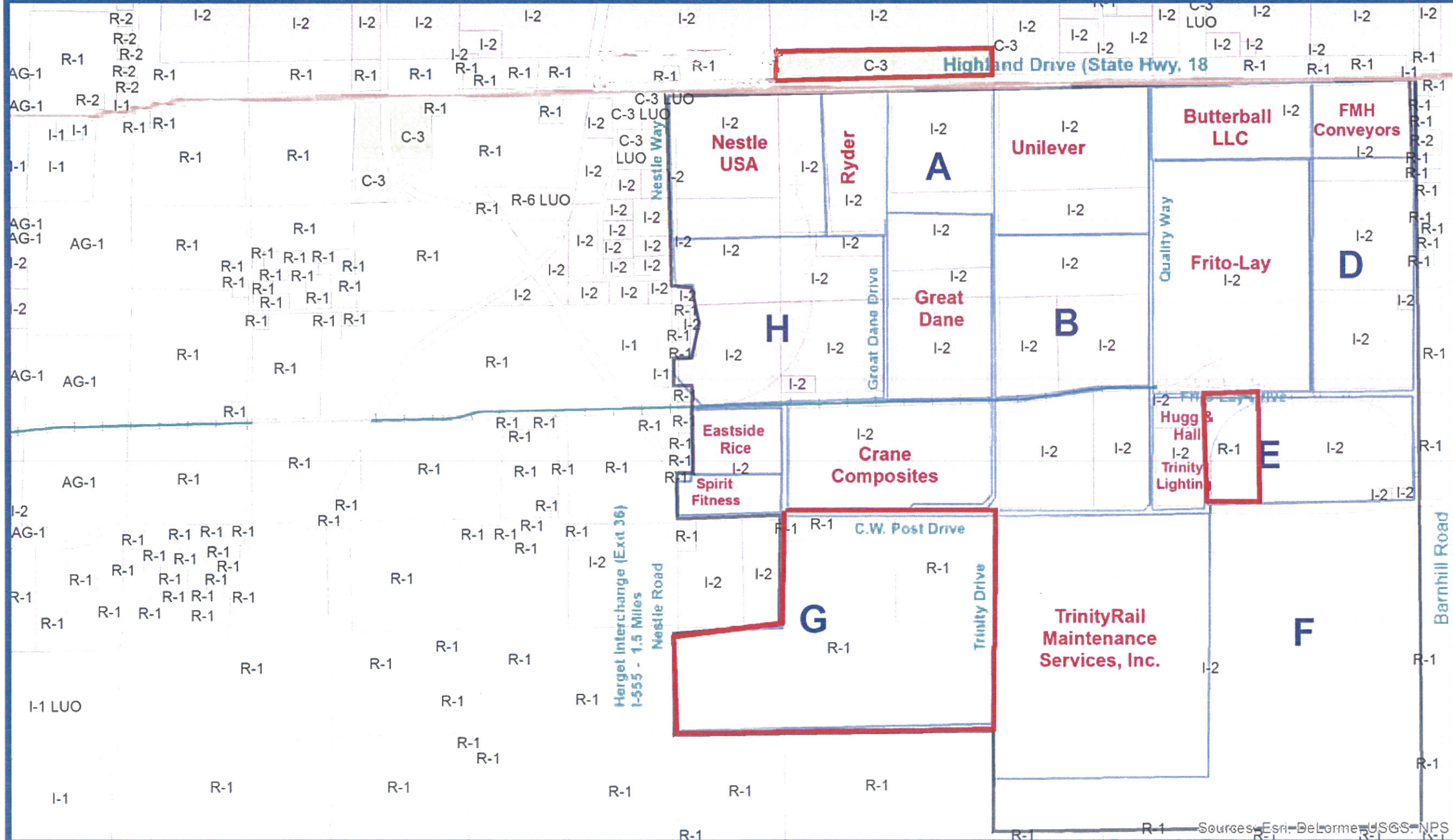


# CRAIGHEAD TECHNOLOGY PARK JONESBORO, ARKANSAS



### Available Sites

- A. 50+- Acres
- B. 93+- Acres
- C. 60+- Acres
- D. 95+- Acres
- E. 80+- Acres
- F. 229+- Acres
- G. 150+- Acres
- H. 115.15+- Acres

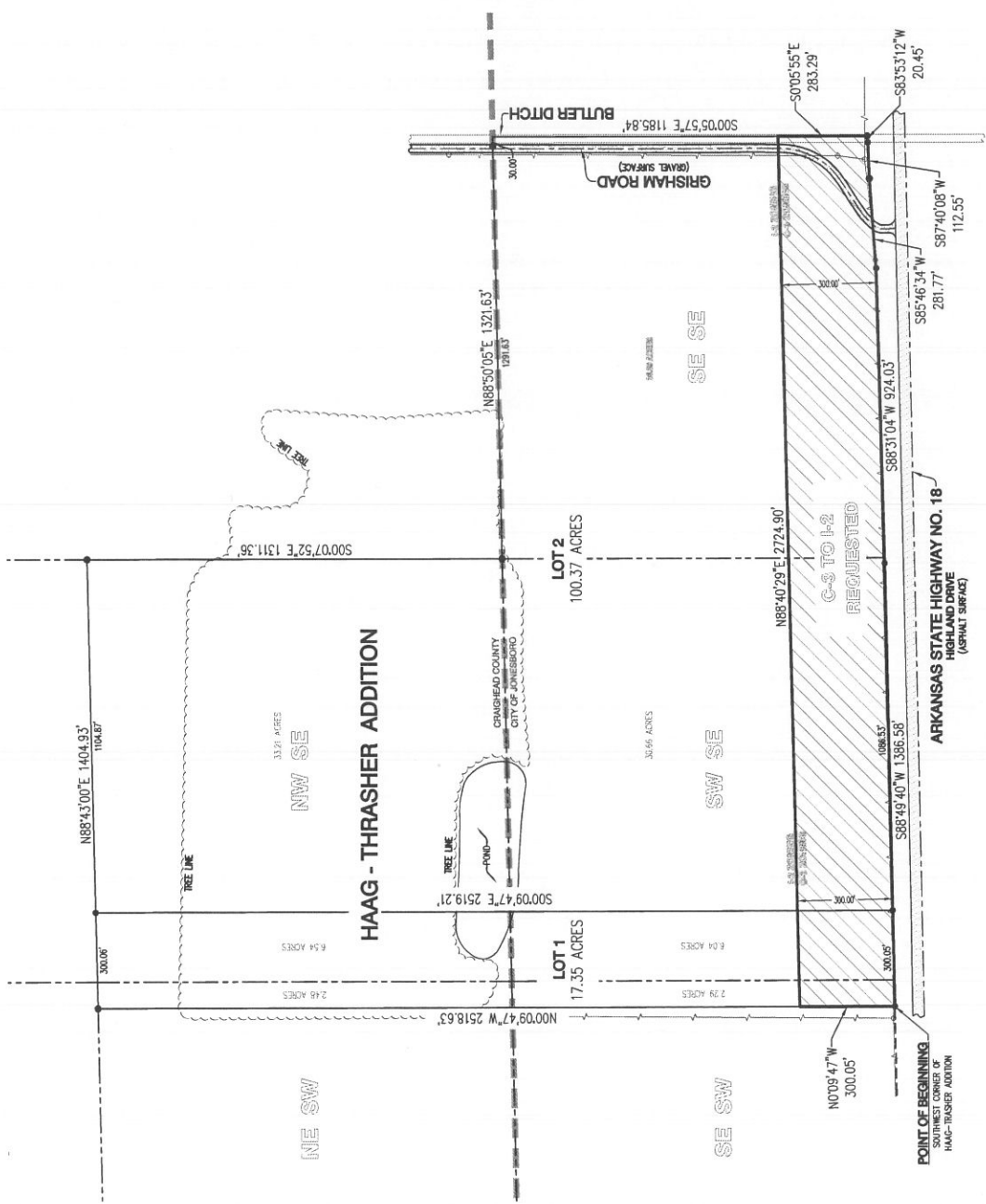


For More Information Contact:  
Mark Young, President & CEO  
(870) 932-6691; (870) 336-9063 Direct  
myoung@jonesborochamber.com

Jonesboro Regional Chamber of Commerce  
PO Box 789 Jonesboro, AR 72403  
www.jonesborochamber.com

Sources: Esri, DeLorme, USGS, NPS

BASIS OF BEARINGS, ARKANSAS STATE PLANE GRID NORTH ZONE (0307)



**LEGAL DESCRIPTION:**

ALL OF LOTS 1 & 2 OF HAAG-THRASHER ADDITION, LYING SOUTH OF THE PRESENT I-2 ZONING, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 BEGIN AT THE SOUTHWEST CORNER OF LOT 1 OF HAAG-THRASHER ADDITION; THENCE NORTH 01°47' WEST, 140.05 FEET; THENCE NORTH 89°02' EAST, 2724.90 FEET; THENCE SOUTH 02°53' EAST, 283.29 FEET; THENCE SOUTH 83°17' WEST, 40.65 FEET; THENCE SOUTH 87°40' WEST, 283.29 FEET; THENCE SOUTH 88°46' WEST, 284.71 FEET; THENCE SOUTH 88°57' WEST, 197.02 FEET; THENCE SOUTH 88°49' WEST, 1366.58 FEET TO THE POINT OF BEGINNING CONTAINING 18.79 ACRES, MORE OR LESS.  
 SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.

