

NOTES:

- CLIENT: KOEHN CONTRACTING
- BASIS OF BEARING -GPS OBSERVATION, NAD83, THIRD ORDER CLASS ARKANSAS SPC NORTH ZONE.
- PROPERTY NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN BY FEMA FIRM MAP NUMBER 05031C0267D EFFECTIVE DATE 9-26-2024
- THIS PLAT REFLECTS THE PROPOSED REZONING OF THE SUBJECT PROPERTY FROM R-1 (SINGLE FAMILY RESIDENTIAL) TO I-2 (HEAVY INDUSTRIAL) AS REQUESTED BY THE PROPERTY OWNER.

REFERENCE:

- WARRANTY DEED COUNCE TO KOEHN CONTRACTING LLC DATED 5-23-2024 FILED FOR RECORD AS DOCUMENT 2024R-009308 IN THE OFFICE OF THE CIRCUIT CLERK FOR CRAIGHEAD COUNTY, IN JONESBORO, ARKANSAS.
- PLAT OF SURVEY FOR WALTER MORTGAGE BY ARCHER ENGINEERING, P.A.DATED 7-02-2007, FILED FOR RECORD IN PLAT BOOK I, PAGE 173 IN THE OFFICE OF THE CIRCUIT CLERK FOR CRAIGHEAD COUNTY, IN JONESBORO, ARKANSAS.

REVISED DESCRIPTION:

THE NORTH HALF OF THE SOUTH HALF OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 13 NORTH, RANGE 4 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS: FROM THE WEST QUARTER CORNER OF SAID SECTION 2, THENCE NO¹¹31"W 323.38 FEET ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 2 TO THE POINT OF BEGINNING, CONTINUE THENCE NO¹¹31"W 323.38 FEET TO A POINT, THENCE S89°08'07"E 668.30 FEET TO A POINT, THENCE S015°48"E 325.60 FEET TO A POINT, THENCE N88°56'47"W 668.75 FEET TO THE POINT OF BEGINNING CONTAINING SOME 4.97 ACRES, MORE OR LESS, SUBJECT TO ALL EASEMENTS, RESTRICTIONS, AND RIGHTS OF WAY OF RECORD.

OWNER'S CERTIFICATION


I DAVE KOEHN, AS AUTHORIZED REPRESENTATIVE OF KOEHN CONTRACTING LLC, THE OWNER OF RECORD OF THE PROPERTY DESCRIBED HEREON, DO HEREBY REQUEST THE REZONING OF THIS PROPERTY FROM (R-1) TO (I-2)

Dale Koehn
DALE KOEHN, KOEHN CONTRACTING LLC,

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT McALISTER ENGINEERING HAS THIS DATE MADE A BOUNDARY SURVEY OF THE DESCRIBED LANDS IN COMPLIANCE WITH THE ARKANSAS MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS AND PLATS AND THAT ALL PROPERTY LINES AND CORNER MONUMENTS HAVE BEEN CORRECTLY ESTABLISHED TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Clarence W. McAlister
CLARENCE W. "MAC" McALISTER, PS1303

REZONING PLAT			
N.1/2 OF THE S.1/2 OF THE W.1/2 OF THE SW1/4 OF THE NW1/4 SEC. 2 -T13N-R04E 4700 INDUSTRIAL DRIVE JONESBORO, ARKANSAS			
MCALISTER ENGINEERING, CIVIL ENGINEERING AND LAND SURVEYING	DRAWN BY: TM		CHECKED BY: CM
	SCALE: 1" - 80'		
	DATE:2MAY25		FILE: PROJECTS 25
	JOB#:251464029		SHEET 1 / 1 
CLARENCE W. "MAC" MCALISTER, PE, PS		500-13N-04E-0-02-430-16-1303	