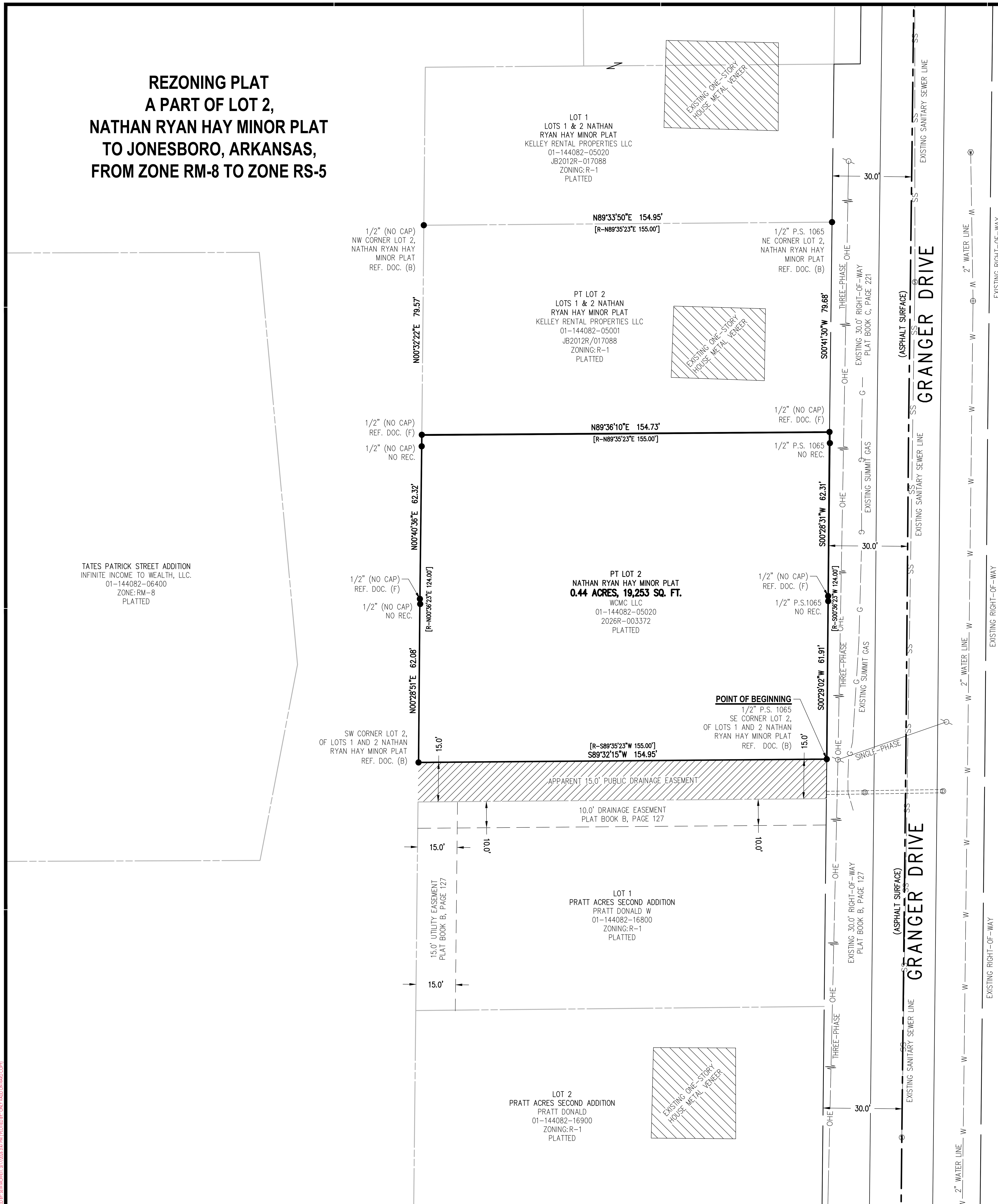
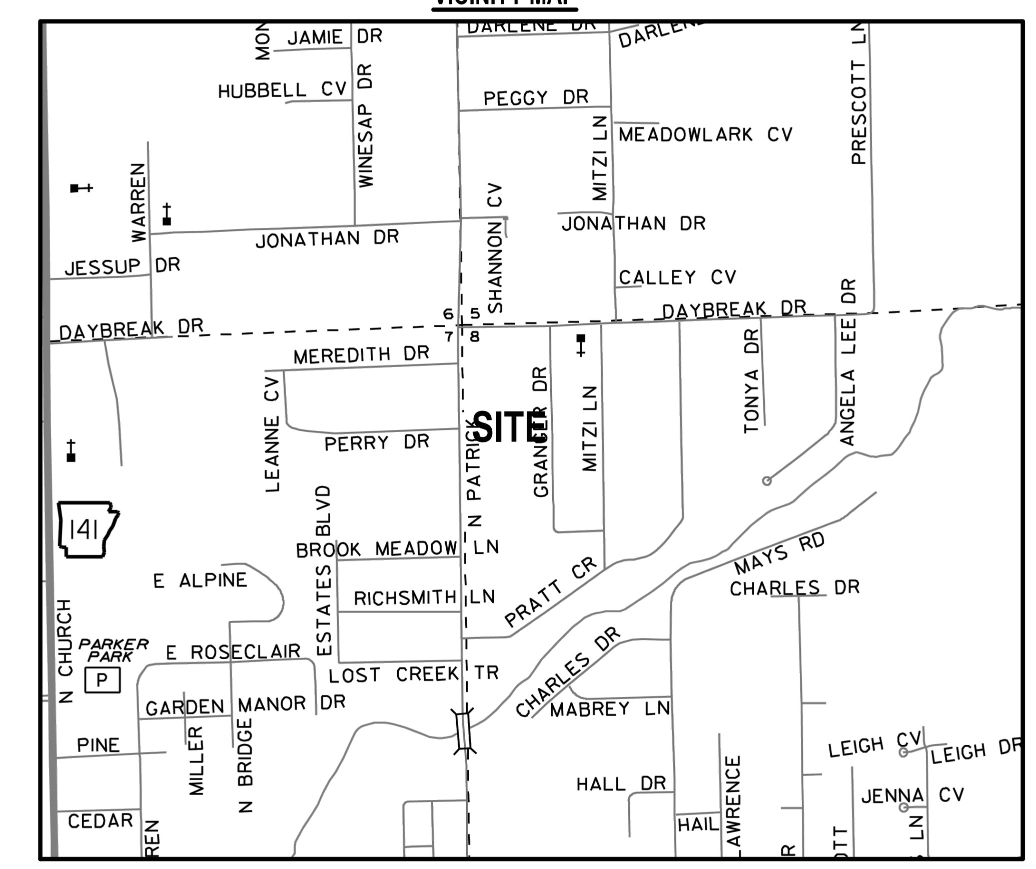
REZONING PLAT
A PART OF LOT 2, NATHAN RYAN HAY MINOR PLAT TO JONESBORO, ARKANSAS, FROM ZONE RM-8 TO ZONE RS-5