**OWNERS CERTIFICATION:**

I HEREBY CERTIFY THAT I AM THE OWNER OF THE ABOVE DESCRIBED PROPERTY AND I HEREBY REQUEST A REZONING FROM:  
 (C-3) GENERAL COMMERCIAL TO (I-2)

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2017  
 BY NAME \_\_\_\_\_ SIGNATURE \_\_\_\_\_  
 TITLE \_\_\_\_\_



**REZONING PLAT**

REVISIONS	
DATE	DESCRIPTION

A PART OF THE SOUTH HALF OF SECTION 20,  
 TOWNSHIP 4 NORTH, RANGE 5 EAST,  
 JONESBORO, CRAIGHEAD COUNTY, ARKANSAS

**A FISHER ARNOLD**  
 ENGINEERING INTEGRATION  
 1801 Lorraine Drive | Jonesboro, Arkansas 72404  
 870.932.2019 | Fax: 870.932.1076 | www.fisherarnold.com

CLIENT CWL	COPYRIGHT 2017. ALL RIGHTS RESERVED.
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# Application for a Zoning Ordinance Map Amendment

METROPOLITAN AREA  
PLANNING COMMISSION  
Jonesboro, Arkansas

Date Received: \_\_\_\_\_  
Case Number: \_\_\_\_\_

## LOCATION:

Site Address: Part of Lots 1&2 of Haag-Thrasher Addition

Side of Street: between Little Bay Road and Grisham Road

Quarter: Pt S1/2 Section: 20 Township: T14N Range: R05E

Attach a survey plat and legal description of the property proposed for rezoning. A Registered Land Surveyor must prepare this plat.

## SITE INFORMATION:

Existing Zoning: C-3 Proposed Zoning: I-2

Size of site (square feet and acres): 18.79 +/- Ac. Street frontage (feet): 2725.4

Existing Use of the Site: Unimproved

Character and adequacy of adjoining streets: Hwy 18: Good. Grisham Road: Gravel.

Does public water serve the site? CWL will provide utility service to the property.

If not, how would water service be provided? N/A

Does public sanitary sewer serve the site?

If not, how would sewer service be provided? CWL will provide utility service to the property.

Use of adjoining properties:

North Agriculture

South Industrial

East Agriculture

West Agriculture

Physical characteristics of the site: Unimproved, currently agriculture use

Characteristics of the neighborhood: Industrial and agriculture.

*Applications will not be considered complete until all items have been supplied. Incomplete applications will not be placed on the Metropolitan Area Planning Commission agenda and will be returned to the applicant. The deadline for submittal of an application is 18 days prior to the next MAPC meeting. The Planning staff must determine that the application is complete and adequate before it will be placed on the MAPC agenda.*

**REZONING INFORMATION:**

The applicant is responsible for explaining and justifying the proposed rezoning. *Please prepare an attachment to this application answering each of the following questions in detail:*

- (1). How was the property zoned when the current owner purchased it? C-3
- (2). What is the purpose of the proposed rezoning? Why is the rezoning necessary? To match adjoining I-2 property.
- (3). If rezoned, how would the property be developed and used? Industrial Development
- (4). What would be the density or intensity of development (e.g. number of residential units; square footage of commercial, institutional, or industrial buildings)? Developed on as-needed basis.
- (5). Is the proposed rezoning consistent with the *Jonesboro Comprehensive Plan* and the *Future Land Use Plan*? Yes.
- (6). How would the proposed rezoning be the public interest and benefit the community? Industrial development with additional jobs.
- (7). How would the proposed rezoning be compatible with the zoning, uses, and character of the surrounding area? Same zoning.
- (8). Are there substantial reasons why the property cannot be used in accordance with existing zoning? Industrial is the best use.
- (9). How would the proposed rezoning affect nearby property including impact on property value, traffic, drainage, visual appearance, odor, noise, light, vibration, hours of use or operation and any restriction to the normal and customary use of the affected property.  
Rezoning would match existing industrial zoning.
- (10). How long has the property remained vacant? Undeveloped
- (11). What impact would the proposed rezoning and resulting development have on utilities, streets, drainage, parks, open space, fire, police, and emergency medical services? The area is an industrial park; area is planned for development.
- (12). If the rezoning is approved, when would development or redevelopment begin? As needed
- (13). How do neighbors feel about the proposed rezoning? Please attach minutes of the neighborhood meeting held to discuss the proposed rezoning or notes from individual discussions. *If the proposal has not been discussed with neighbors, please attach a statement explaining the reason. Failure to consult with neighbors may result in delay in hearing the application.*  
Letter of notification of rezoning sent to neighbors.
- (14). If this application is for a Limited Use Overlay (LUO), the applicant must specify all uses desired to be permitted.

**OWNERSHIP INFORMATION:**

All parties to this application understand that the burden of proof in justifying and demonstrating the need for the proposed rezoning rests with the applicant named below.

**Owner of Record:**

I certify that I am the owner of the property that is the subject of this rezoning application and that I represent all owners, including spouses, of the property to be rezoned. I further certify that all information in this application is true and correct to the best of my knowledge.

Name: City, Water, and Light

Address: 400 E. Monroe

City, State: Jonesboro, AR ZIP 72401

Telephone: 870-930-3300

**Applicant:**

If you are not the Owner of Record, please describe your relationship to the rezoning proposal:

\_\_\_\_\_

Name: \_\_\_\_\_

Address: \_\_\_\_\_

City, State: \_\_\_\_\_ ZIP \_\_\_\_\_

Telephone: \_\_\_\_\_

*Applications will not be considered complete until all items have been supplied. Incomplete applications will not be placed on the Metropolitan Area Planning Commission agenda and will be returned to the applicant. The deadline for submittal of an application is 18 days prior to the next MAPC meeting. The Planning staff must determine that the application is complete and adequate before it will be placed on the MAPC agenda.*

Facsimile: \_\_\_\_\_

Facsimile: \_\_\_\_\_

Signature: \_\_\_\_\_

Signature: \_\_\_\_\_

**Deed:** *Please attach a copy of the deed for the subject property.*

*Applications will not be considered complete until all items have been supplied. Incomplete applications will not be placed on the Metropolitan Area Planning Commission agenda and will be returned to the applicant. The deadline for submittal of an application is 18 days prior to the next MAPC meeting. The Planning staff must determine that the application is complete and adequate before it will be placed on the MAPC agenda.*

3/25

NIX



\* JB 2011R - 002699 3 \*

JB2011R-002699

ANN HUDSON

CRAIGHEAD COUNTY

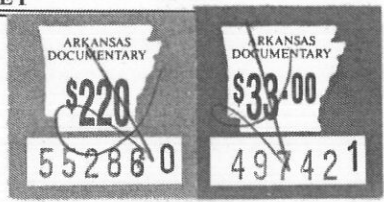
RECORDED ON:

02/22/2011 02:52PM

BY [Signature], D. C.

THIS INSTRUMENT PREPARED BY: J. ROBIN NIX, II, ATTORNEY

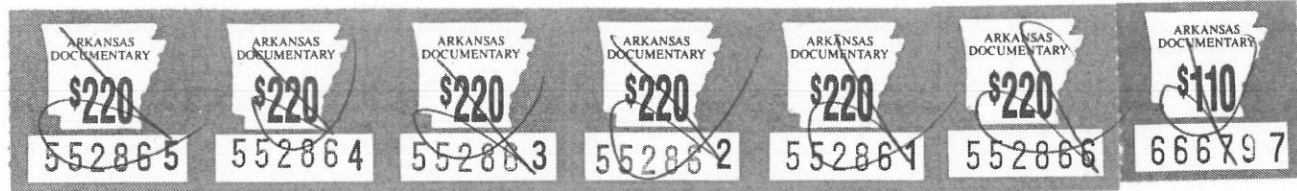
# WARRANTY DEED



KNOW ALL MEN BY THESE PRESENTS:

THAT RES Development-Leeds, LLC, a limited liability company, for and in consideration of the sum of \$510,000.00, and other good and valuable considerations to the company in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell, and convey unto City Water and Light Plant of the City of Jonesboro, Arkansas, and unto its successors and assigns forever, the following described land situated in the County of Craighead, State of Arkansas, to-wit:

SEE ATTACHED EXHIBIT "A"



TO HAVE AND TO HOLD the same unto the said Grantee and unto its successors and assigns forever, with all appurtenances thereunto belonging.

And, RES Development-Leeds, LLC, a limited liability company, hereby covenants with said Grantee that it will forever warrant and defend the title to the said lands against all claims whatsoever.

IN TESTIMONY WHEREOF, the name of the grantor is hereunto fixed by its member this 18<sup>th</sup> day of February, 2011.

RES DEVELOPMENT-LEEDS, LLC, A LIMITED LIABILITY COMPANY

[Signature]  
Greg Haag, Manager

ACKNOWLEDGMENT

STATE OF ARKANSAS  
COUNTY OF CRAIGHEAD

BE IT REMEMBERED, that on this day came before me the undersigned, a Notary Public duly commissioned qualified and acting, within and for said County and State, in person within named **Greg Haag**, to me personally well known, who stated he is the Authorized Manager of **RES Development-Leeds, LLC, a limited liability company**, and is duly authorized in his capacity to execute the foregoing instrument for and in the name and behalf of said company, and further stated and acknowledged that he had signed, executed and delivered said foregoing instrument for the consideration, uses and purposes therein mentioned and set forth.

