

## SURVEYOR'S NOTES

- THIS PARTIAL TOPOGRAPHIC SURVEY DRAWING WAS PREPARED FOR H & E EQUIPMENT SERVICES, INC. AND IS NOT ASSIGNABLE.
  - NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY THIS SURVEYOR FOR EASEMENTS, RESTRICTIONS, RESERVATIONS OR RIGHTS-OF-WAY AFFECTING THIS PROPERTY.
  - ELEVATIONS SHOWN HEREON ARE IN FEET AND DECIMAL PARTS THEREOF AND REFER TO MSL DATUM.
  - 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.
  - 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 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.
  - 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.
- SUBJECT PROPERTY IS LOCATED WITHIN "AE", SPECIAL FLOOD HAZARD AREAS WITH BFE OR DEPTH, AS DESIGNATED BY FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR CRAIGHEAD COUNTY AND INCORPORATED AREAS, COMMUNITY PANEL 05031C0278D (PANEL OF 525). EFFECTIVE DATE: SEPTEMBER 26, 2024.
  - THE FOLLOWING DOCUMENTS WERE USED TO PREPARE THIS SURVEY:
    - RECORD PLAT OF THE DACUS MLK REPLAT, RECORDED IN PLAT CABINET 'D', PAGE 3 IN THE PUBLIC RECORDS FOR CRAIGHEAD COUNTY AT JONESBORO, ARKANSAS.
    - RECORD PLAT OF THE DACUS MINOR PLAT OF LOT 1C OF THE DACUS INDUSTRIAL SUBDIVISION REVISED, RECORDED IN PLAT CABINET 'C', PAGE 199 IN THE PUBLIC RECORDS FOR CRAIGHEAD COUNTY AT JONESBORO, ARKANSAS.
    - RECORD PLAT OF LAZY ACRES, RECORDED IN PLAT BOOK 123, PAGE 109 IN THE PUBLIC RECORDS FOR CRAIGHEAD COUNTY AT JONESBORO, ARKANSAS.

