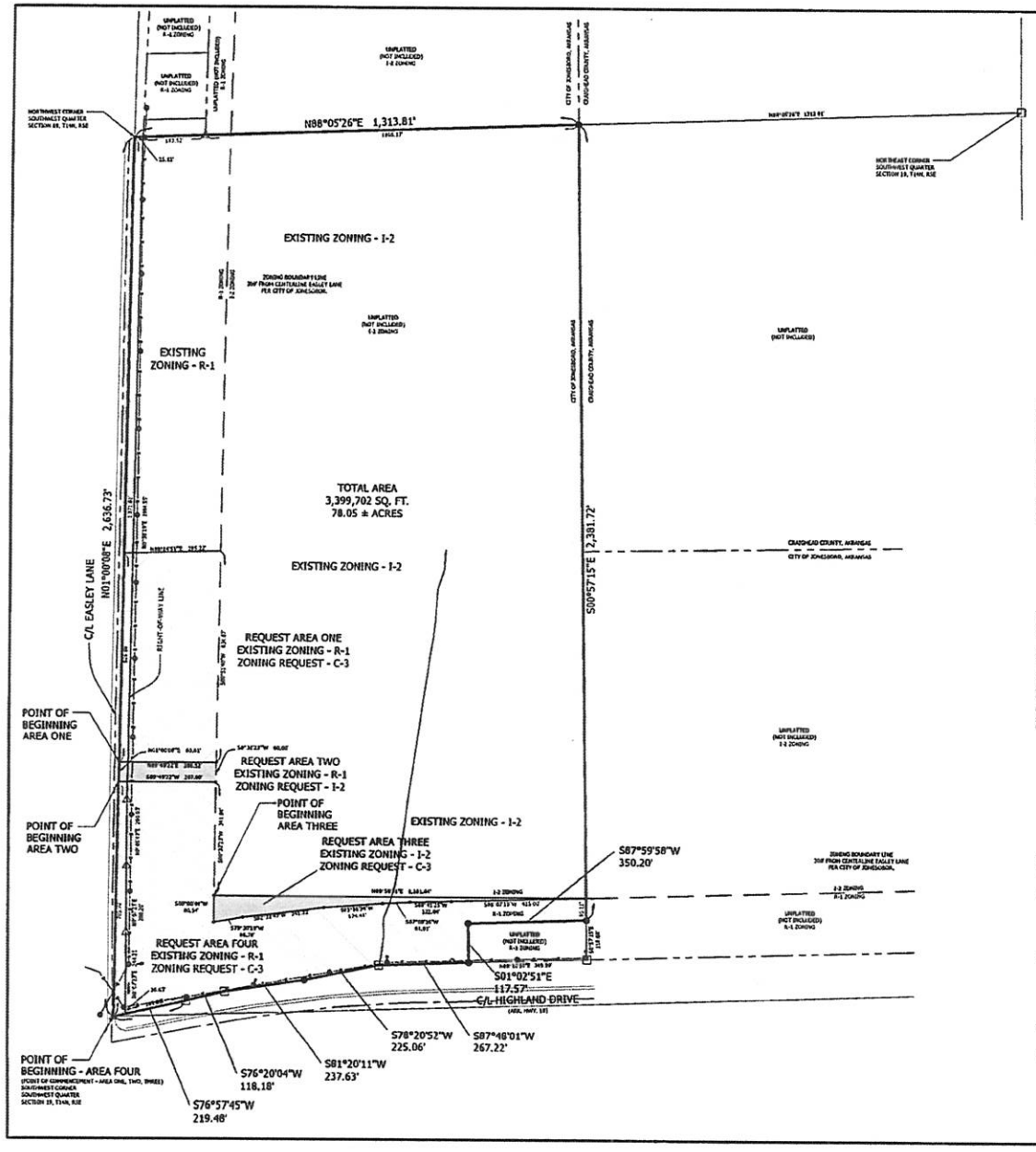

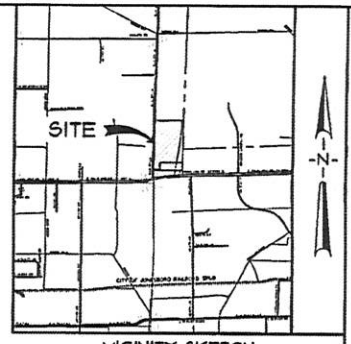

BEARING BASIS
ARKANSAS NORTH ZONE

GRAPHIC SCALE
IN FEET

LEGEND

- BOUNDARY LINE
- ADJACENT LOT LINE
- EASEMENT LINE
- FOUND IRON PIPE
- FOUND REBAR
- FOUND R/W MONUMENT
- SET 1-1/2" IRON PIPE W/ PS #1364 CAP
- EXISTING OVERHEAD ELECTRICAL LINE
- POWER POLE / UTILITY POLE
- GUY WIRE

