



LEGEND

	= BOUNDARY LINE
	= ADJACENT LOT LINES
	= EASEMENT LINES
	= FOUND IRON PIPE
	= FOUND ALUMINUM CAP - ENTERGY ARKANSAS
	= FOUND REBAR
	= SET 1-1/4\"/>
	= EXISTING OVERHEAD ELECTRICAL LINE
	= EXISTING RAILROAD TRACKS

- SURVEYOR'S NOTES**
- THIS BOUNDARY SURVEY WAS PREPARED FOR GREEN GRASS INVESTMENTS, LLC. NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY THIS SURVEYOR FOR EASEMENTS, RESTRICTIONS, RESERVATIONS OR RIGHTS-OF-WAY AFFECTING THIS PROPERTY.
 - THE FOLLOWING DOCUMENTS WERE USED TO PREPARE THIS SURVEY:
 - WARRANTY DEED TO GREEN GRASS INVESTMENTS, LLC, AS RECORDED IN JB2016R-007614, PUBLIC RECORDS OF CRAIGHEAD COUNTY, AT JONESBORO, ARKANSAS.
 - RECORD PLAT OF WEST WASHINGTON BUSINESS COMPLEX PHASE I AND PHASE II, AS RECORDED IN BOOK "C", PAGE 102, PUBLIC RECORDS OF CRAIGHEAD COUNTY, AT JONESBORO, ARKANSAS.
 - RECORD PLAT OF TONY PARDEU MINOR PLAT, AS RECORDED IN BOOK "C", PAGE 102, PUBLIC RECORDS OF CRAIGHEAD COUNTY, AT JONESBORO, ARKANSAS.
 - RECORD PLAT OF POPE COMMERCIAL ADDITION, AS RECORDED IN BOOK "C", PAGE 14, PUBLIC RECORDS OF CRAIGHEAD COUNTY, AT JONESBORO, ARKANSAS.

DESCRIPTION

A PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 14 NORTH, RANGE 3 EAST, CRAIGHEAD COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 14; THENCE SOUTH 88°56'12" WEST, A DISTANCE OF 523.90 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 88°56'12" WEST, A DISTANCE OF 350.35 FEET TO A POINT LYING ON THE EAST LINE OF LOT 1 OF TONY PARDEU MINOR PLAT, AS RECORDED IN BOOK "C", PAGE 102, PUBLIC RECORDS OF CRAIGHEAD COUNTY, AT JONESBORO, ARKANSAS; THENCE NORTH 01°51'15" EAST, ALONG SAID EAST LINE, A DISTANCE OF 500.32 FEET TO A POINT LYING ON THE SOUTHERN RIGHT-OF-WAY LINE OF SOUTHERN PACIFIC RAILROAD; THENCE NORTH 83°32'28" EAST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 353.62 FEET, SAID POINT BEING THE NORTHWEST CORNER OF WEST WASHINGTON BUSINESS COMPLEX PHASE I AND PHASE II, AS RECORDED IN BOOK "C", PAGE 102, PUBLIC RECORDS OF CRAIGHEAD COUNTY, AT JONESBORO, ARKANSAS; THENCE SOUTH 01°51'18" WEST, ALONG THE WEST LINE OF SAID WEST WASHINGTON BUSINESS COMPLEX PHASE I AND PHASE II, A DISTANCE OF 533.62 FEET TO THE POINT OF BEGINNING.

CONTAINING IN ALL 180,887 SQ. FT. OR 4.15 ACRES, MORE OR LESS.

SUBJECT TO EASEMENT, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT BENCHMARK LAND SURVEYING, INC. 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: 01/11/2017

OWNER'S CERTIFICATION

I HEREBY CERTIFY THAT I AM THE OWNER OF THE ABOVE DESCRIBED PROPERTY AND I HEREBY REQUEST A REZONING FROM:

R-1 TO C-3

SIGNED THIS 18th DAY OF JANUARY, 2017. SIGNATURE:

GREEN GRASS INVESTMENTS, LLC
KELLY D. POPE, OWNER

BENCHMARK LAND SURVEYING, INC.
LAND SURVEYING - CONSTRUCTION LAYOUT SERVICES
2500 ALEXANDER DR., SUITE A
P.O. BOX 1921 - JONESBORO, AR 72403
FAX: 870-336-2060 PH: 870-336-2059

REZONING PLAT
GREEN GRASS INVESTMENTS, LLC
PART OF NE1/4 OF SW1/4 OF SECTION 14, T14N, R3E JONESBORO, ARKANSAS

STATE OF ARKANSAS
BENCHMARK LAND SURVEYING, INC.
NO. 3020
ARKANSAS C.O.A. #3020

REGISTERED PROFESSIONAL SURVEYOR
STATE OF ARKANSAS
NO. 18414
SIGNATURE:
KEVIN L. SCRAPE
ARKANSAS PS#1637

DATE:	BY:	DESCRIPTION:

500-14N-03E-0-14-310-16-1637
CADD FILE: 17101-001 SCALE: 1"=50'
DATE: 01/12/17 SHEET
DWG#: 0314143-0028 1 OF 1

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