

SURVEYOR'S NOTES

1. THIS PARTIAL TOPOGRAPHIC SURVEY DRAWING WAS PREPARED FOR H & E EQUIPMENT SERVICES, INC. AND IS NOT ASSIGNABLE.
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. ELEVATIONS SHOWN HEREON ARE IN FEET AND DECIMAL PARTS THEREOF AND REFER TO MSL DATUM.
4. BENCHMARK #1 (ELEV.=237.25) IS THE TOP OF SANITARY SEWER MANHOLE LOCATED APPROXIMATELY 4' NORTH AND 28' WEST OF THE SOUTHWEST CORNER OF SUBJECT PROPERTY LYING ON THE EAST SIDE OF DR. MARTIN LUTHER KING JR. DRIVE.
5. ALL UTILITY LOCATIONS SHOWN HEREON WERE LOCATED BY FIELD MEASUREMENTS OF VISIBLE OBSERVATIONS AND/OR EXISTING UTILITY MAPS. ASSOCIATED ENGINEERING, LLC MAKES NO WARRANTY OR GUARANTEE TO THE UTILITIES SHOWN OR NOT SHOWN HEREON. FURTHERMORE ASSOCIATED ENGINEERING, LLC MAKES NO WARRANTY OR GUARANTEE AS TO THE ACCURACY OF EXISTING UTILITY MAPS. IF PRECISE LOCATIONS OF UNDERGROUND UTILITIES ARE REQUIRED THE CLIENT/ CONTRACTOR SHALL COORDINATE WITH SAID UTILITY OWNER TO EXPOSE SAID UTILITY FOR LOCATION AND/OR DEPTH. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ANY AND ALL UTILITY LOCATIONS AND/OR DEPTHS BEFORE EXCAVATION.
6. SUBJECT PROPERTY IS CURRENTLY ZONED AG-1, AGRICULTURAL DISTRICT AND I-1, LIMITED INDUSTRIAL DISTRICT AS SHOWN. ADJACENT PROPERTIES ARE ZONED AG-1, I-1 AND R-2, MULTI-FAMILY LOW DENSITY DISTRICT AS SHOWN.

THE STANDARD BUILDING SETBACKS FOR AG-1 ZONING ARE AS FOLLOWS: STREET=30' SIDE=10' REAR=30'
THE STANDARD BUILDING SETBACKS FOR I-1 ZONING ARE AS FOLLOWS: STREET=25' SIDE=10' REAR=20'

THE MAXIMUM HEIGHT LIMITATION FOR AG-1 ZONING IS FORTY-FIVE FEET (45'). THERE IS NO MAXIMUM HEIGHT LIMITATION IN I-1 ZONING.

MAXIMUM LOT COVERAGE IN I-1 ZONING IS SIXTY PERCENT (60%).

THERE IS NO MAXIMUM TOTAL BUILDING FLOOR AREA IN AG-1 ZONING OR I-1 ZONING.

