



Know what's below.
Call before you dig.

UTILITY PROVIDERS:

ELECTRIC, WATER & SEWER:

CITY WATER & LIGHT
400 EAST MONROE
JONESBORO, AR 72401
(870)-935-5581

NATURAL GAS:
CENTERPOINT ENERGY
3013 OLD FEED HOUSE ROAD
JONESBORO, AR 72404
(870)-972-6682

TELECOMMUNICATIONS:

AT&T ARKANSAS
723 SOUTH CHURCH
JONESBORO, AR 72401
1-800-464-7928

SUDDENLINK COMMUNICATIONS
1520 SOUTH CARAWAY ROAD
JONESBORO, AR 72401
(870)-935-3615

RITTER COMMUNICATIONS
2400 RITTER DRIVE
(870)-336-3434

BOOK C PAGE 360
DATE 8/17/21 TIME 11:15 AM
CITY ENGINEER
CITY SURVEYOR
CITY WATER & LIGHT

City of
Jonesboro
FILE #NP2270
CITY PLANNER
CITY ENGINEER
CITY SURVEYOR
CITY WATER & LIGHT

2021R-019826

JONESBORO DISTRICT
CRAIGHEAD COUNTY, ARKANSAS
CARLACE EDWARDS, CLERK & RECORDER
08/17/2021 01:02:17 PM
PAGES: 1
APRIL COOPER

CALIARKA PETRO ADDITION

TO THE CITY OF JONESBORO, CRAIGHEAD COUNTY, ARKANSAS.

WE BEING THE OWNERS DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY DESCRIBED HEREON AND THAT WE ADOPT THE PLAN OF SUBDIVISION AND/OR EXTINGUISHED LOT LINES AND DEDICATE THE PERPETUAL USE OF ALL STRIPS AND EASEMENTS AS NOTED.

NAME: TRIPAL CHEEMA SIGNATURE: Tripal Cheema DATE: 08/13/2021

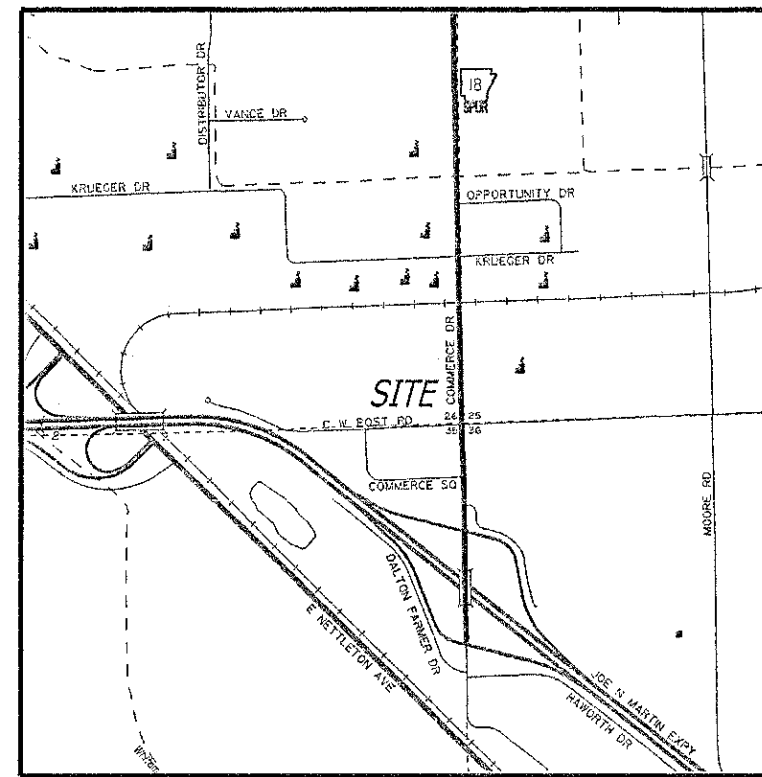
NAME: _____, SIGNATURE: _____, DATE: _____

NAME: _____, SIGNATURE: _____, DATE: _____

SURVEYOR'S CERTIFICATION:

I, JASON D. BEARD, CERTIFY THAT THE SURVEY SHOWN HEREON 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.

