

CURVE TABLE:

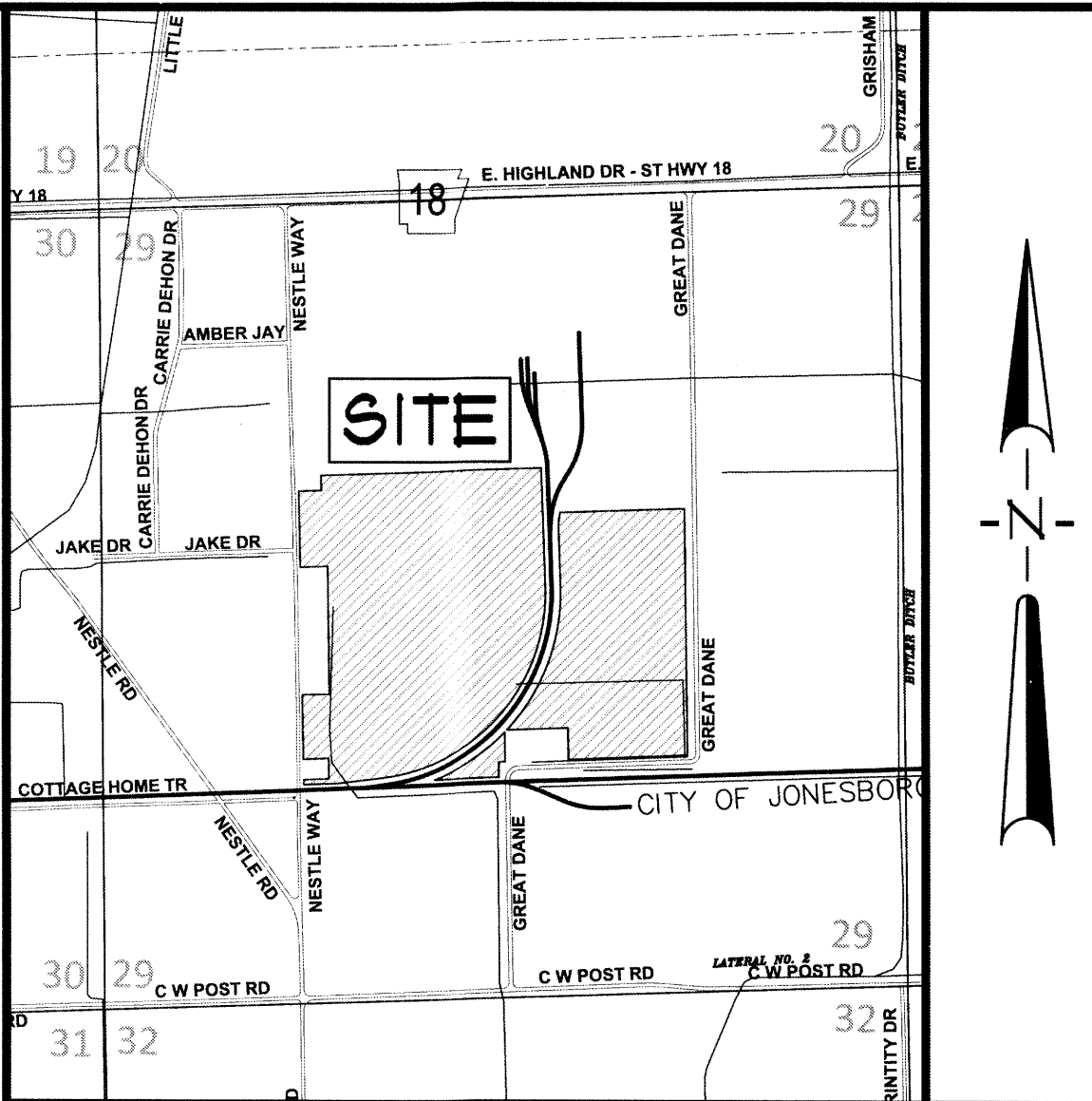
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	560.64'	1324.80'	24°14'49"	N55°56'47"E	556.47'
C2	1812.12'	1224.80'	84°46'13"	S40°23'35"W	1651.30'
C3	1038.38'	1324.80'	44°54'31"	N20°27'41"E	1012.00'
C4	94.57'	577.15'	09°23'17"	N06°51'40"E	94.46'

LINE TABLE:

LINE #	DIRECTION	LENGTH
L1	N00°45'21"W	90.03'
L2	S00°45'21"E	194.07'
L3	S87°50'29"W	42.26'
L4	S00°45'21"E	100.04'
L5	S87°50'30"W	223.47'
L6	N01°02'55"W	33.98'
L7	N87°43'55"E	165.59'
L8	N01°01'53"W	134.96'
L9	S87°45'21"W	165.63'
L10	N89°02'18"E	178.94'
L11	S88°09'55"W	180.41'
L12	N88°04'30"E	150.00'
L13	N01°13'40"W	100.00'
L14	S82°46'42"W	302.28'
L15	N00°45'21"W	208.77'
L16	S87°50'29"W	402.81'