DESCRIPTION

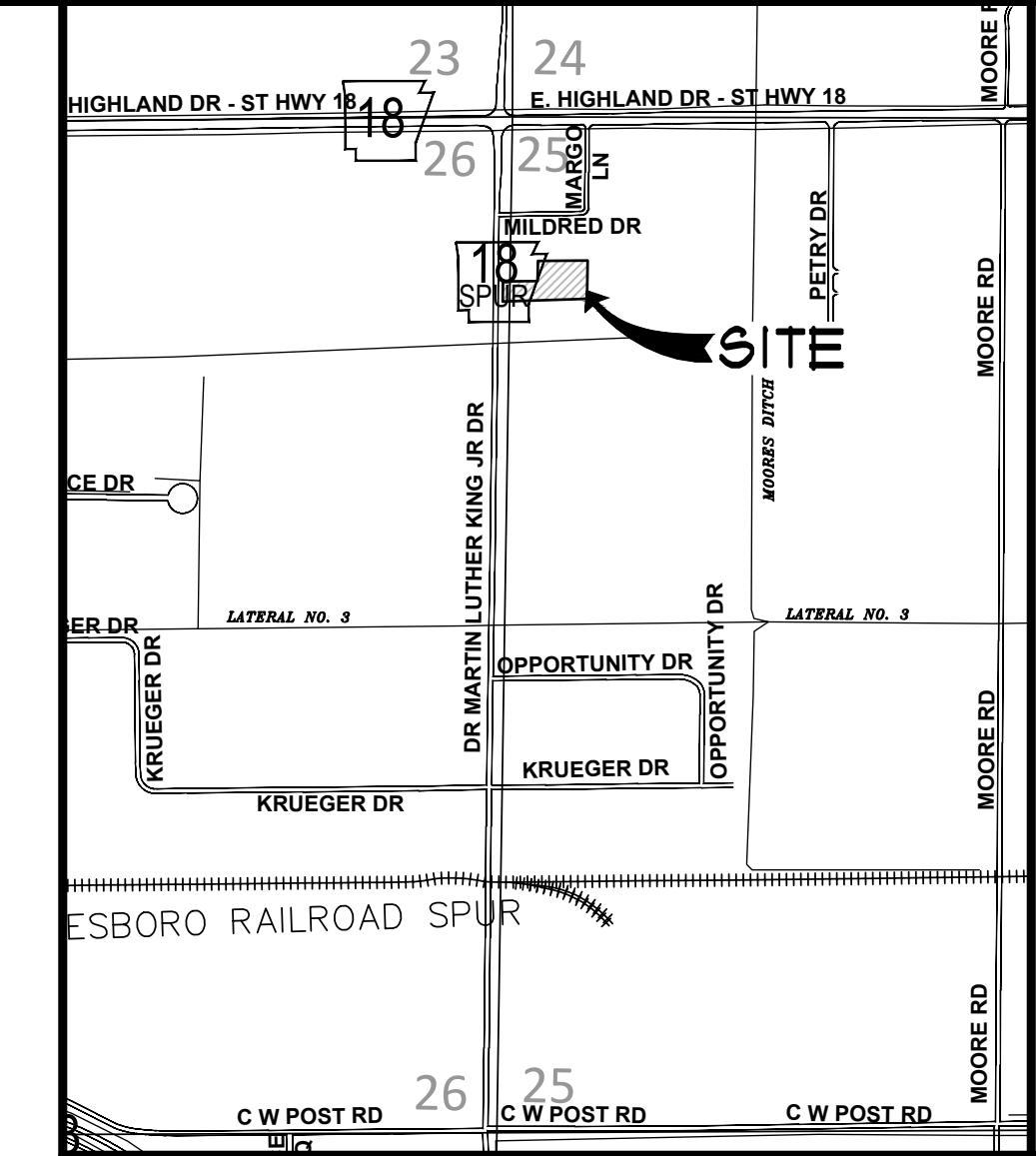
LOT 2 OF THE DACUS MLK REPLAT, AS RECORDED IN PLAT CABINET 'D', PAGE 3,
IN THE PUBLIC RECORDS FOR CRAIGHEAD COUNTY AT JONESBORO, ARKANSAS.

CONTAINING IN ALL 71,143 SQ. FT. OR 1.63 ACRES, MORE OR LESS.