100 0 100 200
GRAPHIC SCALE
1" = 100'



VICINITY MAP
(N.T.S.)

LINE TABLE:

LINE #	DIRECTION	LENGTH
L1	S89°22'13"W	43.50'
L2	N00°33'36"E	40.03'
L3	S89°22'08"W	19.57'
L4	S00°52'57"W	104.21'
L5	S00°58'15"W	104.35'
L6	N89°29'44"E	19.93'
L7	N00°41'52"E	40.00'

LEGEND:

- FOUND MONUMENT (AS NOTED)
- SET 5/8" REBAR W/ BLUE PLASTIC CAP STAMPED "J. BEARD P.S. 1691" (OR AS NOTED)
- ▲ COMPUTED POINT (NOT MONUMENTED)
- BOUNDARY LINE

ZONING NOTES:

- SUBJECT PROPERTY IS ZONED I-1 LUO, LIMITED INDUSTRIAL DISTRICT, LIMITED USE OVERLAY.
- I-1 ZONING, BUILDING SETBACKS AND RESTRICTIONS:
STREET SETBACK - 25'
SIDE SETBACK - 10'
REAR SETBACK - 20'
MAXIMUM HEIGHT LIMITATION - 45'
MAXIMUM LOT COVERAGE - 60%
- FOR MORE INFORMATION ABOUT THE LIMITED USE OVERLAY RESTRICTIONS CONTACT THE CITY OF JONESBORO PLANNING AND ZONING DEPARTMENT @ 870-932-0406.

SURVEYOR'S NOTES:

- SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD OR ANY OTHER FACTS WHICH AN ACCURATE TITLE SEARCH MAY DISCLOSE.
- BASIS OF BEARINGS: ARKANSAS STATE PLANE GRID NORTH (0301).
- CRAIGHEAD COUNTY PARCEL NO.: 01-144264-01400.
- THE FOLLOWING DOCUMENTS WERE USED TO COMPLETE THIS SURVEY:
 - RECORD PLAT, JONESBORO INDUSTRIAL PARK FIRST ADDITION, BY CLAY KENWARD, P.S. 256, RECORDED IN BOOK 158, PAGE 78, DATED JUNE 26, 1969.
 - RECORD PLAT, HEATHERLY COMMERCE DRIVE ADDITION, BY TERRY G. BARE, P.S. 1048, RECORDED IN BOOK 8, PAGE 86, DATED OCTOBER 29, 1992.
 - RECORD PLAT, COOK'S COMMERCE DRIVE ADDITION, BY CLAY KENWARD, P.S. 256, RECORDED IN BOOK B, PAGE 88, DATED JANUARY 14, 1993.
 - RECORD PLAT, GILBERT INDUSTRIES KRUEGER DRIVE ADDITION, BY TERRY G. BARE, P.S. 1048, RECORDED IN BOOK B, PAGE 123, DATED NOVEMBER 10, 1994.
 - BOUNDARY SURVEY, BY MICHAEL P. MCNEESE, P.S. 1709, ADLS DOCUMENT NO. 201504170018, DATED MARCH 16, 2015.
 - BOUNDARY SURVEY, BY DALE ADAMSON, P.S. 1065, ADLS DOCUMENT NO. 201707219664, DATED MAY 26, 2017.
 - BOUNDARY SURVEY, BY JASON D. BEARD, P.S. 1691, ADLS DOCUMENT NO. 201807059582, DATED APRIL 24, 2018.
 - RECORD REPLAT, IMRIE REPLAT, BY CLARENCE W. MCALISTER, P.S. 1303, RECORDED IN BOOK C, PAGE 313, DATED OCTOBER 31, 2018.
 - EXECUTOR'S DEED, THELMA MAURICE TRUST TO CALIARKA PETRO, LLC, CRAIGHEAD COUNTY DOCUMENT NO. JB2015R-007633, DATED MAY 22, 2015.
- A PORTION OF THE SUBJECT PROPERTY LIES WITHIN THE 100 YEAR SPECIAL FLOOD HAZARD ZONES "AE" AND "AE FLOODWAY", AS SHOWN ON FEMA FLOOD INSURANCE RATE MAPS: PANEL NO. 0501C151C, EFFECTIVE DATE SEPTEMBER 27, 1991. 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 MAP 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 EXISTENCE 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 28, 2021.

