

**LINE TABLE:**

LINE #	DIRECTION	LENGTH
L1	S89°22'00"W	43.87
L2	N00°03'34"E	40.07
L3	S89°22'00"W	18.37
L4	S00°02'27"W	164.11
L5	S00°08'13"W	164.35
L6	N89°29'44"E	18.97
L7	N00°41'32"E	40.09

- LEGEND:**
- FOUND MONUMENT (AS NOTED)
  - SET 3/4" NEAR BY BLUE PLASTIC CAP EMBOSSED "S. BOND P.S. 1891" (GRAD NOTED)
  - ⊙ COMPUTED POINT (NOT MONUMENTED)
  - BOUNDARY LINE



VICINITY MAP (N.T.S)

**ZONING NOTES:**

- SUBJECT PROPERTY IS ZONED I-1 (INDUSTRIAL DISTRICT, LIMITED USE OVERLAY).
- 1-1 ZONING, BUILDING SETBACKS AND RESTRICTIONS: STREET SETBACK - 30', SIDE SETBACK - 10', FRONT SETBACK - 20', MAXIMUM HEIGHT LIMITATION - 40', MAXIMUM LOT COVERAGE - 80%.
- FOR MORE INFORMATION ABOUT THE LIMITED USE OVERLAY RESTRICTIONS CONTACT THE CITY OF JONESBORO PLANNING AND ZONING DEPARTMENT @ 878-6344.

**SURVEYOR'S NOTES:**

- SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR INSTRUMENTS OF RECORD OR ANY OTHER FACTS WHICH AN ACCURATE TITLE SEARCH MAY DISCLOSE.
- STATE OF ARKANSAS: ARKANSAS STATE PLANE GRID NORTH (2011).
- CHAUGHARD COUNTY PARCEL NO.: 01-144284-01483.
- THE FOLLOWING DOCUMENTS WERE USED TO COMPLETE THIS SURVEY:
  - RECORDED PLAT, JONESBORO INDUSTRIAL PARK PHASE ADDITION, BY CLAY KENNARD, P.S. 258, RECORDED IN BOOK 158, PAGE 78, DATED 2010, 10/08.
  - RECORDED PLAT, HEALTHLY COMMENCE DRIVE ADDITION, BY TERRY G. BARR, P.S. 284B, RECORDED IN BOOK 8, PAGE 86, DATED OCTOBER 28, 1993.
  - RECORDED PLAT, COOK'S COMMENCE DRIVE ADDITION, BY CLAY KENNARD, P.S. 256, RECORDED IN BOOK 8, PAGE 86, DATED JANUARY 14, 1993.
  - RECORDED PLAT, GLENNET INDUSTRIES GLENNET DRIVE ADDITION, BY TERRY G. BARR, P.S. 104B, RECORDED IN BOOK 8, PAGE 123, DATED NOVEMBER 16, 1994.
  - BOUNDARY SURVEY, BY MICHAEL P. HORTON, P.S. 1709, ACLS DOCUMENT NO. 20110721066A, DATED MARCH 14, 2016.
  - BOUNDARY SURVEY, BY DALE ADAMS, P.S. 1265, ACLS DOCUMENT NO. 20170721066A, DATED MAY 26, 2017.
  - BOUNDARY SURVEY, BY JASON D. BOND, P.S. 1891, ACLS DOCUMENT NO. 20160721066A, DATED APRIL 24, 2016.
  - RECORD INSTRUMENT, FIRST EDITION, BY CLAY KENNARD, P.S. 1383, RECORDED IN BOOK 6, PAGE 313, DATED OCTOBER 31, 2008.
  - DEEDS OF DEED, THELMA MARCELE TRUST TO CALARICA PETRO, LLC, CHAUGHARD COUNTY DOCUMENT NO. 201010A-027633, DATED MAY 22, 2011.
- A PORTION OF THE SUBJECT PROPERTY LIES WITHIN THE 100 YEAR SPECIAL FLOOD HAZARD ZONE "AF" AND "M FLOODPLAIN", AS SHOWN ON FEMA FLOOD INSURANCE RATE MAPS, PANEL NO. 280202555C, EFFECTIVE DATE SEPTEMBER 23, 1992. THE LOCATION OF THE FLOOD HAZARD ZONES AND BASE FLOOD ELEVATION CONTOURS SHOWN ON THIS SURVEY ARE APPROXIMATE AND BASED ON GEOREFERENCED MAPS PROVIDED BY FEMA FLOOD INSURANCE SERVICE CENTER AND THE ARKANSAS GIS OFFICE.
- BUILDINGS AND IMPROVEMENTS SURFACE AND/OR SUBSURFACE ON AND ADJACENT TO THE SUBJECT PROPERTY ARE NOT NECESSARILY SHOWN ON THIS BOUNDARY SURVEY.
- THE DISTANCE AND/OR LOCATION OF UTILITY SERVICES TO THE SUBJECT PROPERTY ARE UNKNOWN AND ARE NOT SHOWN ON THIS BOUNDARY SURVEY.
- FIELD WORK WAS COMPLETED ON APRIL 26, 2021.