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

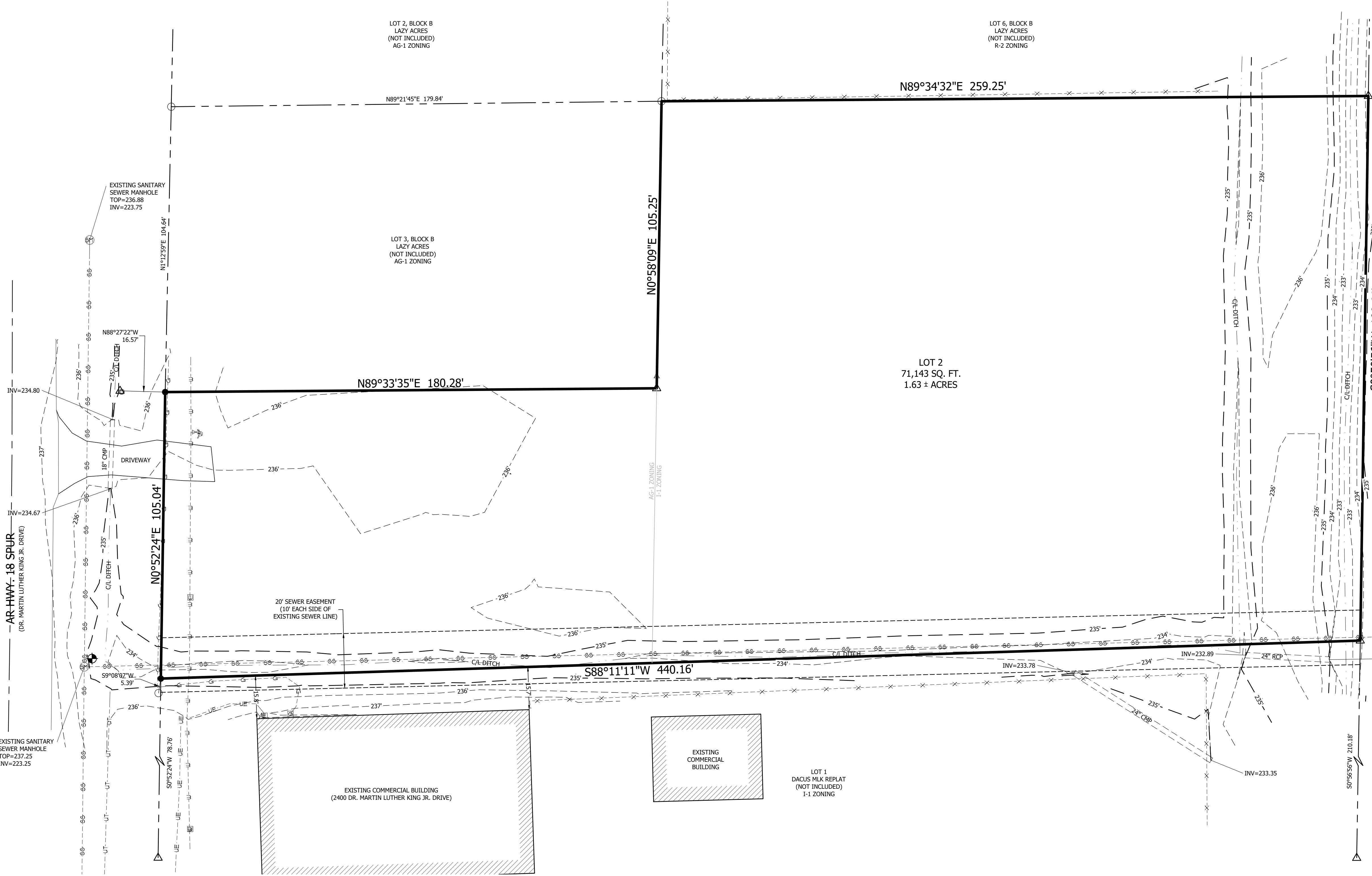
LEGEND

— — — — —	= BOUNDARY LINE
— — — — —	= ADJACENT LOT LINE
— — — — —	= EASEMENT LINE
— — — — —	= SETBACK LINE
○	= FOUND IRON PIPE
△	= FOUND REBAR / NAIL
●	= SET 5/8" REBAR W/ PS #1314 CAP
— — SS — — —	= EXISTING SANITARY SEWER LINE
SM	= SANITARY SEWER MANHOLE
— — W — — —	= EXISTING WATER LINE
W	= WATER METER
▷	= WATER / IRRIGATION CONTROL VALVE
HYDRANT	= FIRE HYDRANT
— E — — E — —	= EXISTING OVERHEAD ELECTRICAL LINE
○	= POWER POLE
☒	= ELECTRIC BOX / TRANSFORMER
☒	= ELECTRIC METER
▲	= TELEPHONE PEDESTAL / BOX
— — X — — —	= EXISTING FENCE LINE
G	= GAS METER
— — G — — —	= EXISTING GAS LINE
— — 270' — — —	= EXISTING GROUND CONTOUR
○	= BENCHMARK



VICINITY SKETCH

NOT TO SCALE



SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT ASSOCIATED ENGINEERING, LLC HAS THIS DATE MADE A BOUNDARY AND TOPOGRAPHIC 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: 10/24/2025

NOTE: TO BE VALID, COPIES MUST HAVE SURVEYOR'S SEAL WITH DATED SIGNATURE.

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HE EQUIPMENT SERVICES INC.
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