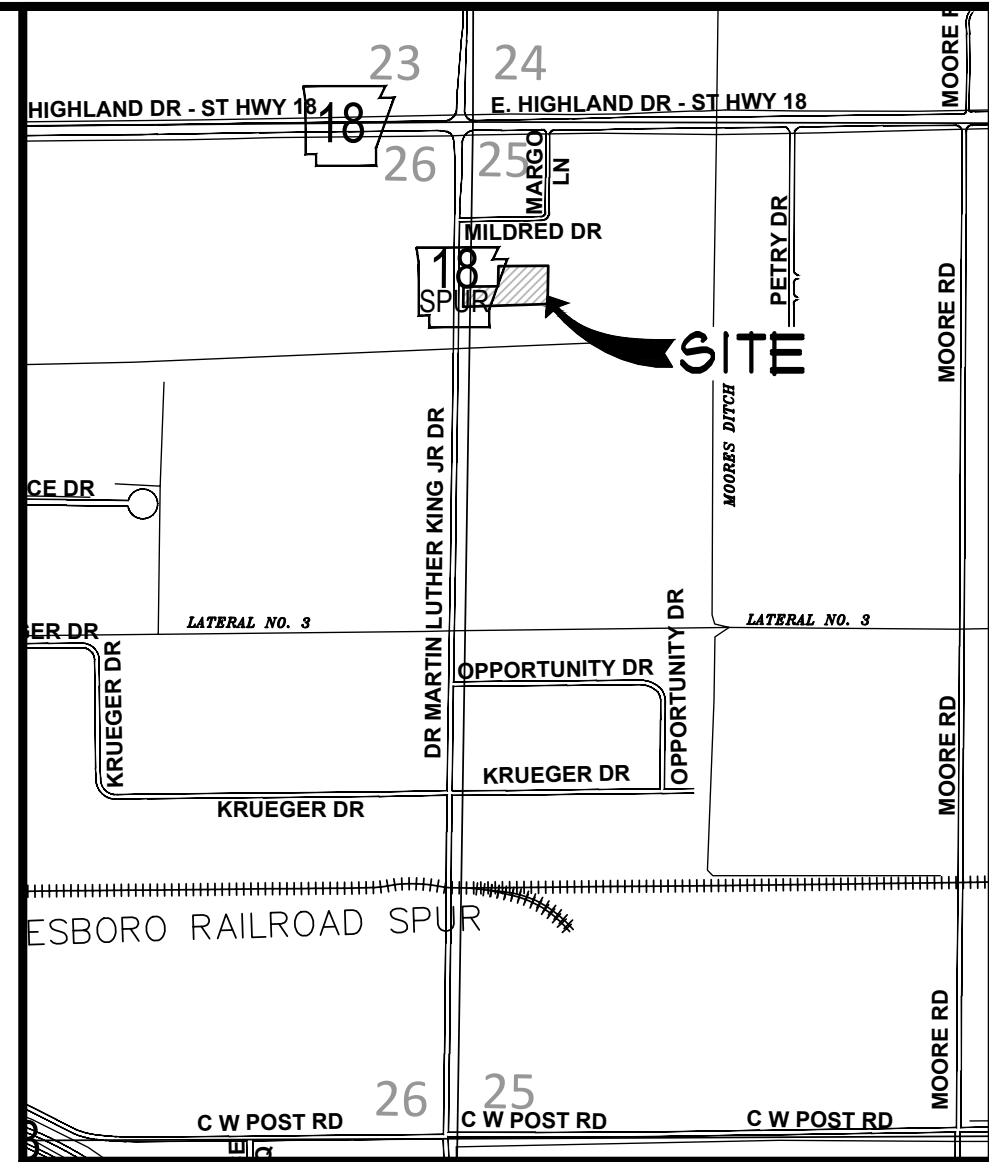
## DESCRIPTION

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.

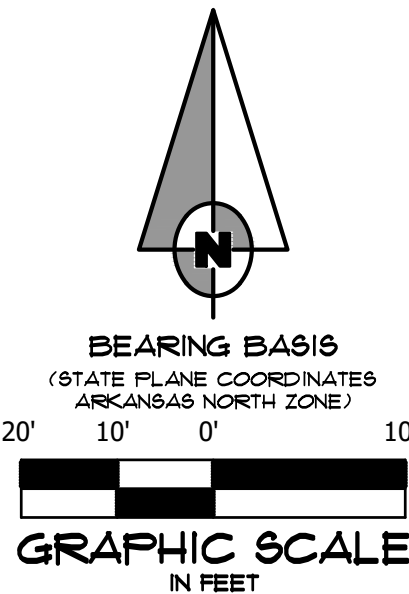
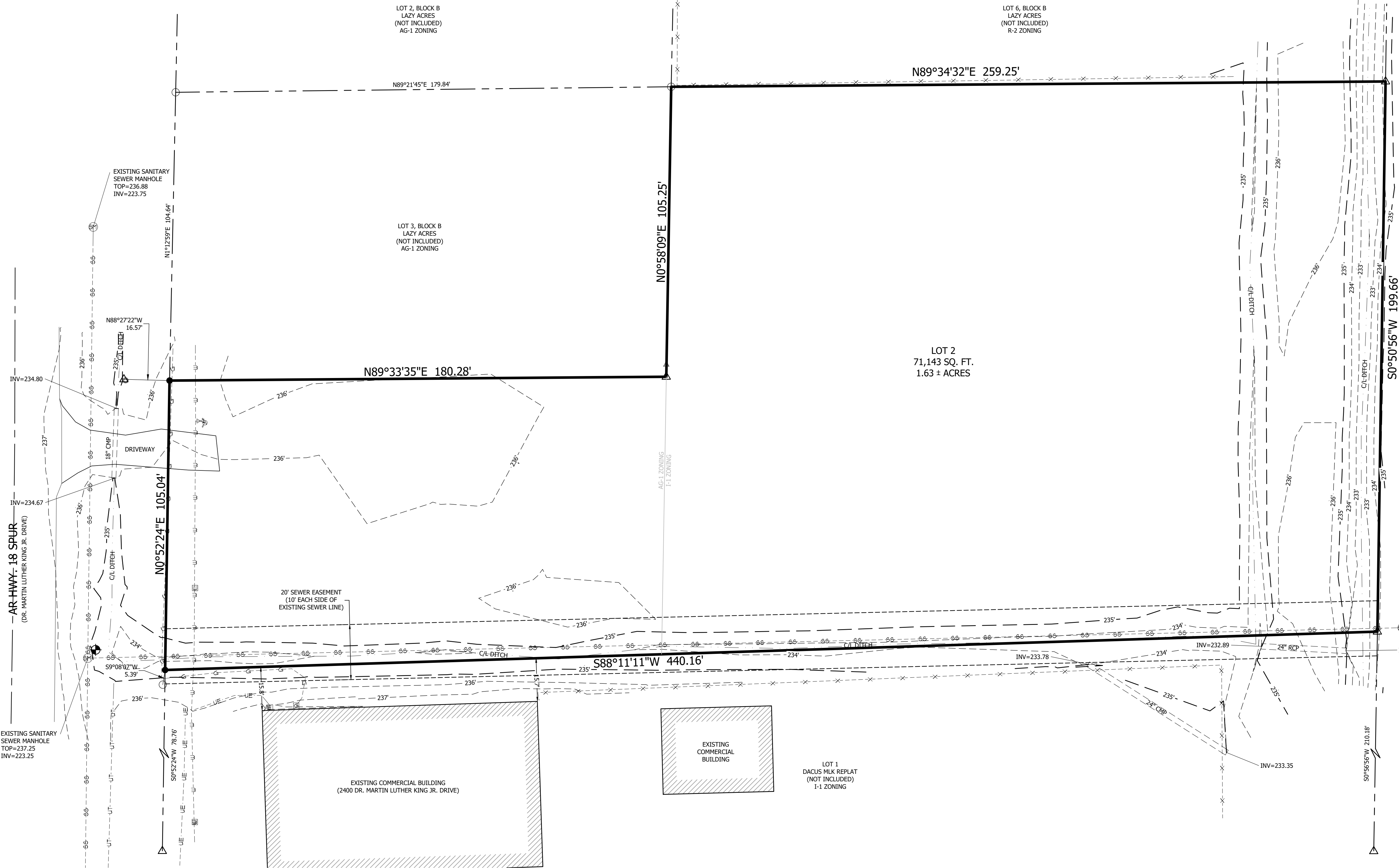
SUBJECT TO ALL RESERVATIONS, RESTRICTIONS, RIGHTS-OF-WAY AND EASEMENTS OF RECORD.