IN TESTIMONY WHEREOF I have hereunto set my hand and official seal this 18<sup>th</sup> day of **February, 2011**.

My Commission Expires:  
August 20, 2020

Sanda Greene  
Notary Public



I certify under penalty of false swearing that at least the legally correct amount of documentary stamps have been placed on this instrument.

Buyer: Alva Glade Address: P.O. Box 1289 Jonesboro AR 72403

EXHIBIT "A"

DESCRIPTION

THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER (39.75 ACRES), PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER (36.70 ACRES), PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (36.50 ACRES), PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (2.29 ACRES) AND PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER (2.48 ACRES), ALL BEING IN SECTION 20, TOWNSHIP 14 NORTH, RANGE 5 EAST, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 14 NORTH, RANGE 5 EAST, CRAIGHEAD COUNTY, ARKANSAS; THENCE SOUTH 00°05'57" EAST ALONG THE EAST LINE OF SECTION 20, AFORESAID, 1185.84 FEET TO THE NORTH RIGHT-OF-WAY LINE OF EAST HIGHLAND DRIVE (ARKANSAS STATE HIGHWAY #18); THENCE ALONG SAID RIGHT-OF-WAY LINE AND DEPARTING FROM THE EAST LINE OF SECTION 20, AFORESAID, AS FOLLOWS: SOUTH 83°53'12" WEST 20.45 FEET, SOUTH 87°40'08" WEST 112.55 FEET, SOUTH 85°46'34" WEST 281.77 FEET, SOUTH 88°31'04" WEST 924.03 FEET, SOUTH 88°49'40" WEST 1386.58 FEET; THENCE NORTH 00°09'47" WEST, DEPARTING FROM SAID NORTH RIGHT-OF-WAY LINE 2518.63 FEET TO THE HALF SECTION LINE OF SECTION 20, AFORESAID; THENCE NORTH 88°43'00" EAST ALONG SAID HALF SECTION LINE 1404.93 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 20, AFORESAID; THENCE SOUTH 00°07'52" EAST ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 20, AFORESAID, AND DEPARTING FROM SAID HALF SECTION LINE, 1311.36 FEET TO THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 20, AFORESAID; THENCE NORTH 88°50'05" EAST ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 20, AFORESAID, 1321.63 FEET TO THE POINT OF BEGINNING.

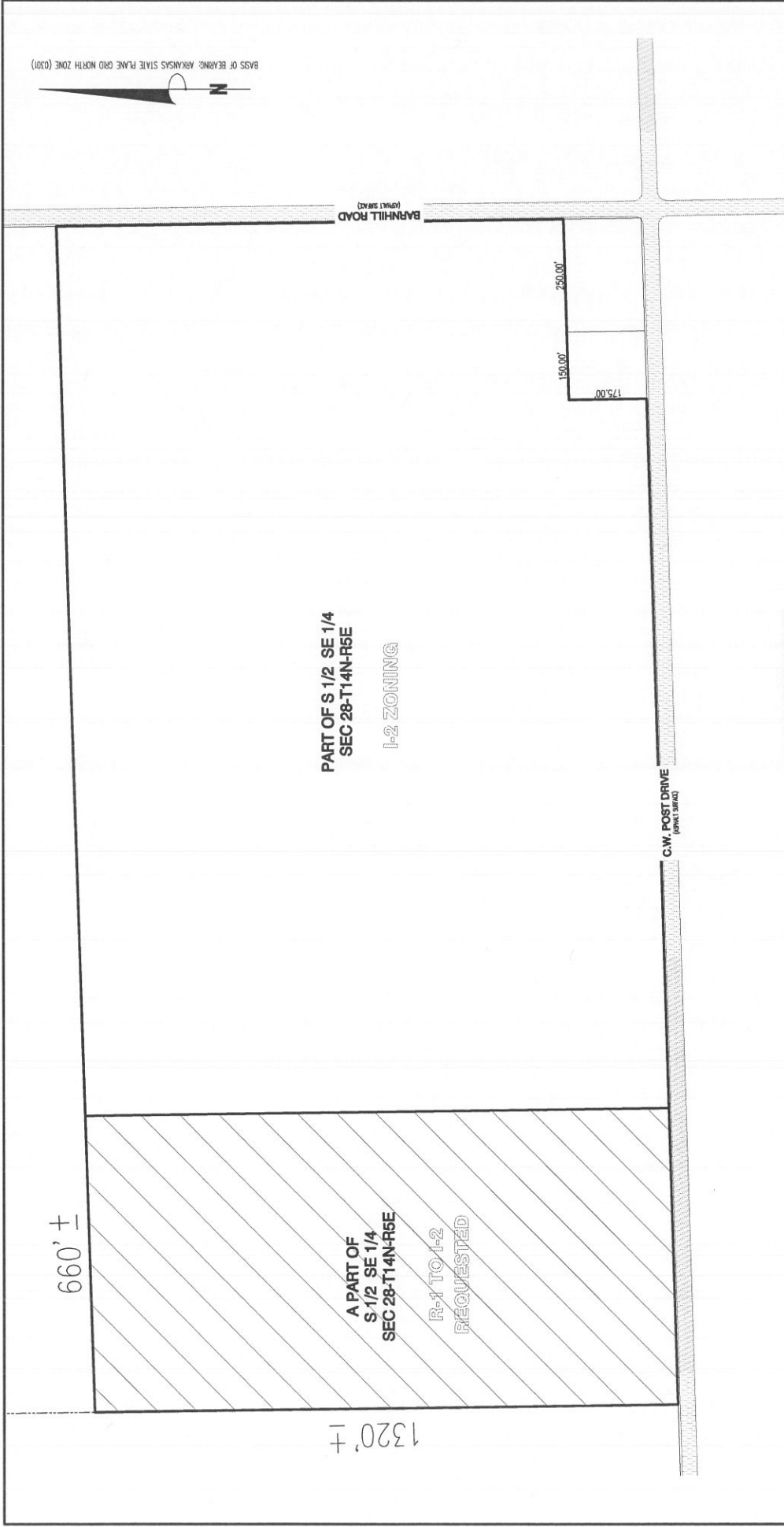
CONTAINING IN ALL 5,127,723 SQ. FT. OR 117.72 ACRES, MORE OR LESS.

Subject to easements restrictions, reservations and rights-of-way of record.

GH BKR



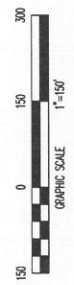
BAISIS OF BEARING: ARKANSAS STATE PLANE GRID NORTH ZONE (030)



PART OF S 1/2 SE 1/4  
SEC 28-T14N-R5E  
I-2 ZONING

A PART OF  
S 1/2 SE 1/4  
SEC 28-T14N-R5E  
R-1 TO I-2  
REQUESTED

**LEGAL DESCRIPTION:**  
A PART OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 28,  
TOWNSHIP 14 NORTH, RANGE 5 EAST, LYING WEST OF THE EXISTING I-2 ZONING.



**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 TO I-2)

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2017  
BY NAME \_\_\_\_\_ SIGNATURE \_\_\_\_\_  
TITLE \_\_\_\_\_

**REZONING PLAT**

A PART OF THE SOUTH HALF OF THE  
SOUTHEAST QUARTER OF SECTION 28  
TOWNSHIP 14 NORTH, RANGE 5 EAST  
JONESBORO, CRAIGHEAD COUNTY, ARKANSAS

**A FISHER ARNOLD**  
ENGINEERING INTEGRATION  
1801 La Tourette Drive | Jonesboro, Arkansas 72404  
870.932.2010 | Fax: 870.932.1078 | www.fisherarnold.com

REVISIONS	
DATE	DESCRIPTION

SURVEY INSECT CODE	
PROJECT NO.	JB1075-12
DRAWN BY	DK
CHECKED BY	TCB
SHEET	1 OF 1
SCALE	1" = 150'
DATE	05/19/2017
NO.	50-248

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CLIENT  
CWL



# Application for a Zoning Ordinance Map Amendment

METROPOLITAN AREA  
PLANNING COMMISSION  
Jonesboro, Arkansas

Date Received: \_\_\_\_\_  
Case Number: \_\_\_\_\_

## LOCATION:

Site Address: Undeveloped Property (NW of Barnhill Road/CW Post Drive Intersection)

Side of Street: North between Quality Way and Barnhill Road  
of CW Post

Quarter: Pt S ½ SE ¼ Section: 28 Township: T14N Range: R05E

Attach a survey plat and legal description of the property proposed for rezoning. A Registered Land Surveyor must prepare this plat.

## SITE INFORMATION:

Existing Zoning: R-1 Proposed Zoning: I-2

Size of site (square feet and acres): 20 +/- Ac. Street frontage (feet): 1320+/-

Existing Use of the Site: Unimproved

Character and adequacy of adjoining streets: CW Post: Good. Frito Lay: Good.

Does public water serve the site? CWL will provide utility service to the property.

If not, how would water service be provided? N/A

Does public sanitary sewer serve the site?

If not, how would sewer service be provided? CWL will provide utility service to the property.

