

VICINITY MAP: (NOT TO SCALE)



**SURVEY NOTES:**

1. ARKANSAS DIVISION OF LAND SURVEY PLAT CODE: 500-14N-04E-0-35-430-16-1882.
2. BASIS OF BEARINGS DERIVED FROM THE STATE STATE PLANE COORDINATE SYSTEM OF 1983, NAD 83, ARKANSAS NORTH ZONE, USING GLOBAL POSITIONING SYSTEM (GPS).
3. PROPERTY CORNERS SET ARE 5/8" REBAR 30" IN LENGTH, WITH A PLASTIC CAP INSCRIBED WITH ARKANSAS PS REGISTRATION NUMBER PLACED ON TOP UNLESS OTHERWISE NOTED HEREON. (IN PROCESS OF BEING SET).
4. THIS PROPERTY IS NOT LOCATED WITHIN A F.E.M.A (FEDERAL EMERGENCY MANAGEMENT AGENCY) FLOOD HAZARD ZONE (ZONE AE) AS PER F.I.R.M. (FLOOD INSURANCE RATE MAP) 05031C0267D, PANEL 287 OF 503, WITH AN EFFECTIVE DATE OF SEPTEMBER 26, 2024, CRAIGHEAD COUNTY, ARKANSAS.
5. ADJOINERS INFORMATION OBTAINED FROM CRAIGHEAD COUNTY PUBLIC GIS WEBSITE: OPUBLIC.SCHNEIDERCORP.COM. NO CERTIFICATION IS MADE TO THE ACCURACY OF CORRECTNESS.
6. OTHER THAN AS SHOWN AND LABELED ON THE SURVEY FROM TITLE REPORT, ROAD RIGHT-OF-WAY SHOWN IS APPARENT BASED ON THE PHYSICAL FIELD LOCATION OF THE ROAD.
7. THIS PROPERTY HAS DIRECT ACCESS TO PUBLIC RIGHT-OF-WAY VIA INDUSTRIAL DRIVE.
8. CURRENT ZONING: R-1 (SETBACK REQUIREMENTS: 30' STREET AND REAR; 10' SIDE)  
REQUESTED ZONING: I-1 (SETBACK REQUIREMENTS: 25' STREET; 20' REAR; 10' SIDE)

**REFERENCES:**

1. GENERAL WARRANTY DEED FOR LEE AND SHIRLEY M. BARNETT., RECORDED IN DEED BOOK 766 PAGE 137, DATED JANUARY 21, 2008, CRAIGHEAD COUNTY RECORDS.

**SURVEYOR'S CERTIFICATION:**



ONLY VALID WITH ORIGINAL STAMP

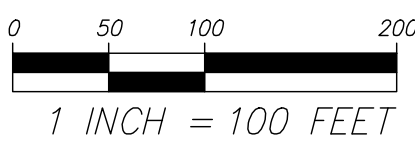
I HEREBY CERTIFY THAT THE HEREON PLATTED AND DESCRIBED SURVEY WAS COMPLETED UNDER MY SUPERVISION AND THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE CORRECTLY SHOWN TO THE BEST OF MY KNOWLEDGE AND ABILITY.

*Nathan L. Xiques*  
NATHAN L. XIQUES, PS #1882 DATE

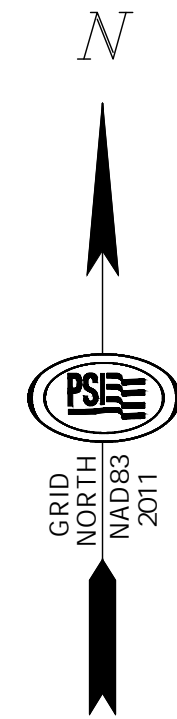
**LEGAL DESCRIPTION OF PARCEL AS SURVEYED:**

A PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 14 NORTH, RANGE 4 EAST, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE WEST HALF OF THE NORTHWEST QUARTER SECTION OF 35, TOWNSHIP 14 NORTH, RANGE 4 EAST, CRAIGHEAD COUNTY, ARKANSAS, THENCE ALONG THE SOUTHERLY LINE OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 14 NORTH, RANGE 4 EAST, NORTH 89 DEGREES 10 MINUTES 51 SECONDS EAST A DISTANCE OF 677.97 FEET TO A #5 REBAR SET WITH PLASTIC CAP 'PS 1882' AT THE POINT OF BEGINNING; THENCE LEAVING SAID SOUTHERLY LINE OF NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 14 NORTH, RANGE 4 EAST, NORTH 00 DEGREES 57 MINUTES 08 SECONDS EAST A DISTANCE OF 367.74 FEET TO A 1" PIPE FOUND; THENCE SOUTH 89 DEGREES 34 MINUTES 23 SECONDS WEST A DISTANCE OF 592.17 FEET TO A 1" PIPE FOUND ON THE EASTERLY RIGHT-OF-WAY OF INDUSTRIAL DRIVE; THENCE ALONG THE EASTERLY RIGHT-OF-WAY OF INDUSTRIAL DRIVE NORTH 00 DEGREES 56 MINUTES 38 SECONDS EAST AS DISTANCE OF 620.53 FEET TO A 1" PIPE FOUND; THENCE LEAVING SAID EASTERLY RIGHT-OF-WAY OF INDUSTRIAL DRIVE NORTH 87 DEGREES 01 MINUTES 57 SECONDS EAST A DISTANCE OF 437.76 FEET TO A #5 REBAR SET WITH CAP (PS 1882); THENCE NORTH 02 DEGREES 28 MINUTES 46 SECONDS EAST A DISTANCE OF 182.95 FEET TO A #5 REBAR FOUND; THENCE NORTH 89 DEGREES 49 MINUTES 48 SECONDS WEST A DISTANCE OF 441.95 FEET TO A 1" PIPE FOUND ON THE EASTERLY RIGHT-OF-WAY OF INDUSTRIAL DRIVE; THENCE ALONG THE EASTERLY RIGHT-OF-WAY OF INDUSTRIAL DRIVE NORTH 01 DEGREES 05 MINUTES 52 SECONDS EAST A DISTANCE OF 116.95 FEET TO A 1" PIPE FOUND; THENCE LEAVING SAID EASTERLY RIGHT-OF-WAY OF INDUSTRIAL DRIVE SOUTH 89 DEGREES 55 MINUTES 52 SECONDS EAST A DISTANCE OF 1,259.32 FEET TO A 1" PIPE FOUND; THENCE SOUTH 02 DEGREES 07 MINUTES 02 SECONDS WEST A DISTANCE OF 1,297.60 FEET TO A 1" PIPE FOUND ON THE SOUTHERLY LINE OF NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 14 NORTH, RANGE 4 EAST; THENCE ALONG THE SOUTHERLY LINE OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 14 NORTH, RANGE 4 EAST, SOUTH 89 DEGREES 10 MINUTES 51 SECONDS WEST A DISTANCE OF 641.00 FEET TO A #5 REBAR SET WITH PLASTIC CAP 'PS 1882' AT THE POINT OF BEGINNING.

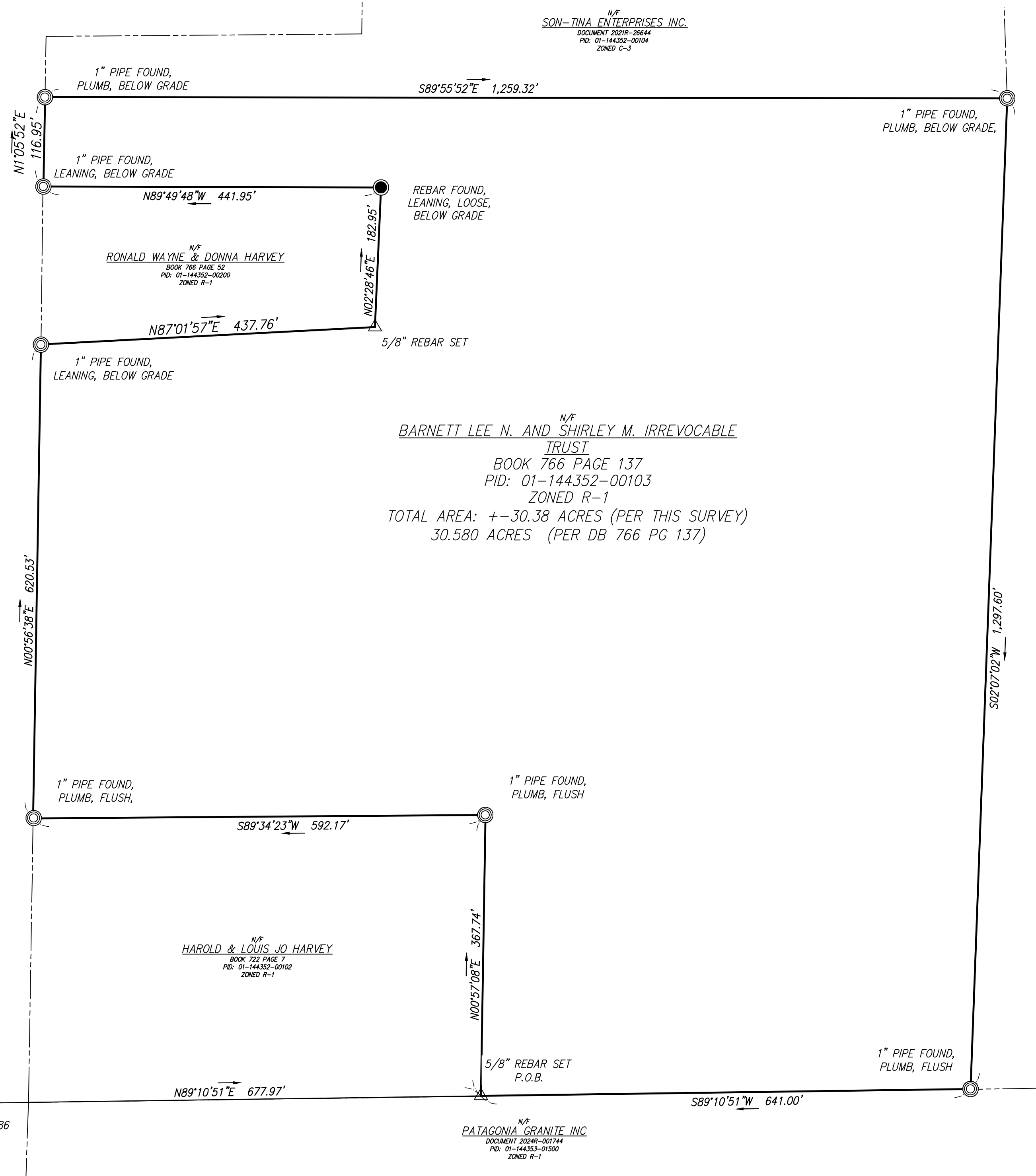
P.L.S.S. MARKER 20786  
P.O.C.



**REZONING PLAT FOR: LEE AND SHIRLEY BARNETT  
OF: PID:01-144352-00103 INDUSTRIAL DRIVE  
EXISTING R-1 ZONING; REQUESTED I-1 ZONING**



INDUSTRIAL DRIVE



**REVISIONS:**

NO.	DATE	DESCRIPTION
0	10-24-2024	ISSUED
1	10-24-2024	ADDRESSED CLIENT COMMENTS

PREPARED FOR:  
**HOYT & BERENYI**  
346 SEACOAST PARKWAY, SUITE 200  
MOUNT PLEASANT, SC 29644

**PATRIOT SURVEYING & INFRASTRUCTURE**

PSI

DATE: 10-24-2024  
DRAWN: MGH  
SCALE: 1" = 100'  
PROJECT: 0210018  
FILE: REZONING PLAT

SHEET 1 OF 1

ALTANSIPS LAND TITLE SURVEY  
OF PROPERTY LOCATED AT  
PID: 01-144352-00103  
INDUSTRIAL DRIVE  
CITY OF JONESBORO  
CRAIGHEAD COUNTY  
STATE OF ARKANSAS