## LEGEND

- BOUNDARY LINE
- ADJACENT LOT LINE
- EASEMENT LINE
- SETBACK LINE
- FOUND IRON PIPE
- FOUND REBAR / NAIL
- SET 5/8" REBAR W/ PS #1314 CAP
- EXISTING SANITARY SEWER LINE
- SANITARY SEWER MANHOLE
- EXISTING WATER LINE
- WATER METER
- WATER / IRRIGATION CONTROL VALVE
- FIRE HYDRANT
- EXISTING OVERHEAD ELECTRICAL LINE
- POWER POLE
- ELECTRIC BOX / TRANSFORMER
- ELECTRIC METER
- TELEPHONE PEDESTAL / BOX
- EXISTING FENCE LINE
- GAS METER
- EXISTING GAS LINE
- EXISTING GROUND CONTOUR
- BENCHMARK



VICINITY SKETCH  
NOT TO SCALE



LOT 1C  
DACUS MINOR PLAT OF  
LOT 1C DACUS INDUSTRIAL  
SUBDIVISION REVISED  
(NOT INCLUDED)  
I-1 ZONING

EXISTING SANITARY  
SEWER MANHOLE  
TOP=235.66  
INV=224.83

## 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.

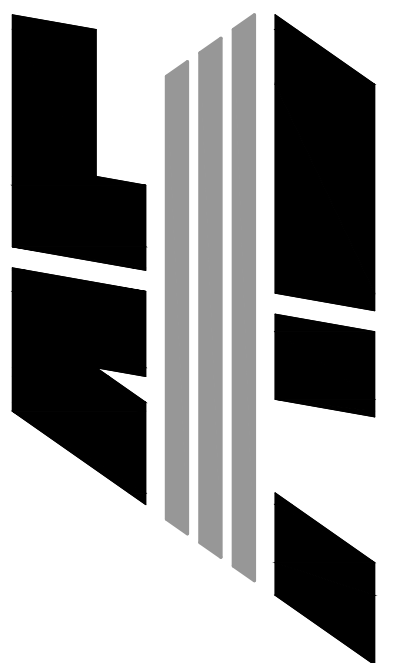
DATE OF BOUNDARY SURVEY: 10/24/2025

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

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H & E EQUIPMENT SERVICES INC.  
2210 DR. MARTIN LUTHER KING JR. DRIVE  
SECTION 25, T14N, R4E  
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

## TOPOGRAPHIC SURVEY

DATE: 10/28/2025	DRAWN: CCH
CADD FILE: 25143-001	CHECKED: JME
DWG# 0414254.X000	SHEET
SCALE: 1" = 20'	1 OF 1