Use of adjoining properties:

North Industrial

South Agriculture

East Agriculture

West Industrial

Physical characteristics of the site: Unimproved, currently agriculture use

Characteristics of the neighborhood: Industrial and agriculture.

*Applications will not be considered complete until all items have been supplied. Incomplete applications will not be placed on the Metropolitan Area Planning Commission agenda and will be returned to the applicant. The deadline for submittal of an application is 18 days prior to the next MAPC meeting. The Planning staff must determine that the application is complete and adequate before it will be placed on the MAPC agenda.*

**REZONING INFORMATION:**

The applicant is responsible for explaining and justifying the proposed rezoning. *Please prepare an attachment to this application answering each of the following questions in detail:*

- (1). How was the property zoned when the current owner purchased it? **R-1**
- (2). What is the purpose of the proposed rezoning? Why is the rezoning necessary? **To match adjoining I-2 property.**
- (3). If rezoned, how would the property be developed and used? **Industrial Development**
- (4). What would be the density or intensity of development (e.g. number of residential units; square footage of commercial, institutional, or industrial buildings)? **Developed on as-needed basis.**
- (5). Is the proposed rezoning consistent with the *Jonesboro Comprehensive Plan* and the *Future Land Use Plan*? **Yes.**
- (6). How would the proposed rezoning be the public interest and benefit the community? **Industrial development with additional jobs.**
- (7). How would the proposed rezoning be compatible with the zoning, uses, and character of the surrounding area? **Same zoning.**
- (8). Are there substantial reasons why the property cannot be used in accordance with existing zoning? **Industrial is the best use.**
- (9). How would the proposed rezoning affect nearby property including impact on property value, traffic, drainage, visual appearance, odor, noise, light, vibration, hours of use or operation and any restriction to the normal and customary use of the affected property.  
**Rezoning would match existing industrial zoning.**
- (10). How long has the property remained vacant? **Undeveloped**
- (11). What impact would the proposed rezoning and resulting development have on utilities, streets, drainage, parks, open space, fire, police, and emergency medical services? **The area is an industrial park; area is planned for development.**
- (12). If the rezoning is approved, when would development or redevelopment begin? **As needed**
- (13). How do neighbors feel about the proposed rezoning? Please attach minutes of the neighborhood meeting held to discuss the proposed rezoning or notes from individual discussions. *If the proposal has not been discussed with neighbors, please attach a statement explaining the reason. Failure to consult with neighbors may result in delay in hearing the application.*  
**Letter of notification of rezoning sent to neighbors.**
- (14). If this application is for a Limited Use Overlay (LUO), the applicant must specify all uses desired to be permitted.

**OWNERSHIP INFORMATION:**

All parties to this application understand that the burden of proof in justifying and demonstrating the need for the proposed rezoning rests with the applicant named below.

**Owner of Record:**

I certify that I am the owner of the property that is the subject of this rezoning application and that I represent all owners, including spouses, of the property to be rezoned. I further certify that all information in this application is true and correct to the best of my knowledge.

**Applicant:**

If you are not the Owner of Record, please describe your relationship to the rezoning proposal:

\_\_\_\_\_

Name: City, Water, and Light

Name: \_\_\_\_\_

Address: 400 E. Monroe

Address: \_\_\_\_\_

City, State: Jonesboro, AR ZIP 72401

City, State: \_\_\_\_\_ ZIP \_\_\_\_\_

*Applications will not be considered complete until all items have been supplied. Incomplete applications will not be placed on the Metropolitan Area Planning Commission agenda and will be returned to the applicant. The deadline for submittal of an application is 18 days prior to the next MAPC meeting. The Planning staff must determine that the application is complete and adequate before it will be placed on the MAPC agenda.*

Telephone: 870-930-3300

Telephone: \_\_\_\_\_

Facsimile: \_\_\_\_\_

Facsimile: \_\_\_\_\_

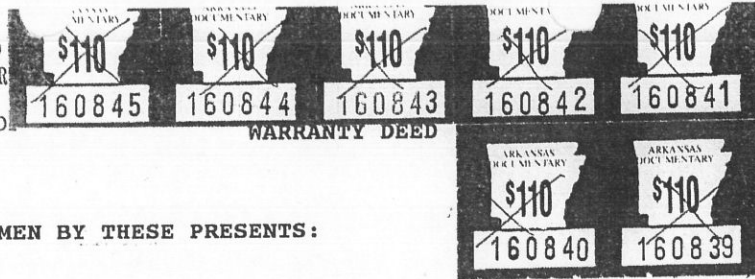
Signature: \_\_\_\_\_

Signature: \_\_\_\_\_

**Deed:** *Please attach a copy of the deed for the subject property.*

*Applications will not be considered complete until all items have been supplied. Incomplete applications will not be placed on the Metropolitan Area Planning Commission agenda and will be returned to the applicant. The deadline for submittal of an application is 18 days prior to the next MAPC meeting. The Planning staff must determine that the application is complete and adequate before it will be placed on the MAPC agenda.*

THIS INSTRUMENT PREPARED  
CHARLES FRERSON, III, ATTOR  
403 SOUTH MAIN  
JONESBORO, AR 72401



WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

THAT WE, Buren Ballard and Hazel Ballard, husband and wife, Grantors, for and in consideration of the sum of Ten Dollars and No/100 (\$10.00) and other good and valuable consideration, receipt of which is hereby acknowledged, do hereby grant, bargain, sell and convey unto City Water & Light Plant, an Improvement District, Grantee, and unto its successors and assigns forever the following lands lying in the County of Craighead and State of Arkansas, to-wit:

*Brace Hill Road Tract*

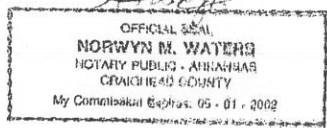
The South Half of the Southeast Quarter of Section 28, Township 14 North, Range 5 East, LESS AND EXCEPT THE FOLLOWING: Beginning at the Southeast corner of the Southeast Quarter of the Southeast Quarter; thence West 250 feet to the point of beginning; thence continue West 150 feet; thence North 175 feet; thence East 150 feet; thence South 175 feet to the point of beginning. AND LESS AND EXCEPT THE FOLLOWING: A part of the Southeast Quarter of the Southeast Quarter of Section 28, Township 14 North, Range 5 East, more particularly described as: Begin at the Southeast corner of the Southeast Quarter of the Southeast Quarter; thence West 250 feet; thence North 175 feet; thence East 250 feet; thence South 175 feet to the point of beginning, subject to existing easements for roads and utilities.

To have and to hold the same unto the said City Water & Light Plant and unto its successors and assigns forever, with all appurtenances thereunto belonging.

And we hereby covenant with said City Water & Light Plant that we will forever warrant and defend the title to said lands against all lawful claims whatever.

And we, Buren Ballard and Hazel Ballard, husband and wife, Grantors, for and in consideration of the said sum of money, do hereby release and relinquish unto the said City Water & Light Plant, Grantee, all our right of dower and curtesy and homestead in and to the said lands.

WITNESS our hands and seals on this 18th day of January, 1996.



*Buren Ballard*  
Buren Ballard

*Hazel Ballard*  
Hazel Ballard

BEWARE OF ANY SIGNATURE OF FALSE SWEARING THAT AT LEAST THE FULLLY CORRECT AMOUNT OF DOCUMENTARY STAMPS HAVE BEEN PLACED ON THIS INSTRUMENT.

*Larry Thompson*  
GRANTEE OR AGENT

CWL  
GRANTEE'S ADDRESS

76339

**LEGAL DESCRIPTION:**

A PART OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 14 NORTH, RANGE 5 EAST, JONESBORO, CRAIGHEAD COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**TRACT 1:** COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE FORESAID SECTION; THENCE SOUTH 05°20' EAST, 77.49 FEET TO A SET 5/8" X 20" REBAR, SAID POINT OF BEGINNING PROPER; THENCE CONTINUE SOUTH 05°20' EAST, 128.31 FEET TO A FOUND 5/8" X 20" REBAR; THENCE SOUTH 87°41'18" WEST, 1318.19 FEET TO A SET 5/8" X 20" REBAR; THENCE NORTH 0°42'21" WEST, 104.19 FEET TO A POINT; THENCE NORTH 87°39'55" EAST, 251.18 FEET TO A FOUND 1" IRON PIPE; THENCE NORTH 10°55' WEST, 91.28 FEET TO A SET 5/8" X 20" REBAR; THENCE NORTH 87°40'22" EAST, 209.21 FEET TO A SET 5/8" X 20" REBAR; THENCE NORTH 0°42'21" WEST, 170.25 FEET TO A SET 5/8" X 20" REBAR, MARKING THE SOUTHERLY RIGHT OF WAY OF C.W. POST ROAD; THENCE ALONG SAID RIGHT OF WAY LINE, NORTH 87°40'41" EAST, 443.00 FEET TO A SET 5/8" X 20" REBAR; THENCE ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD DIRECTION OF SOUTH 85°34'05" EAST, 208.08 FEET, AND A RADIUS OF 1464.53 FEET, AND CURVE LENGTH OF 208.26 FEET TO A SET 5/8" X 20" REBAR; THENCE SOUTH 85°24'40" EAST, 90.00 FEET TO A SET 5/8" X 20" REBAR; THENCE ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A CHORD DIRECTION OF SOUTH 88°08'46" EAST, 117.60 FEET, AND A RADIUS OF 1726.23 FEET, AND A CURVE LENGTH OF 117.62 FEET TO THE POINT OF BEGINNING PROPER, CONTAINING 36.11 ACRES, MORE OR LESS.