DESCRIPTION - AREA ONE

A PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 14 NORTH, RANGE 5 EAST, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER, THENCE NORTH 01°00'08" EAST, ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 2636.73 FEET TO THE POINT OF BEGINNING; CONTINUE THENCE NORTH 01°00'08" EAST, ALONG SAID WEST LINE, A DISTANCE OF 62.00 FEET TO A POINT; THENCE NORTH 89°59'52" EAST, DEPARTING SAID WEST LINE, A DISTANCE OF 285.38 FEET TO A POINT; THENCE SOUTH 00°52'49" WEST, A DISTANCE OF 63.42 FEET TO A POINT; THENCE SOUTH 89°49'22" WEST, A DISTANCE OF 284.52 FEET TO THE POINT OF BEGINNING.

CONTAINING IN ALL 180,209 SQ. FT. OR 4.14 ACRES, MORE OR LESS.

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

DESCRIPTION - AREA TWO

A PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 14 NORTH, RANGE 5 EAST, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER, THENCE NORTH 01°00'08" EAST, ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 2636.73 FEET TO THE POINT OF BEGINNING; CONTINUE THENCE NORTH 01°00'08" EAST, ALONG SAID WEST LINE, A DISTANCE OF 62.00 FEET TO A POINT; THENCE NORTH 89°59'52" EAST, DEPARTING SAID WEST LINE, A DISTANCE OF 284.52 FEET TO A POINT; THENCE SOUTH 89°22'22" WEST, A DISTANCE OF 60.00 FEET TO A POINT; THENCE SOUTH 89°49'22" WEST, A DISTANCE OF 207.00 FEET TO THE POINT OF BEGINNING.

CONTAINING IN ALL 17,325 SQ. FT. OR 0.40 ACRES, MORE OR LESS.

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

SURVEYOR'S NOTES

1. THIS DRAWING WAS PREPARED FOR JOHN STUCKEY 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. 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'S 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.
4. SUBJECT PROPERTY IS CURRENTLY ZONED R-1, SINGLE-FAMILY MEDIUM DENSITY DISTRICT AND I-2, GENERAL INDUSTRIAL DISTRICT. ADJACENT PROPERTIES ARE ZONED R-1 AND I-2 AS SHOWN.
   STANDARD BUILDING SETBACKS FOR R-1 ZONING ARE AS FOLLOWS: STREET=25' SIDE=7.5' REAR=25'. MAXIMUM LOT COVERAGE IS THIRTY-FIVE PERCENT (35%) FOR BUILDINGS.
   STANDARD BUILDING SETBACKS FOR I-2 ZONING ARE AS FOLLOWS: STREET=50' SIDE=25', REAR=25' MAXIMUM LOT COVERAGE IS SIXTY PERCENT (60% BUILDINGS). MAXIMUM HEIGHT LIMITATION SHALL BE LIMITED TO FIRE AND BUILDING CODE REGULATIONS.
5. SUBJECT PROPERTY IS LOCATED WITHIN "AE", SPECIAL FLOOD HAZARD AREAS WITH 1FT OF DEPTH AS DESIGNATED BY FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR CRAIGHEAD COUNTY AND INCORPORATED AREAS, COMMUNITY PANEL 05120C0170 PANEL 170 OF 325
   EFFECTIVE DATE - SEPTEMBER 28, 2006.
6. THE FOLLOWING DOCUMENTS WERE USED TO PREPARE THIS SURVEY:
   A. WARRANTY DEED TO JOHN STUCKEY RECORDED AS DOCUMENT NUMBER 2012R-06558, DATED MAY 10, 2012, IN THE PUBLIC RECORDS AT JONESBORO, ARKANSAS.
   B. RIGHT-OF-WAY MAPS, PROJECT FOR NUMBER 100232, HIGHWAY 63 EAST.
   C. WARRANTY DEED TO BIG SANDY PROPERTIES, RECORDED AS DOCUMENT NUMBER 2021R-01833, ON RED DECEMBER 03, 2020 IN THE PUBLIC RECORDS AT JONESBORO, ARKANSAS.