CERTIFICATE OF MINOR PLAT:

THIS IS TO CERTIFY THAT RIDGE SURVEYING AND CONSULTING, PLLC., PROFESSIONAL LAND SURVEYORS, HAVE MINOR PLATTED THE FOLLOWING DESCRIBED PARCEL OF LAND:

PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 14 NORTH, RANGE 04 EAST, JONESBORO, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

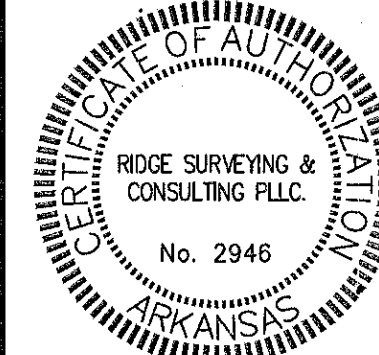
BEGINNING AT THE SOUTHEAST CORNER OF SECTION 26, TOWNSHIP 14 NORTH, RANGE 04 EAST, JONESBORO, CRAIGHEAD COUNTY, ARKANSAS; THENCE SOUTH 89°22'13" WEST, ALONG THE SOUTH LINE OF SAID SECTION 26, 43.50 FEET; THENCE NORTH 00°33'36" EAST, LEAVING SAID SOUTH LINE, 40.03 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF C.W. POST ROAD; THENCE SOUTH 89°22'08" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, 19.57 FEET TO THE POINT OF BEGINNING PROPER; THENCE CONTINUE SOUTH 89°22'08" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, 19.57 FEET TO THE POINT OF BEGINNING PROPER; THENCE NORTH 00°41'52" EAST, LEAVING SAID NORTHERLY RIGHT-OF-WAY LINE, 481.80 FEET TO THE WEST LINE OF HEATHERLY COMMERCE DRIVE ADDITION; THENCE SOUTH 00°52'57" WEST, ALONG SAID WEST LINE, 481.80 FEET TO THE WEST LINE OF COOK'S COMMERCE DRIVE ADDITION; THENCE SOUTH 00°52'57" WEST, ALONG SAID WEST LINE, 104.21 FEET; THENCE SOUTH 00°58'15" WEST LEAVING SAID WEST LINE, 104.35 FEET; THENCE NORTH 89°29'44" EAST, 441.67 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF DR. MARTIN LUTHER KING JR. DRIVE; THENCE SOUTH 00°31'18" WEST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 542.41 FEET TO THE POINT OF BEGINNING PROPER, CONTAINING 27.76 ACRES (1,209,040 SQ. FT.), MORE OR LESS, SUBJECT TO ALL RIGHTS-OF-WAY AND EASEMENTS OF RECORD.

SAID PLAT SHALL HERE-IN AFTER BE DESIGNATED AND REFERRED TO AS:

MINOR PLAT
CLIENT: CALIARKA PETRO, LLC.
CALIARKA PETRO ADDITION
TO THE CITY OF JONESBORO, CRAIGHEAD COUNTY, ARKANSAS

RIDGE SURVEYING
& CONSULTING PLLC

04 Creath Ave., Suite B Pineboro, AR 72401				870-203-994 www.rdgcsurveying.net	
DRAWING INFO			REVISIONS		
AWN BY:	JUN	DATE	BY	DESCRIPTION	
TE:	08/13/2021				
SCALE:	1" = 100'				



RIDGE SURVEYING & CONSULTING, PLLC.
ARKANSAS - 2946



JASON D. BEARD - SURVEYOR
ARKANSAS - P.S. 1691

500-14N-04E-0-26-230-16-1691