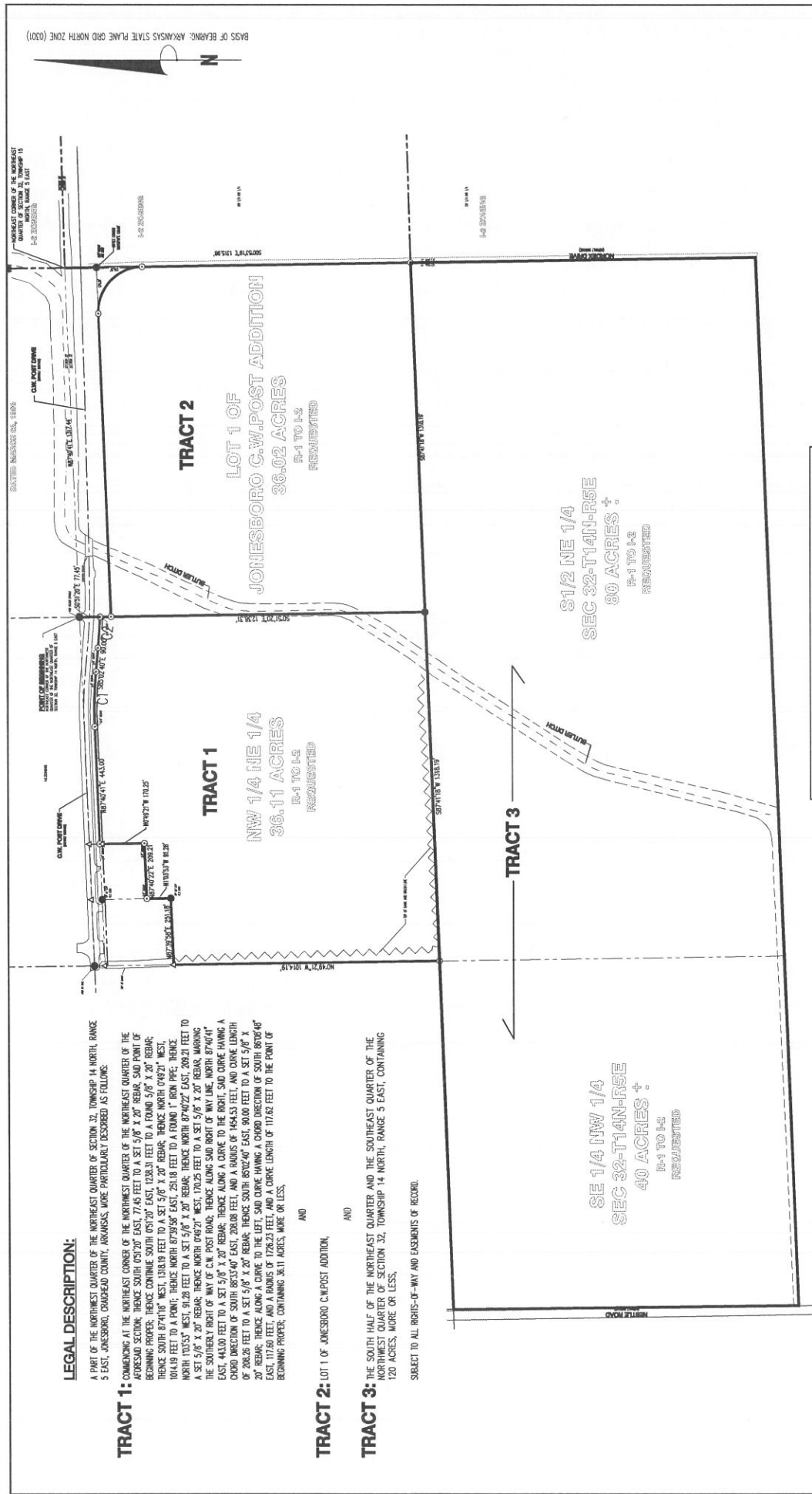
AND

**TRACT 2:** LOT 1 OF JONESBORO C.W. POST ADDITION,

AND

**TRACT 3:** THE SOUTH HALF OF THE NORTHWEST QUARTER AND THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 14 NORTH, RANGE 5 EAST, CONTAINING 120 ACRES, MORE OR LESS.

SUBJECT TO ALL RIGHTS-OF-WAY AND EASEMENTS OF RECORD.



Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C2	117.62	1726.23	3.90	S86° 08' 48"E	117.60
C1	208.26	1454.53	8.20	S88° 33' 40"E	208.08



**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 TO (L-2)

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2017  
 BY NAME \_\_\_\_\_ SIGNATURE \_\_\_\_\_  
 TITLE \_\_\_\_\_

<p><b>REZONING PLAT</b></p> <p>A PART OF SECTION 32, TOWNSHIP 14 NORTH, RANGE 5 EAST                  JONESBORO, ARKANSAS</p>		<p>REVISIONS</p> <table border="1"> <tr> <th>DATE</th> <th>BY</th> <th>DESCRIPTION</th> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table>		DATE	BY	DESCRIPTION			
		DATE	BY	DESCRIPTION					
<p>PROJECT NO.                  S10375-12</p> <p>DRAWN BY                  DK</p> <p>CHECKED BY                  TCB</p> <p>SHEET                  1 OF 1</p> <p>SCALE                  1"=250'</p> <p>DATE                  05/19/2017</p>		<p>CLIENT                  CWL</p>							
<p><b>A FISHER ARNOLD</b>                  ENGINEERING INTEGRATION                  1801 La Tourette Drive   Jonesboro, Arkansas 72404                  Phone: 870.932.1028   Fax: 870.932.1028   www.fisherarnold.com</p>									

BASES OF BEARINGS: ARKANSAS STATE PLANE GRID NORTH ZONE (000)



# Application for a Zoning Ordinance Map Amendment

METROPOLITAN AREA  
PLANNING COMMISSION  
Jonesboro, Arkansas

Date Received: \_\_\_\_\_

Case Number: \_\_\_\_\_

## LOCATION:

Site Address: Lot 1 of Jonesboro C.W. Post Addition and PT NW ¼ NE ¼ Sec 32-T14N-R5E

Side of Street: South between Nestle Road and Nordex Road  
of CW Post Rd.

Quarter: Pt Section: 32 Township: T14N Range: R05E

Attach a survey plat and legal description of the property proposed for rezoning. A Registered Land Surveyor must prepare this plat.

## SITE INFORMATION:

Existing Zoning: R-1 Proposed Zoning: I-2

Size of site (square feet and acres): 72.13 +/- Ac. Street frontage (feet): 3431 +/-

Existing Use of the Site: Unimproved

Character and adequacy of adjoining streets: CW Post: Good. Nordex Dr: Good.

Does public water serve the site? CWL will provide utility service to the property.

If not, how would water service be provided? N/A

Does public sanitary sewer serve the site?

If not, how would sewer service be provided? CWL will provide utility service to the property.

Use of adjoining properties:

North Industrial

South Agriculture

East Industrial

West Industrial

Physical characteristics of the site: Unimproved, currently agriculture use

Characteristics of the neighborhood: Industrial and agriculture.

*Applications will not be considered complete until all items have been supplied. Incomplete applications will not be placed on the Metropolitan Area Planning Commission agenda and will be returned to the applicant. The deadline for submittal of an application is 18 days prior to the next MAPC meeting. The Planning staff must determine that the application is complete and adequate before it will be placed on the MAPC agenda.*

**REZONING INFORMATION:**

The applicant is responsible for explaining and justifying the proposed rezoning. *Please prepare an attachment to this application answering each of the following questions in detail:*

- (1). How was the property zoned when the current owner purchased it? R-1
- (2). What is the purpose of the proposed rezoning? Why is the rezoning necessary? To match adjoining I-2 property.
- (3). If rezoned, how would the property be developed and used? Industrial Development
- (4). What would be the density or intensity of development (e.g. number of residential units; square footage of commercial, institutional, or industrial buildings)? Developed on as-needed basis.
- (5). Is the proposed rezoning consistent with the *Jonesboro Comprehensive Plan* and the *Future Land Use Plan*? Yes.
- (6). How would the proposed rezoning be the public interest and benefit the community? Industrial development with additional jobs.
- (7). How would the proposed rezoning be compatible with the zoning, uses, and character of the surrounding area? Same zoning.
- (8). Are there substantial reasons why the property cannot be used in accordance with existing zoning? Industrial is the best use.
- (9). How would the proposed rezoning affect nearby property including impact on property value, traffic, drainage, visual appearance, odor, noise, light, vibration, hours of use or operation and any restriction to the normal and customary use of the affected property.  
Rezoning would match existing industrial zoning.
- (10). How long has the property remained vacant? Undeveloped
- (11). What impact would the proposed rezoning and resulting development have on utilities, streets, drainage, parks, open space, fire, police, and emergency medical services? The area is an industrial park; area is planned for development.
- (12). If the rezoning is approved, when would development or redevelopment begin? As needed
- (13). How do neighbors feel about the proposed rezoning? Please attach minutes of the neighborhood meeting held to discuss the proposed rezoning or notes from individual discussions. *If the proposal has not been discussed with neighbors, please attach a statement explaining the reason. Failure to consult with neighbors may result in delay in hearing the application.*  
Letter of notification of rezoning sent to neighbors.
- (14). If this application is for a Limited Use Overlay (LUO), the applicant must specify all uses desired to be permitted.

