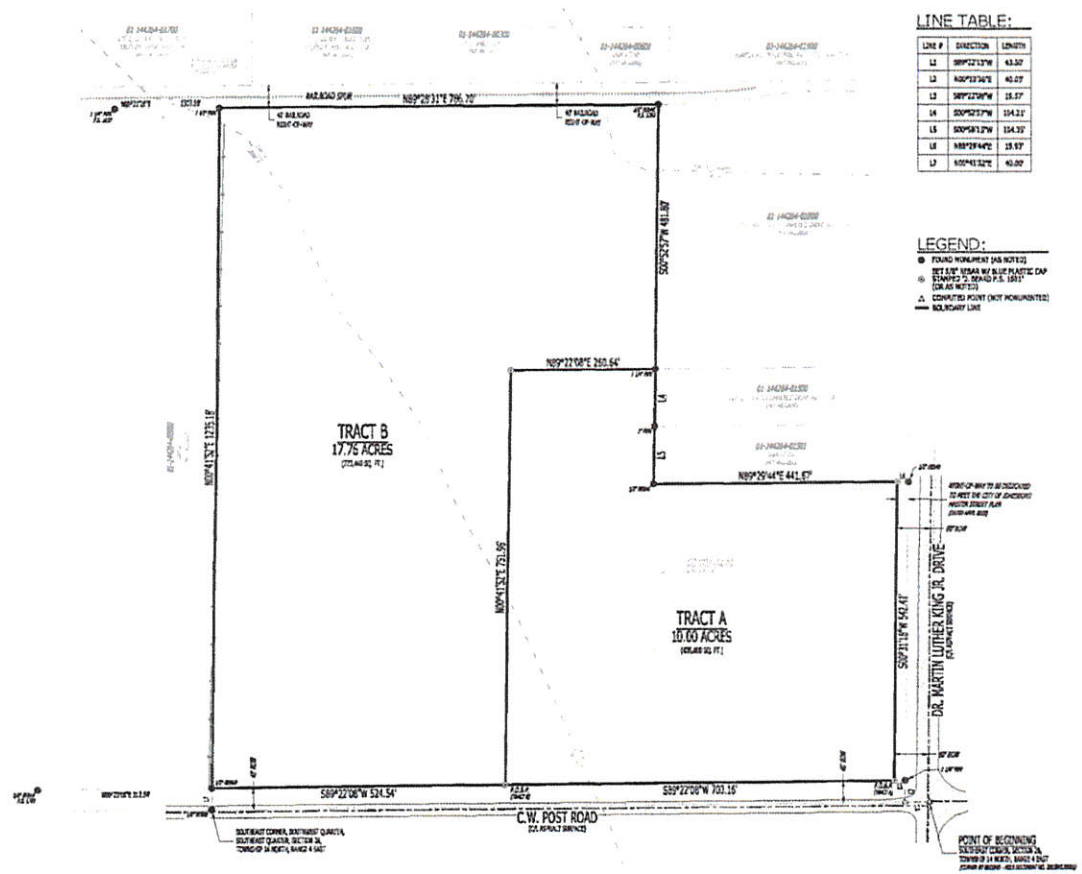

LINE TABLE:

LINE #	DIRECTION	LENGTH
L1	S89°22'13"W	43.32'
L2	N00°13'36"E	40.07'
L3	S89°22'08"W	15.57'
L4	S00°52'52"W	154.21'
L5	S00°58'12"W	154.35'
L6	N89°28'44"E	15.93'
L7	N00°41'52"E	40.00'

LEGEND:

- FOUND MONUMENT (AS NOTED)
- SET 1/2" REBAR W/ BLUE PLASTIC CAP STAMPED "J. BOARD P.S. 1891" (OR AS NOTED)
- COMPUTED POINT (NOT MONUMENTED)
- BOUNDARY LINE

VICINITY MAP
(N.T.S.)

ZONING NOTES:

1. SUBJECT PROPERTY IS ZONED I-1 LID, LIMITED INDUSTRIAL DISTRICT, LIMITED USE OVERLAY.
2. I-1 ZONING, BUILDING SETBACKS AND RESTRICTIONS:
   FRONT SETBACK - 25'
   SIDE SETBACK - 10'
   REAR SETBACK - 20'
   MAXIMUM HEIGHT LIMITATION - 60'
   MAXIMUM LOT COVERAGE - 60%
3. FOR MORE INFORMATION ABOUT THE LIMITED USE OVERLAY RESTRICTIONS CONTACT THE CITY OF JONESBORO PLANNING AND ZONING DEPARTMENT @ 870-933-4650.

