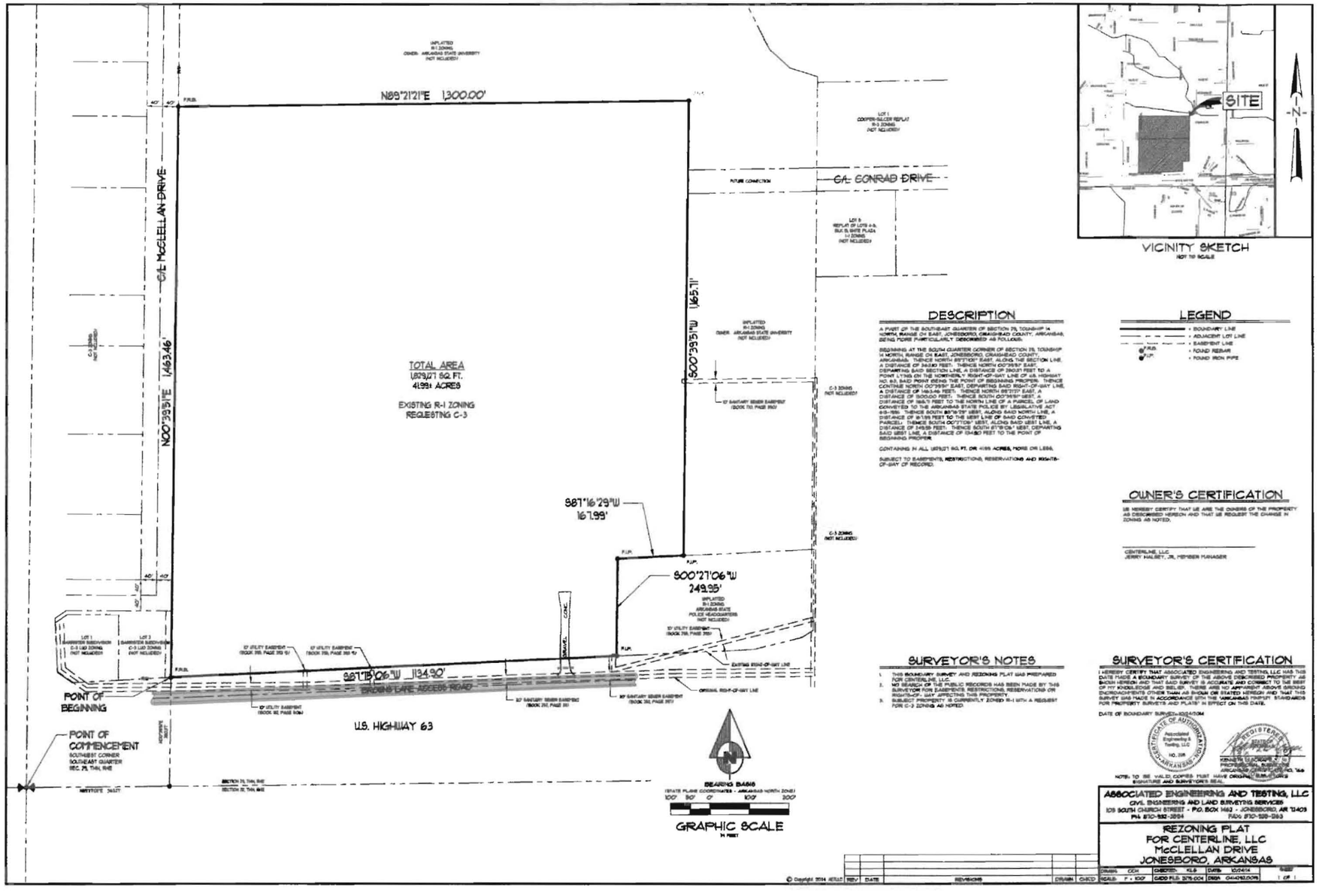

DESCRIPTION

A PART OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 14 NORTH, RANGE 04 EAST, JONESBORO, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH QUARTER CORNER OF SECTION 25, TOWNSHIP 14 NORTH, RANGE 04 EAST, JONESBORO, CRAIGHEAD COUNTY, ARKANSAS; THENCE NORTH 89°21'21" EAST, ALONG THE SECTION LINE, A DISTANCE OF 2630.10 FEET; THENCE NORTH 00°39'51" EAST, DEPARTING SAID SECTION LINE, A DISTANCE OF 290.01 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°39'51" 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°39'51" 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 413-1995; THENCE SOUTH 87°16'29" WEST, ALONG SAID NORTH LINE, A DISTANCE OF 167.99 FEET TO THE WEST LINE OF SAID CONVEYED PARCEL; THENCE SOUTH 00°27'06" WEST, ALONG SAID WEST LINE, A DISTANCE OF 249.35 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 1829271 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
- 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.

CENTERLINE, LLC
JERRY HALSEY, JR, MEMBER MANAGER

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.

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

Associated Engineering & Testing, LLC — NO. 338 — CERTIFICATE OF AUTHORIZATION — ARKANSAS

REGISTERED — KENNETH G. LEDBETTER, P.E. NO. 11466 — PROFESSIONAL ENGINEER — ARKANSAS — SURVEYOR — NO. 1466

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

ASSOCIATED ENGINEERING AND TESTING, LLC
CIVIL ENGINEERING AND LAND SURVEYING SERVICES
109 SOUTH CHURCH STREET - P.O. BOX 1482 - JONESBORO, AR 72403
PH: 870-932-2834 FAX: 870-935-2363

REZONING PLAT
FOR CENTERLINE, LLC
McCLELLAN DRIVE
JONESBORO, ARKANSAS

DRAWN: CDH	CHECKED: KLG	DATE: 10/24/14	SHEET
SCALE: 1" = 100'	GRID FILE: 2275.004	DWG#: 04140925.DWG	1 OF 1

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REV	DATE	REVISIONS	DRAWN	CHECKED