**OWNERSHIP INFORMATION:**

All parties to this application understand that the burden of proof in justifying and demonstrating the need for the proposed rezoning rests with the applicant named below.

**Owner of Record:**

I certify that I am the owner of the property that is the subject of this rezoning application and that I represent all owners, including spouses, of the property to be rezoned. I further certify that all information in this application is true and correct to the best of my knowledge.

**Applicant:**

If you are not the Owner of Record, please describe your relationship to the rezoning proposal:

Name: City, Water, and Light

Name: \_\_\_\_\_

Address: 400 E. Monroe

Address: \_\_\_\_\_

City, State: Jonesboro, AR ZIP 72401

City, State: \_\_\_\_\_ ZIP \_\_\_\_\_

*Applications will not be considered complete until all items have been supplied. Incomplete applications will not be placed on the Metropolitan Area Planning Commission agenda and will be returned to the applicant. The deadline for submittal of an application is 18 days prior to the next MAPC meeting. The Planning staff must determine that the application is complete and adequate before it will be placed on the MAPC agenda.*



Telephone: 870-930-3300

Telephone: \_\_\_\_\_

Facsimile: \_\_\_\_\_

Facsimile: \_\_\_\_\_

Signature: \_\_\_\_\_

Signature: \_\_\_\_\_

**Deed:** *Please attach a copy of the deed for the subject property.*

*Applications will not be considered complete until all items have been supplied. Incomplete applications will not be placed on the Metropolitan Area Planning Commission agenda and will be returned to the applicant. The deadline for submittal of an application is 18 days prior to the next MAPC meeting. The Planning staff must determine that the application is complete and adequate before it will be placed on the MAPC agenda.*



# Application for a Zoning Ordinance Map Amendment

METROPOLITAN AREA  
PLANNING COMMISSION  
Jonesboro, Arkansas

Date Received: \_\_\_\_\_  
Case Number: \_\_\_\_\_

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## LOCATION:

Site Address: SE ¼ NW ¼ of Sec 32-T14N-R05E and S ½ NE ¼ of Sec 32-T14N-R05E

Side of Street: East of between Nestle Road and Nordex Road  
Nestle Rd

Quarter: Pt Section: 32 Township: T14N Range: R05E

Attach a survey plat and legal description of the property proposed for rezoning. A Registered Land Surveyor must prepare this plat.

## SITE INFORMATION:

Existing Zoning: R-1 Proposed Zoning: I-2

Size of site (square feet and acres): 120 +/- Ac. Street frontage (feet): 2634+/-

Existing Use of the Site: Unimproved

Character and adequacy of adjoining streets: Nestle Rd: Good. Nordex Dr: Good.

Does public water serve the site? CWL will provide utility service to the property.

If not, how would water service be provided? N/A

Does public sanitary sewer serve the site?

If not, how would sewer service be provided? CWL will provide utility service to the property.

Use of adjoining properties:

North Agricultural

South Agricultural

East Industrial

West Agricultural

Physical characteristics of the site: Unimproved, currently agriculture use

---

Characteristics of the neighborhood: Industrial and agriculture.

*Applications will not be considered complete until all items have been supplied. Incomplete applications will not be placed on the Metropolitan Area Planning Commission agenda and will be returned to the applicant. The deadline for submittal of an application is 18 days prior to the next MAPC meeting. The Planning staff must determine that the application is complete and adequate before it will be placed on the MAPC agenda.*

**REZONING INFORMATION:**

The applicant is responsible for explaining and justifying the proposed rezoning. *Please prepare an attachment to this application answering each of the following questions in detail:*

- (1). How was the property zoned when the current owner purchased it? R-1
- (2). What is the purpose of the proposed rezoning? Why is the rezoning necessary? To match adjoining I-2 property.
- (3). If rezoned, how would the property be developed and used? Industrial Development
- (4). What would be the density or intensity of development (e.g. number of residential units; square footage of commercial, institutional, or industrial buildings)? Developed on as-needed basis.
- (5). Is the proposed rezoning consistent with the *Jonesboro Comprehensive Plan* and the *Future Land Use Plan*? Yes.
- (6). How would the proposed rezoning be the public interest and benefit the community? Industrial development with additional jobs.
- (7). How would the proposed rezoning be compatible with the zoning, uses, and character of the surrounding area? Same zoning.
- (8). Are there substantial reasons why the property cannot be used in accordance with existing zoning? Industrial is the best use.
- (9). How would the proposed rezoning affect nearby property including impact on property value, traffic, drainage, visual appearance, odor, noise, light, vibration, hours of use or operation and any restriction to the normal and customary use of the affected property.  
Rezoning would match existing industrial zoning.
- (10). How long has the property remained vacant? Undeveloped
- (11). What impact would the proposed rezoning and resulting development have on utilities, streets, drainage, parks, open space, fire, police, and emergency medical services? The area is an industrial park; area is planned for development.
- (12). If the rezoning is approved, when would development or redevelopment begin? As needed
- (13). How do neighbors feel about the proposed rezoning? Please attach minutes of the neighborhood meeting held to discuss the proposed rezoning or notes from individual discussions. *If the proposal has not been discussed with neighbors, please attach a statement explaining the reason. Failure to consult with neighbors may result in delay in hearing the application.*  
Letter of notification of rezoning sent to neighbors.
- (14). If this application is for a Limited Use Overlay (LUO), the applicant must specify all uses desired to be permitted.

**OWNERSHIP INFORMATION:**

All parties to this application understand that the burden of proof in justifying and demonstrating the need for the proposed rezoning rests with the applicant named below.

**Owner of Record:**

I certify that I am the owner of the property that is the subject of this rezoning application and that I represent all owners, including spouses, of the property to be rezoned. I further certify that all information in this application is true and correct to the best of my knowledge.

**Applicant:**

If you are not the Owner of Record, please describe your relationship to the rezoning proposal:

\_\_\_\_\_

Name: Jonesboro Industrial Development Cor.

Name: \_\_\_\_\_

Address: PO Box 789

Address: \_\_\_\_\_

City, State: Jonesboro, AR ZIP 72403

City, State: \_\_\_\_\_ ZIP \_\_\_\_\_

*Applications will not be considered complete until all items have been supplied. Incomplete applications will not be placed on the Metropolitan Area Planning Commission agenda and will be returned to the applicant. The deadline for submittal of an application is 18 days prior to the next MAPC meeting. The Planning staff must determine that the application is complete and adequate before it will be placed on the MAPC agenda.*

Telephone: 870-932-6691

Telephone: \_\_\_\_\_

Facsimile: \_\_\_\_\_

Facsimile: \_\_\_\_\_

Signature: \_\_\_\_\_

Signature: \_\_\_\_\_

**Deed:** *Please attach a copy of the deed for the subject property.*

*Applications will not be considered complete until all items have been supplied. Incomplete applications will not be placed on the Metropolitan Area Planning Commission agenda and will be returned to the applicant. The deadline for submittal of an application is 18 days prior to the next MAPC meeting. The Planning staff must determine that the application is complete and adequate before it will be placed on the MAPC agenda.*

ST

Please Return To:  
Lenders Title Company  
2207 Fowler Avenue  
Jonesboro AR, 72401  
Phone: 870-935-7410  
Fax: 870-935-6548  
File Number: 09-054670-300

Approved as to form by:  
J. Mark Spradley, Attorney-at-Law  
Transactional data completed by Lenders Title Company

\*\*\* THIS DEED IS BEING RE-RECORDED TO CORRECT TRACT 4

Warranty Deed - Corporation (Letter).rtf

FOR RECORDER'S USE ONLY

*no revenue required*

### WARRANTY DEED (CORPORATION)

#### KNOW ALL MEN BY THESE PRESENTS:

That, City of Jonesboro, Arkansas, a Municipal Corporation, Grantor, by and through its Mayor and City Clerk, duly authorized by proper resolution of the Board of Directors, for and in consideration of the sum of ---TEN AND 00/100--- DOLLARS---(\$10.00)--- and other good and valuable consideration, in hand paid by City Water and Light Plant of the City of Jonesboro, Arkansas, Grantee, the receipt and sufficiency of which is hereby acknowledged, does hereby grant, bargain, sell and convey unto the Grantee and unto its successors and assigns forever, the following described land, situated in the County of Craighead and the State of Arkansas to-wit:

*Tract 2*

*Cook Rd.*

Tract 1: Lot 1 of Jonesboro C.W. Post Addition as shown by plat recorded in Plat Cabinet "C" Page 199 at Jonesboro, Arkansas, being subject to easements as shown on recorded Plat. *39.80 acres +/-*