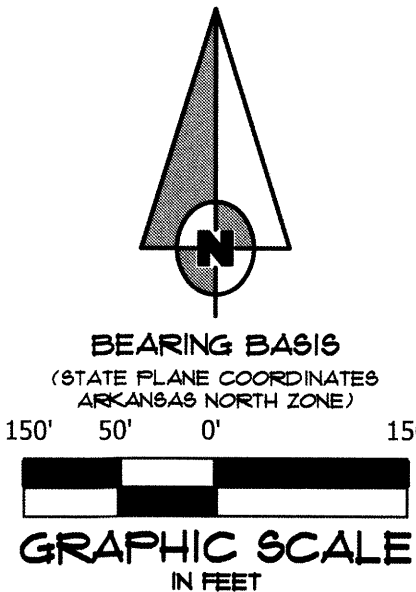
LEGEND:

- FOUND MONUMENT (AS NOTED)
- SET 5/8" REBAR W/ BLUE PLASTIC CAP
- STAMPED "J. BEARD P.S. 1691" (OR AS NOTED)
- COMPUTED POINT (NOT MONUMENTED)
- UTILITY POLE
- STORM DRAIN MANHOLE
- TELECOMMUNICATIONS PEDESTAL
- BOUNDARY LINE
- OVERHEAD ELECTRIC LINE



VICINITY SKETCH

NOT TO SCALE



LEGAL DESCRIPTION (AS-SURVEYED):

TRACT A:
PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER AND PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 14 NORTH, RANGE 05 EAST, JONESBORO, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 14 NORTH, RANGE 05 EAST, JONESBORO, CRAIGHEAD COUNTY, ARKANSAS; THENCE NORTH 00°45'21" WEST, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 29, 90.03 FEET TO THE POINT OF BEGINNING PROPER; THENCE SOUTH 87°50'30" WEST, LEAVING SAID EAST LINE, 1084.14 FEET TO THE POINT OF BEGINNING PROPER; THENCE CONTINUE SOUTH 87°50'30" WEST, 223.47 FEET TO THE EASTERN RIGHT-OF-WAY LINE OF NESTLE WAY; THENCE NORTH 01°02'55" WEST, ALONG SAID EASTERN RIGHT-OF-WAY LINE, 33.98 FEET; THENCE NORTH 87°43'55" EAST, LEAVING SAID EASTERN RIGHT-OF-WAY LINE, 165.59 FEET; THENCE NORTH 01°01'53" WEST, 134.96 FEET; THENCE SOUTH 87°45'21" WEST, 165.63 FEET TO THE EASTERN RIGHT-OF-WAY LINE OF NESTLE WAY; THENCE NORTH 01°02'55" WEST, ALONG SAID EASTERN RIGHT-OF-WAY LINE, 425.88 FEET; THENCE NORTH 89°02'18" EAST, LEAVING SAID EASTERN RIGHT-OF-WAY LINE, 178.94 FEET; THENCE NORTH 00°50'48" WEST, 843.01 FEET TO THE EASTERN RIGHT-OF-WAY LINE OF NESTLE WAY; THENCE NORTH 01°13'40" WEST, 100.00 FEET; THENCE NORTH 88°04'30" EAST, LEAVING SAID EASTERN RIGHT-OF-WAY LINE, 150.00 FEET; THENCE NORTH 01°13'40" WEST, 100.00 FEET; THENCE NORTH 88°04'27" EAST, 1453.85 FEET TO THE WESTERN RIGHT-OF-WAY LINE OF AN EXISTING RAILROAD SPUR; THENCE ALONG SAID WESTERN RIGHT-OF-WAY LINE THE FOLLOWING COURSES AND DISTANCES: SOUTH 01°59'31" EAST, 788.89 FEET TO A POINT ON A CURVE TO THE RIGHT; SOUTHWESTERLY ALONG SAID CURVE WITH A CENTRAL ANGLE OF 84°46'13", A RADIUS OF 1224.80 FEET, 1812.12 FEET TO A POINT THAT BEARS SOUTH 40°23'35" WEST, 1651.30 FEET FROM THE LAST SAID POINT; SOUTH 82°46'42" WEST, 302.28 FEET TO THE POINT OF BEGINNING PROPER, CONTAINING 63.39 ACRES (2,761,272 SQ. FT.), MORE OR LESS, SUBJECT TO ALL RIGHTS-OF-WAY AND EASEMENTS OF RECORD.