**LEGAL DESCRIPTION (AS-SURVEYED):**

**TRACT A:**  
 HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 14 NORTH, RANGE 04 EAST, JONESBORO, CHAUGHARD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 BEGINNING AT THE SOUTHWEST CORNER OF SECTION 26, TOWNSHIP 14 NORTH, RANGE 04 EAST, JONESBORO, CHAUGHARD COUNTY, ARKANSAS; THENCE SOUTH 89°22'00"W WEST, ALONG THE SOUTH LINE OF SAID SECTION 26, 43.86 FEET; THENCE NORTH 00°03'34"E EAST, LEAVING SAID SOUTH LINE, 40.07 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF C.W. POST ROAD; THENCE SOUTH 89°22'00"W WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, 18.37 FEET TO THE POINT OF BEGINNING PROPER; THENCE CONTINUE SOUTH 89°22'00"W WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, 72.73 FEET; THENCE NORTH 00°02'27"E EAST, LEAVING SAID NORTHERLY RIGHT-OF-WAY LINE, 164.11 FEET; THENCE NORTH 00°08'13"E EAST, LEAVING SAID NORTHERLY RIGHT-OF-WAY LINE, 164.35 FEET; THENCE SOUTH 00°02'27"E WEST, ALONG SAID WEST LINE, 18.97 FEET; THENCE SOUTH 00°02'27"E WEST, LEAVING SAID WEST LINE, 164.35 FEET; THENCE SOUTH 00°02'27"E WEST, ALONG SAID WEST LINE, 164.35 FEET TO THE POINT OF BEGINNING PROPER, CONTAINING 10.00 ACRES (73,446 SQ. FT.), MORE OR LESS, SUBJECT TO ALL RIGHTS-OF-WAY AND EASEMENTS OF RECORD.

**TRACT B:**  
 HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 14 NORTH, RANGE 04 EAST, JONESBORO, CHAUGHARD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 BEGINNING AT THE SOUTHWEST CORNER OF SECTION 26, TOWNSHIP 14 NORTH, RANGE 04 EAST, JONESBORO, CHAUGHARD COUNTY, ARKANSAS; THENCE SOUTH 89°22'00"W WEST, ALONG THE SOUTH LINE OF SAID SECTION 26, 43.86 FEET; THENCE NORTH 00°03'34"E EAST, LEAVING SAID SOUTH LINE, 40.07 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF C.W. POST ROAD; THENCE SOUTH 89°22'00"W WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, 72.73 FEET; THENCE NORTH 00°02'27"E EAST, LEAVING SAID NORTHERLY RIGHT-OF-WAY LINE, 164.11 FEET; THENCE NORTH 00°08'13"E EAST, LEAVING SAID NORTHERLY RIGHT-OF-WAY LINE, 164.35 FEET; THENCE SOUTH 00°02'27"E WEST, ALONG SAID WEST LINE, 18.97 FEET; THENCE SOUTH 00°02'27"E WEST, LEAVING SAID WEST LINE, 164.35 FEET; THENCE SOUTH 00°02'27"E WEST, ALONG SAID WEST LINE, 164.35 FEET TO THE POINT OF BEGINNING PROPER, CONTAINING 17.75 ACRES (73,446 SQ. FT.), MORE OR LESS, SUBJECT TO ALL RIGHTS-OF-WAY AND EASEMENTS OF RECORD.

**SURVEYOR'S CERTIFICATION:**

I, JASON D. BOND, CERTIFY THAT THE SURVEY SHOWN HERON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF ARKANSAS STANDARDS OF PRACTICE FOR PROPERTY BOUNDARY SURVEYS AND PLATS; AND THAT THE ABOVE DESCRIBED TRACTS WERE SURVEYED UNDER MY DIRECT SUPERVISION.



REFERENCES BASED ON ARKANSAS STATE PLANE GRID NORTH (2011)

**BOUNDARY SURVEY**  
**CLIENT: CALARICA PETRO, LLC.**  
 A PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 14 NORTH, RANGE 04 EAST, JONESBORO, CHAUGHARD COUNTY, ARKANSAS

**RIDGE SURVEYING & CONSULTING PLLC**

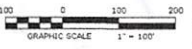
NAME	TYPE	DATE
JASON D. BOND	REGISTERED SURVEYOR	05/14/2021
DAVID M. BOND	REGISTERED SURVEYOR	05/14/2021
DAVID M. BOND	REGISTERED SURVEYOR	05/14/2021



RIDGE SURVEYING & CONSULTING, PLLC  
 ARKANSAS - 2346



JASON D. BOND - SURVEYOR  
 ARKANSAS - P.S. 1891



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