*Moore Rd.*

~~Tract 2: Part of the North Half of the Southeast Quarter of Section 25, Township 14 North, Range 4 East, Craighead County, Arkansas, lying West of the Drainage Ditch, being more particularly described as follows: Beginning at the Southwest Corner of the Northwest Quarter of the Southeast Quarter of Section 25, Township 14 North, Range 4 East, Jonesboro, Craighead County, Arkansas, thence North 00° 52' 49" East, along the West line of the Northwest Quarter of the Southeast Quarter of said Section 25, 10.01 feet to the point of beginning proper; thence continue North 00° 52' 49" East, along said West line, 1299.42 feet to the North line of the Northwest Quarter of the Southeast Quarter of said Section 25; thence North 89° 25' 23" East, along said North line, 1029.68 feet to the centerline of an existing ditch; thence with the meanderings of said centerline the following bearings and distances: South 58° 39' 28" East, 102.33 feet; South 47° 39' 13" East, 79.45 feet; South 32° 16' 44" East, 848.94 feet; South 30° 43' 42" East, 364.97 feet to the North line of a railroad and utility corridor; thence along said North line the following bearings and distances:~~

South 87° 44' 11" West, 139.81 feet, to a point on a curve to the left; thence Southwesterly along said curve, a radius of 1944.86, a distance of 156.05, chord bears South 85° 26' 16" West 156.00 feet; South 83° 08' 21" West, 1152.05 feet, to a point on a curve to the right; thence Southwesterly along said curve, a radius of 1874.86, a distance of 199.72, chord bears South 86° 11' 29" West, 199.62 feet; South 89° 14' 35" West, 197.38 feet to the point of beginning proper, containing 42.17 acres, more or less, subject to all rights-of-way and easements of record.

Tract 2A: A part of the North Half of the Southeast Quarter of Section 25, Township 14 North, Range 4 East, Craighead County, Arkansas, lying West of the Drainage Ditch, being more particularly described as follows: Beginning at the Southwest corner of the Northwest Quarter of the Southeast Quarter of Section 25, Township 14 North, Range 4 East, Jonesboro, Craighead County, Arkansas; thence North 89° 26' 00" East, along the South line of the North Half of the Southeast Quarter of said Section 25, 836.42 feet to the point of beginning proper, said point being the intersection of said South line and the South line of a railroad and utility corridor; thence along said South line of a railroad and utility corridor the following bearings and distances: North 83° 08' 21" East, 717.62 feet, to a point on a curve to the right; thence Northeasterly along said curve, a radius 1874.86, a distance of 150.43, chord bears North 85° 26' 16" East, 150.39 feet; North 87° 44' 11" East, 177.77 feet to the centerline of an existing ditch; thence South 30° 43' 42" East, along said centerline, 109.20 feet to the South line of the North Half of the Southeast Quarter; thence South 89° 26' 00" West, along said South line, 1095.88 feet to the point of beginning proper, containing 1.37 acres, more or less, subject to all rights-of-way and easements of record.

Tract 3: A part of the Southeast Quarter of the Northwest Quarter of Section 15, Township 14 North, Range 3 East, Jonesboro, Craighead County, Arkansas, being more particularly described as follows: Beginning at the Northeast corner of the Southeast Quarter of the Northwest Quarter of Section 15, Township 14 North, Range 3 East, Jonesboro, Craighead County, Arkansas; thence South 00° 00' 16" West, along the East line of the Southeast Quarter of the Northwest Quarter of said Section 15, 688.87 feet to the point of beginning proper; thence continue South 00° 00' 16" West, along said East line, 221.31 feet to Northerly right-of-way of United States Highway Number 63; thence along said Northerly right-of-way the following bearings and distances: North 44° 21' 59" West, 19.89 feet; North 74° 40' 13" West 239.90 feet; thence North 00° 00' 16" East, leaving said Northerly right-of-way line, 143.69 feet; thence South 89° 59' 44" East, 245.28 feet to the point of beginning proper, containing 1.00 acres, more or less, subject to all rights-of-way and easements of record.

Tract 4: A part of the Southeast Quarter of the Northwest Quarter of Section 15, Township 14 North, Range 3 East, Jonesboro, Craighead County, Arkansas, being more particularly described as follows: Beginning at the Northeast corner of the Southeast Quarter of the Northwest Quarter of Section 15, Township 14 North, Range 3 East, Jonesboro, Craighead County, Arkansas; thence South 00° 00' 16" West along the East line of the Southeast Quarter of the Northwest Quarter of said Section 15, 688.87 feet to the point of beginning proper; thence continue South 00° 00' 16" West along said East line, 221.31 feet to the Northerly right-of-way of United States Highway Number 63; thence along said Northerly right-of-way the following bearings and distances: North 44° 21' 59" West, 19.89 feet; thence North 74° 40' 13" West, 239.90 feet; thence North 00° 00' 16" East, leaving said Northerly right-of-way line, 143.69 feet; thence South 89° 59' 44" East, 245.28 feet to the point of beginning proper, containing 1.00 acres, more or less, subject to all rights-of-way and easements of record.

Moore Rd.

Joe Mack Campbell Park

CORRECTED TRACT 4

Craighead Forest Rd.

~~Tract 4: A part of the Northwest Quarter of the Southwest Quarter of Section 6, Township 13 North, Range 4 East, Jonesboro, Craighead County, Arkansas, being more particularly described as follows: Beginning at the Southwest corner of the Northwest Quarter of the Northwest Quarter of Section 6, Township 13 North, Range 4 East, Jonesboro, Craighead County, Arkansas; thence South 00° 33' 10" East, along the West line of the Northwest Quarter of the Northwest Quarter of said Section 6, 1323.80 feet to the Southwest corner of the Southwest Quarter of the Northwest Quarter of said Section 6; thence North 89° 58' 51" East, along the South line of the Southwest Quarter of the Northwest Quarter of said Section 6, 506.61 feet; thence South 14° 31' 32" East, leaving said South line, 93.37 feet to the point of beginning proper; thence North 75° 28' 28" East, 65.53 feet; thence North 69° 01' 50" East, 144.08 feet; thence South 14° 31' 32" East, 249.94 feet; thence South 75° 28' 28" West, 208.70 feet; thence North 14° 31' 32" West, 233.78 feet to the point of beginning proper, containing 1.15 acres, more or less, subject to all rights-of-way and easements of record.~~

Subject to existing assessments, building lines, easements, mineral reservations and/or conveyances, and restrictions, of record, if any.

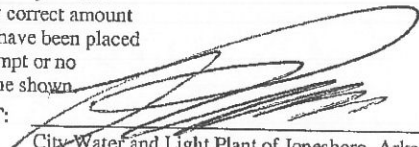
**TO HAVE AND TO HOLD** the above described lands unto the Grantee and unto its successors and assigns forever, with all tenements, appurtenances, and hereditaments thereunto belonging.

And the Grantor hereby covenants with the Grantee that it will forever warrant and defend the title to the above described lands against all claims whatsoever.

**IN TESTIMONY WHEREOF**, The name of the Grantor is hereunto affixed by its Mayor and City Clerk and its seal affixed this 6th day of May, 2009.

I hereby certify under penalty of false swearing that the legally correct amount of documentary stamps have been placed on this instrument. Exempt or no consideration paid if none shown.

GRANTEE OR AGENT:

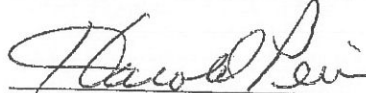


City Water and Light Plant of Jonesboro, Arkansas

GRANTEE'S ADDRESS:

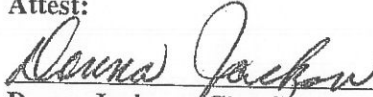
400 E. MONROE AVE  
JONESBORO, AR, 72401

City of Jonesboro, Arkansas



By: Harold Perrin, Mayor

Attest:

  
Donna Jackson, City Clerk



ACKNOWLEDGMENT

STATE OF ARKANSAS )  
 )  
 ) SS.  
COUNTY OF CRAIGHEAD )

BE IT REMEMBERED that on this 6th day of May, 2009, came before me, the undersigned, a Notary Public, duly commissioned, qualified and acting, within and for the said County and State, Harold Perrin and Donna Jackson, to me personally well known (or satisfactorily proven to be), who stated that they were the Mayor and City Clerk of City of Jonesboro, Arkansas, a municipal corporation, and were duly authorized in their respective capacities to execute the foregoing instrument for and in the name and on behalf of said corporation, and further stated and acknowledged that they had so signed, executed and delivered the foregoing instrument for the consideration, uses and purposes therein mentioned and set forth.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal this 6th day of May, 2009.

Dian Street  
Notary Public

My commission Expires:



Re-Recorded  
DEED BK 796 PG 985 - 989  
DATE 05/20/2009  
TIME 04:21:53 PM  
RECORDED IN  
OFFICIAL RECORDS OF  
CRAIGHEAD COUNTY  
ANN HUDSON  
CIRCUIT CLERK  
[Signature], D.C.  
RECEIPT# 108948

DEED BK 796 PG 102 - 105  
DATE 05/08/2009  
TIME 08:31:00 AM  
RECORDED IN  
OFFICIAL RECORDS OF  
CRAIGHEAD COUNTY  
ANN HUDSON  
CIRCUIT CLERK  
[Signature], D.C.  
RECEIPT# 108438

Markle Northeast Title Company

2207 Fowler Avenue  
Jonesboro, Arkansas 72401

# Warranty Deed

E 97-40825

KNOW ALL MEN BY THESE PRESENTS:

THAT Regenia Frizzell Camp, a single person

# 1539

for and in consideration of the sum of ten and no/100 DOLLARS and other good and valuable considerations to me in hand paid by Jonesboro Industrial Development Corporation, the receipt of which is hereby acknowledged

do hereby grant, bargain, sell and convey unto the said Jonesboro Industrial Development Corporation and unto its successors heirs and assigns forever, the following lands lying in the County of Craighead and State of Arkansas, to-wit:

The South Half of the Northeast Quarter and the Southeast Quarter of the Northwest Quarter of Section 32, Township 14 North, Range 5 East.

