

UNPLATTED  
R-1 ZONING  
OWNER: ARKANSAS STATE UNIVERSITY  
(NOT INCLUDED)

N89°21'21"E 1,300.00'

C/L McCLELLAN DRIVE

N00°39'15"E 1,463.46'

TOTAL AREA  
1,829,121 SQ. FT.  
41.99± ACRES

EXISTING R-1 ZONING  
REQUESTING C-3

F.I.P.

LOT 1  
COOPER-SILVER REPLAT  
R-3 ZONING  
(NOT INCLUDED)

FUTURE CONNECTION

C/L CONRAD DRIVE

LOT 5  
REPLAT OF LOTS 4-6,  
BLK B, WHITE PLAZA  
H ZONING  
(NOT INCLUDED)

UNPLATTED  
R-1 ZONING  
OWNER: ARKANSAS STATE UNIVERSITY  
(NOT INCLUDED)

S00°39'15"W 1,165.71'

10' SANITARY SEWER EASEMENT  
(BOOK 170, PAGE 390)

C-3 ZONING  
(NOT INCLUDED)

**DESCRIPTION**

A PART OF THE SOUTH-EAST QUARTER OF SECTION 29, TOWNSHIP 14 NORTH, RANGE 04 EAST, JONESBORO, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH QUARTER CORNER OF SECTION 29, TOWNSHIP 14 NORTH, RANGE 04 EAST, JONESBORO, CRAIGHEAD COUNTY, ARKANSAS; THENCE NORTH 89°21'02" EAST, ALONG THE SECTION LINE, A DISTANCE OF 363.10 FEET; THENCE NORTH 00°39'15" EAST, DEPARTING SAID SECTION LINE, A DISTANCE OF 280.31 FEET TO A POINT LYING ON THE NORTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 63, SAID POINT BEING THE POINT OF BEGINNING PROPER; THENCE CONTINUE NORTH 00°39'15" EAST, DEPARTING SAID RIGHT-OF-WAY LINE, A DISTANCE OF 1463.46 FEET; THENCE NORTH 89°21'21" EAST, A DISTANCE OF 1300.00 FEET; THENCE SOUTH 00°39'15" WEST, A DISTANCE OF 1165.71 FEET TO THE NORTH LINE OF A PARCEL OF LAND CONVEYED TO THE ARKANSAS STATE POLICE BY LEGISLATIVE ACT 613-1981; THENCE SOUTH 89°16'29" WEST, ALONG SAID NORTH LINE, A DISTANCE OF 167.99 FEET TO THE WEST LINE OF SAID CONVEYED PARCEL; THENCE SOUTH 00°21'06" WEST, ALONG SAID WEST LINE, A DISTANCE OF 249.95 FEET; THENCE SOUTH 87°15'06" WEST, DEPARTING SAID WEST LINE, A DISTANCE OF 1134.90 FEET TO THE POINT OF BEGINNING PROPER.

CONTAINING IN ALL 1,829,121 SQ. FT. OR 41.99 ACRES, MORE OR LESS. SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.

**LEGEND**

- BOUNDARY LINE
- - - ADJACENT LOT LINE
- - - EASEMENT LINE
- F.R.B.
- F.I.P.
- FOUND REBAR
- FOUND IRON PIPE

**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.

*Jerry Halbey, Jr.*  
CENTERLINE, LLC  
JERRY HALBEY, JR., MEMBER MANAGER

**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: 10/24/2014



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: 810-932-3594 FAX: 810-935-1263

**REZONING PLAT**  
FOR CENTERLINE, LLC  
McCLELLAN DRIVE  
JONESBORO, ARKANSAS

DRAWN: GCH CHECKED: KLS DATE: 10/24/14 SHEET  
SCALE: 1" = 100' CADD FILE: 13179-004 DWG#: 0414292.0019 1 OF 1

**SURVEYOR'S NOTES**

1. THIS BOUNDARY SURVEY AND REZONING PLAT WAS PREPARED FOR CENTERLINE, LLC.
2. NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY THIS SURVEYOR FOR EASEMENTS, RESTRICTIONS, RESERVATIONS OR RIGHTS-OF-WAY AFFECTING THIS PROPERTY.
3. SUBJECT PROPERTY IS CURRENTLY ZONED R-1 WITH A REQUEST FOR C-3 ZONING AS NOTED.

S87°16'29"W  
167.99'

S00°21'06"W  
249.95'

UNPLATTED  
R-1 ZONING  
ARKANSAS STATE  
POLICE HEADQUARTERS  
(NOT INCLUDED)

10' UTILITY EASEMENT  
(BOOK 235, PAGE 333)

10' SANITARY SEWER EASEMENT  
(BOOK 252, PAGE 317)

GRAVEL CONC

S87°15'06"W 1134.90'

EXISTING RIGHT-OF-WAY LINE

U.S. HIGHWAY 63

LOT 1  
BARRISTER SUBDIVISION  
C-3 LUO ZONING  
(NOT INCLUDED)

LOT 2  
BARRISTER SUBDIVISION  
C-3 LUO ZONING  
(NOT INCLUDED)

10' UTILITY EASEMENT  
(BOOK 235, PAGE 333 7)

10' UTILITY EASEMENT  
(BOOK 235, PAGE 333 7)

10' UTILITY EASEMENT  
(BOOK 181, PAGE 506)

10' SANITARY SEWER EASEMENT  
(BOOK 252, PAGE 317)

10' SANITARY SEWER EASEMENT  
(BOOK 252, PAGE 317)

POINT OF BEGINNING

POINT OF COMMENCEMENT  
SOUTHWEST CORNER  
SOUTHEAST QUARTER  
SEC. 29, T14N, R4E

SECTION 29, T14N, R4E  
SECTION 32, T14N, R4E

N89°21'02"E 363.21'



GRAPHIC SCALE  
IN FEET