SURVEYOR'S NOTES:

1. SURVEYOR WAS 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 (2001).
3. CRAIGHEAD COUNTY PARCEL NO.: 01-144284-01400.
4. THE FOLLOWING DOCUMENTS WERE USED TO COMPLETE THIS SURVEY:
   - RECORD PLAT, JONESBORO INDUSTRIAL PARK FIRST ADDITION, BY CLAY KENNARD, P.S. 336, RECORDED IN BOOK 158, PAGE 70, DATED JUNE 26, 1998.
   - RECORD PLAT, HEATHERLY COMMERCE DRIVE ADDITION, BY TERRY G. BARE, P.E. 1848, RECORDED IN BOOK B, PAGE 86, DATED OCTOBER 28, 1992.
   - RECORD PLAT, COOK'S COMMERCE DRIVE ADDITION, BY CLAY KENNARD, P.S. 336, RECORDED IN BOOK B, PAGE 88, DATED JANUARY 14, 1993.
   - RECORD PLAT, GILBERT INDUSTRIES KRUEGER DRIVE ADDITION, BY TERRY G. BARE, P.E. 1848, RECORDED IN BOOK B, PAGE 123, DATED NOVEMBER 10, 1994.
   - BOUNDARY SURVEY, BY MICHAEL P. MCWHIRTER, P.E. 5739, AGLS DOCUMENT NO. 201504170018, DATED MARCH 30, 2015.
   - BOUNDARY SURVEY, BY DALE ADAMSON, P.E. 1365, ADS DOCUMENT NO. 201707210664, DATED MAY 26, 2017.
   - BOUNDARY SURVEY, BY JASON D. BOARD, P.E. 1891, AGLS DOCUMENT NO. 201907250082, DATED APRIL 24, 2019.
   - RECORD REPLAT, DWIGHT REPLAT, BY CLARENCE W. MCALISTER, P.E. 1303, RECORDED IN BOOK C, PAGE 203, DATED OCTOBER 31, 2018.
   - EXECUTOR'S DEED, THELMA MAURICE TRUST TO CALIARKA PETRO, LLC, CRAIGHEAD COUNTY DOCUMENT NO. 2020R-007610, DATED MAY 22, 2020.
5. A PORTION OF THE SUBJECT PROPERTY LIES WITHIN THE 100 YEAR SPECIAL FLOOD HAZARD ZONES "AE" AND "A1 FLOODWAY", AS SHOWN ON FEMA FLOOD INSURANCE RATE MAPS: PANEL NO. 05031C0115C, EFFECTIVE DATE SEPTEMBER 27, 1991. THE LOCATION OF THE FLOOD HAZARD ZONES AND BASE FLOOD ELEVATION CONTOURS SHOWN ON THIS SURVEY ARE APPROXIMATE AND BASED ON GEOREFERENCED MAPS PROVIDED BY FEMA FLOOD MAP SERVICE CENTER AND THE ARKANSAS GIS OFFICE.
6. BUILDINGS AND IMPROVEMENTS SURFACE AND/OR SUBSURFACE ON AND ADJACENT TO THE SUBJECT PROPERTY ARE NOT NECESSARILY SHOWN ON THIS BOUNDARY SURVEY.
7. THE EXISTENCE AND/OR LOCATION OF UTILITY SERVICES TO THE SUBJECT PROPERTY ARE UNKNOWN AND ARE NOT SHOWN ON THIS BOUNDARY SURVEY.
8. FIELD WORK WAS COMPLETED ON APRIL 28, 2021.

LEGAL DESCRIPTION (AS-SURVEYED):

TRACT A:
PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 14 NORTH, RANGE 04 EAST, JONESBORO, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SECTION 26, TOWNSHIP 14 NORTH, RANGE 04 EAST, JONESBORO, CRAIGHEAD COUNTY, ARKANSAS; THENCE SOUTH 89°22'13" WEST, ALONG THE SOUTH LINE OF SAID SECTION 26, 43.56 FEET; THENCE NORTH 00°13'36" EAST, LEAVING SAID SOUTH LINE, 40.01 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF C.W. POST ROAD; THENCE SOUTH 89°22'08" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, 15.57 FEET TO THE POINT OF BEGINNING PROPER; THENCE CONTINUE SOUTH 89°22'08" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, 703.16 FEET; THENCE NORTH 00°41'52" EAST, LEAVING SAID NORTHERLY RIGHT-OF-WAY LINE, 731.95 FEET; THENCE NORTH 89°22'08" EAST, 260.64 FEET TO THE WEST LINE OF COOK'S COMMERCE DRIVE ADDITION; THENCE SOUTH 00°52'52" WEST, ALONG SAID WEST LINE, 154.21 FEET; THENCE SOUTH 00°58'12" WEST LEAVING SAID WEST LINE, 154.35 FEET; THENCE NORTH 89°28'44" EAST, 441.67 FEET TO THE PROPOSED WESTERLY RIGHT-OF-WAY LINE OF DR. MARTIN LUTHER KING JR. DRIVE; THENCE SOUTH 00°21'16" WEST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 542.41 FEET TO THE POINT OF BEGINNING PROPER, CONTAINING 10.00 ACRES (435,600 SQ. FT.), MORE OR LESS, SUBJECT TO ALL RIGHTS-OF-WAY AND EASEMENTS OF RECORD.

