SOUTH 85°31'00" WEST DEPARTING FROM SAID WESTERLY RIGHT-OF-WAY LINE 96.00 FEET; THENCE SOUTH 03°28'05" EAST 99.41 FEET; THENCE NORTH 85°02'53" EAST 100.58 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF OLD GREENSBORO ROAD (ARKANSAS STATE HIGHWAY #351), SAID POINT BEING ON THE ARC OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 1,186.08 FEET AND WHOSE RADIUS POINT BEARS NORTH 81°30'02" EAST; THENCE ALONG ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°23'11" A DISTANCE OF 49.40 FEET TO A POINT ON THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 9, AFORESAID; THENCE SOUTH 00°22'09" WEST ALONG SAID EAST LINE, 1,761.19 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 9, AFORESAID; THENCE SOUTH 00°39'12" WEST ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 9, AFORESAID, 248.86 FEET TO THE NORTHWESTERLY RIGHT-OF-WAY LINE OF JOHNSON AVENUE (U.S. HIGHWAY #49); THENCE ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE AS FOLLOWS: SOUTH 58°33'51" WEST 151.77 FEET, SOUTH 67°09'19" WEST 202.49 FEET, SOUTH 52°50'25" WEST 301.40 FEET, SOUTH 58°33'40" WEST 398.04 FEET, SOUTH 63°18'38" WEST 209.41 FEET; THENCE NORTH 31°00'34" WEST DEPARTING FROM SAID NORTHWESTERLY RIGHT-OF-WAY LINE, 262.01 FEET TO THE SOUTH LINE OF THE NORTH HALF OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 9, AFORESAID; THENCE SOUTH 89°56'37" WEST ALONG SAID SOUTH LINE 1,460.08 FEET TO THE SOUTHWEST CORNER OF THE NORTH HALF OF THE NORTH HALF OF THE SOUTHEAST QUARTER, AFORESAID; THENCE SOUTH 89°24'57" WEST ALONG THE SOUTH LINE OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 9, AFORESAID, 333.82 FEET TO THE EAST LINE OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 9, AFORESAID; THENCE NORTH 00°59'16" EAST ALONG SAID EAST LINE 657.62 FEET TO THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 9, AFORESAID; THENCE NORTH 89°54'29" EAST ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 9, AFORESAID, 332.14 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 9, AFORESAID; THENCE NORTH 00°58'21" EAST ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SECTION 9, AFORESAID, 2640.72 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 9, AFORESAID; THENCE SOUTH 89°59'05" EAST ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 9, AFORESAID, 2,612.79 FEET TO THE POINT OF BEGINNING. LESS AND EXCEPT THE FOLLOWING DESCRIBED TRACT: COMMENCING AT THE SOUTHWEST CORNER OF THE NORTH HALF OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 14 NORTH, RANGE 4 EAST, CRAIGHEAD COUNTY, ARKANSAS; THENCE NORTH 00°59'49" EAST, ALONG THE HALF SECTION LINE , 654.73 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 9; THENCE NORTH 00°58'21" EAST ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SECTION 9, AFORESAID, 1,104.15 FEET TO THE CENTERLINE OF GREENSBORO ROAD; THENCE ALONG SAID CENTERLINE OF GREENSBORO ROAD AND DEPARTING FROM THE HALF SECTION LINE, AFORESAID, AS FOLLOWS: NORTH 66°40'49" EAST 285.32 FEET, NORTH 89°41'15" EAST 50.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 30°21'08" WEST, DEPARTING FROM SAID CENTERLINE OF GREENSBORO ROAD, 239.81 FEET; THENCE NORTH 59°40'11" EAST 319.23 FEET; THENCE SOUTH 30°11'00" EAST 239.93 FEET TO THE CENTERLINE OF GREENSBORO ROAD, AFORESAID; THENCE SOUTH 59°41'15" WEST ALONG SAID CENTERLINE, 378.94 FEET TO THE POINT OF BEGINNING.

CONTAINING IN ALL, NOT INCLUDING THE LESS AND EXCEPT TRACT, 8,765,464 SQ. FT. OR 201.23 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.

LEGEND

- BOUNDARY LINE
- ADJACENT LOT LINE
- EASEMENT LINE
- BUILDING SETBACK LINE
- F.R.B. = FOUND REBAR
- FND. C.P.S. = FOUND COTTON PICKER SPINDLE
- F.I.P. = FOUND IRON PIPE
- S.I.P. = SET 1-1/4" IRON PIPE W/ PS #766 CAP
- FENCE LINE
- OVERHEAD ELECTRICAL LINE

OWNER'S CERTIFICATION

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY AS DESCRIBED HEREON AND THAT WE REQUEST THE CHANGE IN ZONING AS NOTED.

GREENSBORO INVESTMENTS, LLC
MICKEY BEEMAN, OWNER

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT ASSOCIATED ENGINEERING AND TESTING, LLC HAS THIS DATE MADE A BOUNDARY SURVEY OF THE ABOVE DESCRIBED PROPERTY AS SHOWN HEREON AND THAT SAID SURVEY IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THERE ARE NO APPARENT ABOVE GROUND ENCROACHMENTS OTHER THAN AS SHOWN OR STATED HEREON AND THAT THIS SURVEY WAS MADE IN ACCORDANCE WITH THE "ARKANSAS MINIMUM STANDARDS FOR PROPERTY SURVEYS AND PLATS" IN EFFECT ON THIS DATE.

DATE OF BOUNDARY SURVEY: 06/12/2013

CERTIFICATE OF AUTHORIZATION — Associated Engineering & Testing, LLC — NO. 299 — ARKANSAS

REGISTERED PROFESSIONAL SURVEYOR — STATE OF ARKANSAS — NO. 766

KENNETH L. SCRUGGS
PROFESSIONAL SURVEYOR
ARKANSAS CERTIFICATE NO. 766

NOTE: TO BE VALID, COPIES MUST HAVE ORIGINAL SURVEYOR'S SIGNATURE AND SURVEYOR'S SEAL.

ASSOCIATED ENGINEERING AND TESTING, LLC
CIVIL ENGINEERING AND LAND SURVEYING SERVICES
103 SOUTH CHURCH STREET - P.O. BOX 1462 - JONESBORO, AR 72403
PH: 870-932-3594 FAX: 870-935-1263

REZONING PLAT
FOR GREENSBORO INVESTMENTS, LLC
JOHNSON AVE. (U.S. HWY. 49) IN SEC. 9, T14N, R4E
JONESBORO, ARKANSAS

REV	DATE	REVISIONS	DRAWN	CHK'D

DRAWN: KLS/CCH | CHECKED: KLS | DATE: 07/01/14 | SHEET
SCALE: 1" = 200' | CADD FILE: 14106-006 | DWG#: 041409L0008 | 1 OF 1