VICINITY MAP



SURVEYOR'S NOTES:

1. Except as specifically stated or shown on this plat, this survey does not purport to reflect any of the following which may be applicable to the subject real estate: easements, other than possible easements which were visible at the time of making this survey; building setback lines; restrictive covenants; subdivision restrictions; zoning or other land use regulations, and any other facts which an accurate and current title search may disclose.
2. Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts which an accurate and current title search may disclose.
3. Plat represents a boundary survey of a parcel described in Craighead County Deed Records in Book 2026R, Page 003372.
4. Survey is valid only if print has original seal and signature of surveyor present.
5. Declaration is made to original purchaser of the survey. It is not transferable to additional institutions or subsequent owners.
6. The locations of underground utilities as shown hereon are based on above ground markings and visible structures (Locate Ticket #260303-0945). Locations of underground utilities/structures may vary from locations shown hereon. Additional buried utilities/structures may be encountered. No excavations were made during the progress of this survey to locate buried utilities/structures.
7. This survey meets current "Arkansas Minimum Standards for Property Surveys and Plats." Field work for this survey was completed on 3/13/2026.
8. Every document of record reviewed and considered as a part of this survey is noted hereon. No abstract of title, nor title commitment, nor results of title searches were furnished to the surveyor. There may exist other documents of record which would affect this parcel.
9. Parcel numbers, owner names, and other adjacent property information are sourced from Craighead County assessor's office.
10. All buildings, surface and subsurface improvements on and adjacent to the site are not necessarily shown.
11. The location and/or existence of utility service lines to the property surveyed are unknown and are not shown.
12. No attempt has been made as a part of this boundary survey to obtain or show data concerning existence, size, depth, condition, capacity, or location of any utility or municipal/public service facility. For information regarding these utilities or facilities, please contact the appropriate agencies or other surveys.
13. The subject property is located in Zone X - Area determined to be outside the 0.2% annual chance floodplain per FEMA Flood Insurance Rate Map 05031C0252D, Effective 9/26/2024.