AND

All of the Northwest Quarter of the Northeast Quarter of Section 32, Township 14 North, Range 5 East, LESS AND EXCEPT THE FOLLOWING DESCRIBED TRACTS: Tract 1: the East 210 feet of the West 460 feet of the North 210 feet of the NW 1/4 of the NE 1/4 of Section 32, Township 14 North, Range 5 East; Tract 2: A part of the NW 1/4 of the NE 1/4 of Section 32, Township 14 North, Range 5 East, more particularly described as follows: Commence at the NE corner of the said NW 1/4 of the NE 1/4, which is the point of beginning; thence South along the East line of the NW 1/4, NE 1/4 of said Section 32, 80.0 feet to the P. C. of curve right whose degree - 2.93 ( - 4.63, R - 1956.5', T - 144.68'); thence westerly along said curve 156.67 feet to the P.T. of said curve which is the P. C. of a curve left whose degree - 3.05 ( - 8.46, R - 1876.15', T - 138.76'); thence westerly 277.02 feet to the P.T. of said curve; thence west along a line 40 feet south and parallel to the North line of said Section 32 until it intersects with the west line of the NW 1/4, NE 1/4 of said Section 32; thence north 40 feet along said West line until it intersects with the north line of said Section 32; thence east along said North line to the point of beginning, containing 1.338 acres, more or less.

To have and to hold the same unto the said Grantee and unto its successors heirs and assigns forever, with all appurtenances thereunto belonging.

And I hereby covenant with said Grantee

that I will forever warrant and defend the title to the said lands against all claims whatever.

WITNESS my hand and seal on this 3 day of February, 19 97.

(L.S.) Regenia Frizzell Camp (L.S.)  
Regenia Frizzell Camp

## ACKNOWLEDGMENT

STATE OF ARKANSAS }  
COUNTY OF CRAIGHEAD } SS

BE IT REMEMBERED, that on this day came before me the undersigned, a Notary Public within and for the County aforesaid, duly commissioned and acting Regenia Frizzell Camp, a single person

to me well known as the grantor in the foregoing Deed, and stated that she had executed the same for the consideration and purpose therein mentioned and set forth, and grantor further declared her self to be a single person.

WITNESS my hand and seal as such Notary Public on this 3 day of February, 19 97.

My Commission Expires: Official Seal

DANON C. FISHER  
NOTARY PUBLIC - ARKANSAS  
CRAIGHEAD COUNTY

Danon Fisher Notary Public

## CERTIFICATE OF RECORD

STATE OF ARKANSAS



I certify under penalty of false swearing that the legally correct amount of documentary stamps have been placed on this instrument.

Buyer Alvan Kincaid Address PO Box 1617, Jonesboro, Ark 72403

TRACT 3

ARKANSAS DOCUMENTARY \$11 0499691

DEED BOOK 529 PAGE 5-6  
DATE : 02-05-1997  
TIME : 08:10:04 A.M.  
FILED & RECORDED IN  
OFFICIAL RECORDS OF  
CRAIGHEAD COUNTY, AR.  
ANN HUDSON  
CIRCUIT CLERK

*Shannon Vickers* D.C.



\* J B 2 0 1 6 R - 0 0 4 9 3 2 4 \*

JB2016R-004932

CANDACE EDWARDS

CRAIGHEAD COUNTY

RECORDED ON:

04/05/2016 10:37AM

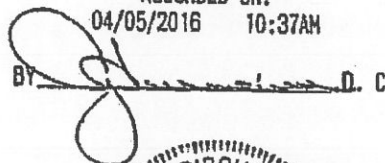
Type of Instrument: Warranty Deed  
Grantor: Jonesboro Economic Development Corporation  
Grantee: City Water and Light Plant of the City of Jonesboro, Arkansas

This Instrument Prepared By:

Waddell, Cole & Jones, PLLC  
Attorneys at Law  
P.O. Box 1700  
Jonesboro, Arkansas 72403

After recording Return to:

Waddell, Cole & Jones, PLLC  
Attorneys at Law  
P.O. Box 1700  
Jonesboro, Arkansas 72403

BY  D. C.



**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

THAT JONESBORO ECONOMIC DEVELOPMENT CORPORATION, a nonprofit corporation, Grantor, by its President, duly authorized to so act by proper resolution of its Executive Committee, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations in hand paid by CITY WATER AND LIGHT PLANT OF THE CITY OF JONESBORO, ARKANSAS, a consolidated improvement district, Grantee, the receipt of which is hereby acknowledged, docs hereby grant, bargain, sell and convey unto said Grantee, and unto its successors and assigns forever, the following described lands lying in Craighead County, Arkansas, to-wit:

A part of the Northwest Quarter of the Northeast Quarter of Section 32, Township 14 North, Range 5 East, Jonesboro, Craighead County, Arkansas, more particularly described as follows:

TRACT 1

Commencing at the Northeast corner of the Northwest Quarter of the Northeast Quarter of the aforesaid Section; thence South 0 degrees 51' 20" East, 77.45 feet to a set 5/8" x 20" rebar, said point of beginning proper; thence continue South 0 degrees 51' 20" East, 1238.31 feet to a found 5/8" x 20" rebar; thence South 87 degrees 41' 18" West, 1318.19 feet to a set 5/8" x 20" rebar; thence North 0

degrees 49' 21" West, 1014.19 feet to a point; thence North 87 degrees 39' 58" East, 251.18 feet to a found 1" iron pipe; thence North 1 degree 03' 53" West, 91.28 feet to set 5/8" x 20" rebar; thence North 87 degrees 40' 22" East, 209.21 feet to set 5/8" x 20" rebar; thence North 00 degrees 49' 21" West, 170.25 feet to a set 5/8" x 20" rebar, marking the Southerly right of way of C. W. Post Road; thence along said right of way line, North 87 degrees 40' 41" East, 443.00 feet to a set 5/8" x 20" rebar; thence along a curve to the right, said curve having a chord direction of South 88 degrees 33' 40" East, 208.08 feet, and a radius of 1454.53 feet, and curve length of 208.26 feet to a set 5/8" x 20" rebar; thence South 85 degrees 02' 40" East, 90.00 feet to a set 5/8" x 20" rebar; thence along a curve to the left, said curve having a chord direction of South 86 degrees 08' 48" East, 117.60 feet, and a radius of 1726.23 feet, and a curve length of 117.62 feet to the point of beginning proper; containing 36.11 acres, more or less, subject to all right-of-way and easements of record

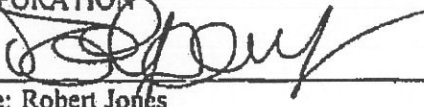
free and clear from all liens and encumbrances except for those described in Exhibit "A" attached hereto and incorporated herein by reference ("Permitted Exceptions").

To have and to hold the same unto the said Grantee, and unto its successors and assigns forever, with all tenements, appurtenances and hereditaments thereunto belonging.

And Grantor hereby covenants with said Grantee that Grantor will forever warrant and defend the title to the said lands against all lawful claims whatever except as to the Permitted Exceptions.

IN TESTIMONY WHEREOF, this instrument is hereby executed by the aforescribed officers of Grantor this 23<sup>rd</sup> day of March, 2016.

JONESBORO ECONOMIC DEVELOPMENT  
CORPORATION

By:   
Name: Robert Jones  
Title: President

ACKNOWLEDGMENT

STATE OF ARKANSAS  
COUNTY OF CRAIGHEAD

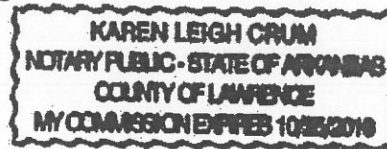
On this day before me, the undersigned, a Notary Public, within and for the County and State aforesaid, duly qualified, commissioned and acting, personally appeared Robert Jones, to me well known, and who subscribed to the foregoing instrument and stated and acknowledged that he was the President of Jonesboro Economic Development Corporation and that he as such corporate officer, being authorized so to do, had signed, executed, and delivered the foregoing instrument for the consideration, uses, and purposes therein contained, by signing himself as such officer and executing on behalf of the corporation as such officer.

WITNESS my hand and seal on this 23<sup>rd</sup> day of March, 2016.

Karen Leigh Crum  
Notary Public

My Commission Expires:

10/25/2016



This Transaction is Exempt From  
the Provisions of the Arkansas Real Property  
Transfer Tax Under A.C.A. §26-60-102(1).

AMOUNT OF TAX \$0.00

I certify under penalty of false  
swearing that at least the legally  
correct amount of documentary  
stamps have been placed on this  
instrument. Exempt or no  
consideration paid if none shown.

Grantee or Agent:

C. W. Wallace, Agent

Grantee's Address:

P. O. Box 1700  
Jonesboro, Ar 72403