TRACT B:
PART OF SECTION 29, TOWNSHIP 14 NORTH, RANGE 05 EAST, JONESBORO, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 14 NORTH, RANGE 05 EAST, JONESBORO, CRAIGHEAD COUNTY, ARKANSAS; THENCE NORTH 00°45'21" WEST, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 29, 90.03 FEET THENCE SOUTH 87°50'30" WEST, LEAVING SAID EAST LINE, 1084.14 FEET TO THE POINT OF BEGINNING PROPER; THENCE CONTINUE SOUTH 87°50'30" WEST, 223.47 FEET TO THE EASTERN RIGHT-OF-WAY LINE OF NESTLE WAY; THENCE NORTH 01°02'55" WEST, ALONG SAID EASTERN RIGHT-OF-WAY LINE, 33.98 FEET; THENCE NORTH 87°43'55" EAST, LEAVING SAID EASTERN RIGHT-OF-WAY LINE, 165.59 FEET; THENCE NORTH 01°01'53" WEST, 134.96 FEET; THENCE SOUTH 87°45'21" WEST, 165.63 FEET TO THE EASTERN RIGHT-OF-WAY LINE OF NESTLE WAY; THENCE NORTH 01°02'55" WEST, ALONG SAID EASTERN RIGHT-OF-WAY LINE, 425.88 FEET; THENCE NORTH 89°02'18" EAST, LEAVING SAID EASTERN RIGHT-OF-WAY LINE, 178.94 FEET; THENCE NORTH 00°50'48" WEST, 843.01 FEET TO THE EASTERN RIGHT-OF-WAY LINE OF NESTLE WAY; THENCE NORTH 01°13'40" WEST, 100.00 FEET; THENCE NORTH 88°04'30" EAST, LEAVING SAID EASTERN RIGHT-OF-WAY LINE, 150.00 FEET; THENCE NORTH 01°13'40" WEST, 100.00 FEET; THENCE NORTH 88°04'27" EAST, 1453.85 FEET TO THE WESTERN RIGHT-OF-WAY LINE OF AN EXISTING RAILROAD SPUR; THENCE ALONG SAID WESTERN RIGHT-OF-WAY LINE THE FOLLOWING COURSES AND DISTANCES: SOUTH 01°59'31" EAST, 788.89 FEET TO A POINT ON A CURVE TO THE RIGHT; SOUTHWESTERLY ALONG SAID CURVE WITH A CENTRAL ANGLE OF 84°46'13", A RADIUS OF 1224.80 FEET, 1812.12 FEET TO A POINT THAT BEARS SOUTH 40°23'35" WEST, 1651.30 FEET FROM THE LAST SAID POINT; SOUTH 82°46'42" WEST, 302.28 FEET TO THE POINT OF BEGINNING PROPER, CONTAINING 63.39 ACRES (2,761,272 SQ. FT.), MORE OR LESS, SUBJECT TO ALL RIGHTS-OF-WAY AND EASEMENTS OF RECORD.

TRACT C:
PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER AND PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 14 NORTH, RANGE 05 EAST, JONESBORO, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 14 NORTH, RANGE 05 EAST, JONESBORO, CRAIGHEAD COUNTY, ARKANSAS; THENCE NORTH 00°45'21" WEST, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 29, 90.07 FEET; THENCE NORTH 87°50'29" EAST, LEAVING SAID EAST LINE, 459.68 FEET TO THE POINT OF BEGINNING PROPER; THENCE NORTH 00°45'21" WEST, 208.77 FEET; THENCE SOUTH 87°50'29" WEST, 402.81 FEET TO A POINT ON A CURVE TO THE LEFT, SAID POINT BEING ON THE EASTERN RIGHT-OF-WAY LINE OF AN EXISTING RAILROAD SPUR; THENCE ALONG SAID EASTERN RIGHT-OF-WAY LINE THE FOLLOWING COURSES AND DISTANCES: NORTHEASTERLY ALONG SAID CURVE WITH A CENTRAL ANGLE OF 44°54'31", A RADIUS OF 1342.80 FEET, 1038.38 FEET TO A POINT THAT BEARS NORTH 20°27'41" EAST, 1012.00 FEET FROM THE LAST SAID POINT; NORTH 01°59'31" WEST, 395.56 FEET TO A POINT ON A CURVE TO THE RIGHT; NORTHEASTERLY ALONG SAID CURVE WITH A CENTRAL ANGLE OF 09°23'17", A RADIUS OF 577.15 FEET, 94.57 FEET TO A POINT THAT BEARS NORTH 06°51'40" EAST, 94.46 FEET FROM THE LAST SAID POINT; THENCE NORTH 88°03'47" EAST, LEAVING SAID EASTERN RIGHT-OF-WAY LINE, 818.62 FEET TO THE WESTERN RIGHT-OF-WAY LINE OF GREAT DANE DRIVE; THENCE SOUTH 00°42'46" EAST, ALONG SAID WESTERN RIGHT-OF-WAY LINE, 1629.07 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF GREAT DANE DRIVE; THENCE SOUTH 87°50'29" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, 785.00 FEET TO THE POINT OF BEGINNING PROPER, CONTAINING 33.00 ACRES (1,437,324 SQ. FT.), MORE OR LESS, SUBJECT TO ALL RIGHTS-OF-WAY AND EASEMENTS OF RECORD.