THE FOLLOWING DOCUMENTS WERE USED IN THE CONSTRUCTION OF THIS SURVEY:

A. Pratt Acres Second Addition to the City of Jonesboro, Arkansas by Hime Land Surveying, dated 12/16/1994. Filed for record in Plat Book B, Page 129, in the Circuit Clerk's office of Craighead County, Arkansas.
B. Lots 1 and 2 of Nathan Ryan Hay Minor Plat to the City of Jonesboro, by Adamson Surveying, dated 01/04/2012. Filed for record in Plat Book C, Page 226, in the Circuit Clerk's office of Craighead County, Arkansas.
C. Warranty Deed, dated 10/04/2012. Filed for record in Deed Book JB2012R, Page 017088, in the Circuit Clerk's office of Craighead County, Arkansas.
D. Plat of Survey by Bradley P. Hancock Surveying & Mapping, dated 09/13/2022. Obtained from client.
E. Warranty Deed, dated 08/08/2024. Filed for record in Deed Book 2024R, Page 014073, in the Circuit Clerk's office of Craighead County, Arkansas.
F. Warranty Deed, dated 02/19/2026. Filed for record in Deed Book 2026R, Page 003372, in the Circuit Clerk's office of Craighead County, Arkansas.

SURVEY DESCRIPTION:

A part of Lot 2 of Nathan Ryan Hay Minor Plat to the City of Jonesboro, Craighead County, Arkansas, being ALL of that certain parcel of land described in Deed Book 2026, Page 003372 filed in the records of Craighead County, Arkansas, AND being more particularly described as follows:

BEGINNING at the Southeast corner of said Lot 2; said point being on the Westerly Right-of-Way of Granger Drive Thence South 89° 32' 15" West leaving Right-of-Way, a distance of 154.95 feet; Thence North 00° 28' 51" East, a distance of 62.08 feet; Thence North 00° 40' 36" East, a distance of 62.32 feet; Thence North 89° 36' 10" East, a distance of 154.73 feet to the Westerly Right-of-Way of Granger Drive; Thence along said Right-of-Way the the following courses and distances: South 00° 28' 31" West, a distance of 62.31 feet; Thence South 00° 29' 02" West, a distance of 61.91 feet to the POINT OF BEGINNING, containing 0.44 acres, 19,253 sq. ft., more or less, and being subject to all Rights-of-Way and easements of record.

LEGEND

- FOUND REBAR (AS NOTED)
- STORM DRAIN MANHOLE
- SANITARY SEWER MANHOLE
- POWER POLE
- WATER METER
- PROPERTY LINE
- ADJOINING PROPERTY LINE
- EXISTING RIGHT-OF-WAY
- CENTERLINE ROAD
- C/L DITCH FLOW LINE
- EXISTING GAS LINE — G —
- OVERHEAD ELECTRIC — OHE —
- EXISTING SANITARY SEWER — SS —
- EXISTING WATER LINE — W —
- UNDERGROUND STORM WATER STRUCTURE

RECORD INFORMATION

BASIS OF BEARINGS:
ARKANSAS STATE PLANE COORDINATE SYSTEM NORTH ZONE (0301)
NAD83, 2010.00 EPOCH
LAT: 35°51'31.52" , LONG: 90°41'41.29"
SCALE FACTOR: X.XXXXXXXXXXXXX
CONVERGENCE ANGLE N00°45'34"W
(GRID TO GROUND)
DISTANCES ARE REPORTED IN GROUND

GRAPHIC SCALE IN FEET
20' 0 20'

STATE PLAT CODE:
500-14N-04E-0-08-440-16-1563

SEAL
REGISTERED PROFESSIONAL LAND SURVEYOR STATE OF ARKANSAS
PRELIMINARY

REZONING PLAT
A PART OF LOT 2 OF NATHAN RYAN HAY MINOR PLAT TO JONESBORO, ARKANSAS

PREPARED FOR:
WCMC, LLC.

ISSUE DATE:	03/16/2026
PROJECT NO:	26901100
CONTACT:	SAM/MAD

2520 Alexander Drive Suite C
Jonesboro, AR 72401-7194
Crafton Tull
870.203.7876 t
www.craftontull.com

CERTIFICATE OF AUTHORIZATION:
CERTIFICATE OF AUTHORIZATION — CRAFTON, TULL & ASSOCIATES, INC. No. 109 — ARKANSAS ENGINEER

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DELTA	DESCRIPTION	DATE

SHEET NO.: