

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 267 OF 503, WITH AN EFFECTIVE DATE OF SEPTEMBER 26, 2024, CRAIGHEAD COUNTY, ARKANSAS.
5. ADJOINERS INFORMATION OBTAINED FROM CRAIGHEAD COUNTY QPUBLIC GIS WEBSITE: QPUBLIC.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

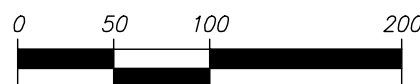
I HEREBY CERTIFY THAT THE HEREON PLATTED AND DESCRIBED SURVEY WAS COMPLETED UNDER MY SUPERVISION AND THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE CORRECTLY SHOWN TO THE BEST OF MY KNOWLEDGE AND ABILITY.

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

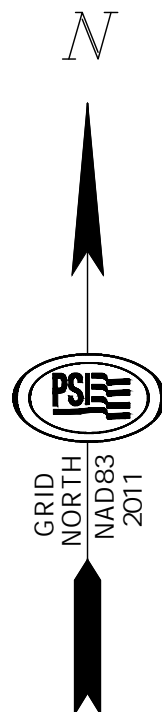
DATE

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.



1 INCH = 100 FEET



GRID  
NORTH  
NAD83  
2011

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

N/F  
SON-TINA ENTERPRISES INC.  
DOCUMENT 2021R-26644  
PID: 01-144352-00104  
ZONED C-3

1" PIPE FOUND,  
PLUMB, BELOW GRADE

S89°55'52"E 1,259.32'

1" PIPE FOUND,  
PLUMB, BELOW GRADE,

1" PIPE FOUND,  
LEANING, BELOW GRADE

N89°49'48"W 441.95'

REBAR FOUND,  
LEANING, LOOSE,  
BELOW GRADE

N/F  
RONALD WAYNE & DONNA HARVEY  
BOOK 766 PAGE 52  
PID: 01-144352-00200  
ZONED R-1

N87°01'57"E 437.76'

5/8" REBAR SET

1" PIPE FOUND,  
LEANING, BELOW GRADE

N/F  
BARNETT LEE N. AND SHIRLEY M. IRREVOCABLE  
TRUST

BOOK 766 PAGE 137  
PID: 01-144352-00103  
ZONED R-1

TOTAL AREA: +-30.38 ACRES (PER THIS SURVEY)  
30.580 ACRES (PER DB 766 PG 137)

N/F  
PATTERSON GLENN ETAL  
DOCUMENT 2021R-028076  
PID: 01-144352-00800  
ZONED R-1

INDUSTRIAL DRIVE

N00°56'38"E 620.53'

1" PIPE FOUND,  
PLUMB, FLUSH,

S89°34'23"W 592.17'

1" PIPE FOUND,  
PLUMB, FLUSH

N/F  
HAROLD & LOUIS JO HARVEY  
BOOK 722 PAGE 7  
PID: 01-144352-00102  
ZONED R-1

N00°57'08"E 367.74'

5/8" REBAR SET  
P.O.B.

N89°10'51"E 677.97'

N/F  
PATAGONIA GRANITE INC  
DOCUMENT 2024R-001744  
PID: 01-144353-01500  
ZONED R-1

S89°10'51"W 641.00'

1" PIPE FOUND,  
PLUMB, FLUSH

S02°07'02"W 1,297.60'

ISSUED  
ADDRESSED CLIENT COMMENTS

REVISIONS:  
NO. DATE

1	10/2/2024
2	10/2/2024
3	
4	
5	
6	
7	
8	
9	
10	

PREPARED FOR:

HOYT & BERENYI  
346 SEACREST PARKWAY, SUITE 200  
MOUNT PLEASANT, SC 29464

PATRIOT  
SURVEYING &  
INFRASTRUCTURE

SHEET 1 OF 1

PROJECT: 00210018  
FILE: REZONING PLAT

CALC: MGH  
DRAWN: MGH  
CHECKED: MGH

DATE: 10-04-2024  
SCALE: 1" = 100'

ALTANSPS LAND TITLE SURVEY  
OF PROPERTY LOCATED AT  
PID:01-144352-00103  
INDUSTRIAL DRIVE  
SECTION 35, TOWNSHIP 14 NORTH, RANGE 4 EAST  
CITY OF JONESBORO  
CRAIGHEAD COUNTY  
STATE OF ARKANSAS