TRACT B:
PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 14 NORTH, RANGE 04 EAST, JONESBORO, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SECTION 26, TOWNSHIP 14 NORTH, RANGE 04 EAST, JONESBORO, CRAIGHEAD COUNTY, ARKANSAS; THENCE SOUTH 89°22'13" WEST, ALONG THE SOUTH LINE OF SAID SECTION 26, 43.56 FEET; THENCE NORTH 00°13'36" EAST, LEAVING SAID SOUTH LINE, 40.01 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF C.W. POST ROAD; THENCE SOUTH 89°22'08" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, 722.73 FEET TO THE POINT OF BEGINNING PROPER; THENCE CONTINUE SOUTH 89°22'08" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, 524.54 FEET; THENCE NORTH 00°41'52" EAST, LEAVING SAID NORTHERLY RIGHT-OF-WAY LINE, 1275.18 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF AN EXISTING RAILROAD SPUR; THENCE NORTH 89°28'31" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, 796.70 FEET TO THE WEST LINE OF HEATHERLY COMMERCE DRIVE ADDITION; THENCE SOUTH 00°52'52" WEST, ALONG SAID WEST LINE, 491.80 FEET; THENCE SOUTH 89°22'08" WEST, LEAVING SAID WEST LINE, 260.64 FEET; THENCE SOUTH 00°41'52" WEST, 731.95 FEET TO THE POINT OF BEGINNING PROPER, CONTAINING 17.76 ACRES (773,440 SQ. FT.), MORE OR LESS, SUBJECT TO ALL RIGHTS-OF-WAY AND EASEMENTS OF RECORD.

SURVEYOR'S CERTIFICATION:

I, JASON D. BOARD, 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 TRACTS WERE SURVEYED UNDER MY DIRECT SUPERVISION.

GRAPHIC SCALE 1" = 100'

UTILITY PROVIDERS:

ELECTRIC, WATER & SEWER:
CITY WATER & LIGHT
400 EAST MONROE
JONESBORO, AR 72401
(870)-930-8681

NATURAL GAS:
CENTERPOINT ENERGY
2613 OLD MILL HOUSE ROAD
JONESBORO, AR 72404
(870)-972-6602

TELECOMMUNICATIONS:
AT&T ARKANSAS
722 SOUTH CHURCH
JONESBORO, AR 72401
1-800-464-7928

SUDDENLINK COMMUNICATIONS
1520 SOUTH CARAWAY ROAD
JONESBORO, AR 72401
(870)-939-3613

NETTIS COMMUNICATIONS
2408 NETTIS DRIVE
(870)-336-3456

Know what's **below.**
Call before you dig.

BEARINGS BASED ON ARKANSAS STATE PLANE GRID NORTH ZONE (2001)

BOUNDARY SURVEY

CLIENT: CALIARKA PETRO, LLC.

A PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 14 NORTH, RANGE 04 EAST, JONESBORO, CRAIGHEAD COUNTY, ARKANSAS

RIDGE SURVEYING & CONSULTING PLLC
870.203.9160
www.ridgesurveying.com
604 Church Ave., Suite B
Jonesboro, AR 72401

BY	DESCRIPTION

DRAWING INFO

DRAWN BY:	JMR
DATE:	05/14/2021
SCALE:	1" = 100'
PROJ. NO.:	21-005

RIDGE SURVEYING & CONSULTING, PLLC
ARKANSAS - 2946

STATE OF ARKANSAS
JASON D. BOARD
1891
REGISTERED LAND SURVEYOR
05/18/2021

JASON D. BOARD - SURVEYOR
ARKANSAS - P.S. 1891

SEC-14N-04E-0-26-230-16-1691