DESCRIPTION - AREA THREE

A PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 14 NORTH, RANGE 5 EAST, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER, THENCE NORTH 01°00'08" EAST, ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 2636.73 FEET TO A POINT; THENCE NORTH 89°49'22" EAST, DEPARTING SAID WEST LINE, A DISTANCE OF 207.00 FEET TO A POINT; THENCE SOUTH 00°52'12" WEST, A DISTANCE OF 241.84 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89°38'58" EAST, A DISTANCE OF 1,061.64 FEET TO A POINT ON THE EAST LINE OF SAID SOUTHWEST QUARTER; THENCE SOUTH 00°57'15" WEST, A DISTANCE OF 415.00 FEET TO A POINT; THENCE SOUTH 89°41'25" EAST, A DISTANCE OF 122.04 FEET TO A POINT; THENCE SOUTH 87°18'16" WEST, A DISTANCE OF 174.46 FEET TO A POINT; THENCE SOUTH 82°32'47" WEST, A DISTANCE OF 194.32 FEET TO A POINT; THENCE NORTH 89°22'22" WEST, A DISTANCE OF 284.52 FEET TO THE POINT OF BEGINNING.

CONTAINING IN ALL 17,325 SQ. FT. OR 0.40 ACRES, MORE OR LESS.

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

DESCRIPTION - AREA FOUR

A PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 14 NORTH, RANGE 5 EAST, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER, THENCE NORTH 01°00'08" EAST, ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 2636.73 FEET TO A POINT; THENCE NORTH 89°49'22" EAST, DEPARTING SAID WEST LINE, A DISTANCE OF 207.00 FEET TO A POINT; THENCE SOUTH 00°52'12" WEST, A DISTANCE OF 241.84 FEET TO A POINT; THENCE SOUTH 89°38'58" WEST, A DISTANCE OF 61.54 FEET TO A POINT; THENCE NORTH 29°34'18" EAST, A DISTANCE OF 46.78 FEET TO A POINT; THENCE NORTH 82°32'47" EAST, A DISTANCE OF 194.32 FEET TO A POINT; THENCE NORTH 87°18'16" EAST, A DISTANCE OF 174.46 FEET TO A POINT; THENCE NORTH 89°41'25" EAST, A DISTANCE OF 61.96 FEET TO A POINT; THENCE NORTH 00°18'22" EAST, A DISTANCE OF 415.00 FEET TO A POINT; THENCE NORTH 00°57'58" EAST, A DISTANCE OF 2,381.72 FEET TO A POINT ON THE EAST LINE OF SAID SOUTHWEST QUARTER; THENCE SOUTH 00°57'15" EAST, ALONG SAID EAST LINE, A DISTANCE OF 60.31 FEET TO A POINT; THENCE SOUTH 89°18'16" WEST, DEPARTING SAID EAST LINE, A DISTANCE OF 350.20 FEET TO A POINT; THENCE SOUTH 01°02'51" EAST, A DISTANCE OF 117.57 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF ARKANSAS HIGHWAY 18 (HIGHLAND DRIVE); THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY AS FOLLOWS: SOUTH 87°48'01" WEST, A DISTANCE OF 267.22, SOUTH 78°20'52" WEST, A DISTANCE OF 225.06 FEET, SOUTH 81°20'11" WEST, A DISTANCE OF 237.63 FEET, SOUTH 76°20'04" WEST, A DISTANCE OF 118.18 FEET, SOUTH 76°57'45" WEST, A DISTANCE OF 218.48 FEET TO THE POINT OF BEGINNING.

CONTAINING IN ALL 368,455 SQ. FT. OR 8.46 ACRES, MORE OR LESS.

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

OWNER'S CERTIFICATION

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY AS DESCRIBED HEREON AND THAT WE REQUEST THE CHANGE IN ZONING AS NOTED.

JOHN STUCKEY, OWNER

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT ASSOCIATED ENGINEERING, LLC HAS THIS DATE MADE A REASONABLE 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 EITHER FROM 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: 12/18/2025

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

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JOHN STUCKEY

PART OF THE W 1/2, SW 1/4, SEC. 19, T14N, R5E
EASLEY LANE
JONESBORO, ARKANSAS

ASSOCIATED ENGINEERING, LLC
CIVIL ENGINEERING • LAND SURVEYING
LAND PLANNING
103 SOUTH CHURCH STREET • P.O. BOX 1442
JONESBORO, AR 72403
PH: 870-932-2934 • FAX: 870-932-2153

Associated Engineering & Surveying, LLC
CERTIFICATE OF AUTHORIZATION
NO. 286
ARKANSAS

NO.	DESCRIPTION	DATE
1	REVISE ZONING	

REZONE REQUEST

DATE: 02/16/2026	DRAWN: CCH	
CADD FILE: 22165-02	CHECKED: JHE	
JOB#: 0324382.0000	R-EST	
SCALE: 1" = 150'	1 OF 1	

500-14N-05E-0-19-300-16-1314