GENERAL NOTES

- THIS DRAWING WAS PREPARED FOR THE EXCLUSIVE USE OF THE CITY OF JONESBORO, THE JONESBORO INDUSTRIAL DEVELOPMENT CORPORATION AND THE DEVELOPMENT, LLC AND IS NOT ASSIGNABLE.
- BOUNDARY SURVEY AND DESCRIPTION SHOWN ARE PER ALTA LAND TITLE SURVEY BY JASON D. BEARD OF RIDGE SURVEYING & CONSULTING PLLC, DATED MARCH 27, 2020 AND REVISED ON APRIL 8, 2020.
- SUBJECT PROPERTY IS CURRENTLY ZONED I-2, GENERAL INDUSTRIAL DISTRICT. THE SURROUNDING PROPERTIES ALONG THE NORTH, EAST AND SOUTH ARE ZONED I-2, GENERAL INDUSTRIAL DISTRICT. THE SURROUNDING PROPERTIES TO THE WEST ARE ZONED R-1, SINGLE-FAMILY MEDIUM DENSITY DISTRICT. THE FOLLOWING INFORMATION IS BASED UPON THE ZONING ORDINANCE OF THE CITY OF JONESBORO, ARKANSAS, CODIFIED AS TITLE 14 OF THE JONESBORO MUNICIPAL CODE, AND ADOPTED PURSUANT TO AUTHORITY GRANTED BY THE ARKANSAS GENERAL ASSEMBLY IN TITLE 14, CHAPTER 56, SUBCHAPTER 4 OF THE ARKANSAS CODE OF 1987 ANNOTATED. THE BUILDING SETBACK FOR I-2 ZONING ARE: FRONT=100' SIDE=25' REAR=25' MINIMUM LOT SIZE FOR I-2 ZONING IS 10,000 SQUARE FEET. MINIMUM LOT WIDTH (ALL USES) IS 100 FEET. MINIMUM LOT DEPTH (ALL USES) IS 100 FEET. THE MAXIMUM LOT COVERAGE IS 60%. THE MAXIMUM BUILDING HEIGHT IS 75 FEET. THERE IS "NO STANDARD" FOR MAXIMUM FLOOR AREA.

REQUESTING I-2 CONDITIONAL USE.

DEVELOPMENT NOTES

- PRIOR TO CONSTRUCTION ACTIVITIES BEGINNING, A MINOR PLAT WILL BE SUBMITTED FOR APPROVAL AND RECORDING.
- PROJECT IS LOCATED WITHIN THE CRAIGHEAD TECHNOLOGY PARK AND IS EXEMPT FROM LANDSCAPE REQUIREMENTS PER ORD. 117-326.a.2.b.
- PROJECT SITE WILL BE FENCED AND SECURE AT ALL TIMES.

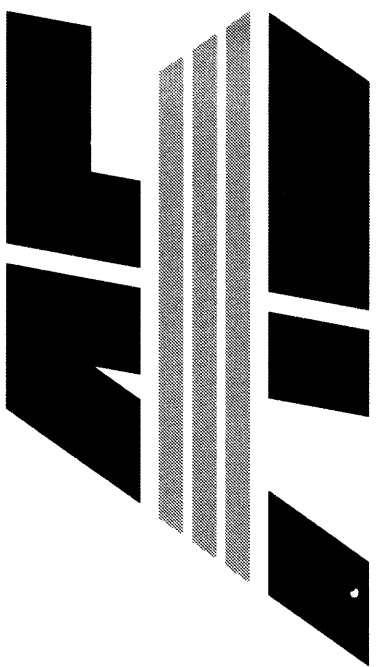
OWNER'S CERTIFICATION

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY AS DESCRIBED HEREON AND THAT WE REQUEST I-2 ZONING CONDITIONAL USE APPROVAL FOR THE PLAN AS SHOWN.

REPRESENTATIVE
JONESBORO INDUSTRIAL DEVELOPMENT CORPORATION

TPE DEVELOPMENT, LLC
JONESBORO INDUSTRIAL PARK
BETWEEN NESTLE WAY & GREAT DANE DRIVE
JONESBORO, ARKANSAS

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



NO.	DESCRIPTION	DATE

CONDITIONAL
USE REQUEST

DATE: 04/28/20	DRAWN: CCH
CADD FILE: 20116-001.R1	CHECKED: JME
DWG# 0514291.000X	SHEET 8-EET
SCALE: 1" = 150'	1 OF 1