

VICINITY MAP
NOT TO SCALE

**CITY OF TRUMANN MINOR
SUBDIVISION TO LEON MASSEY
INDUSTRIAL PARK
TRUMANN, ARKANSAS**

LEGAL DESCRIPTIONS:

LEGAL DESCRIPTION - OVERALL:

A PART OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 12 NORTH, RANGE 5 EAST, POINSETT COUNTY, ARKANSAS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER, OF SAID SECTION 11, RUN N88°56'42"E ALONG THE SOUTH LINE OF SAID NORTH HALF OF THE NORTHEAST QUARTER AND THE NORTH RIGHT OF WAY LINE OF INDUSTRIAL PARK DRIVE, A DISTANCE OF 1687.99 FT. TO THE POINT OF BEGINNING; THENCE LEAVING SAID SOUTH LINE AND NORTH RIGHT OF WAY LINE, RUN N01°02'46"W A DISTANCE OF 585.13 FT. TO A POINT ON THE NORTH RIGHT OF WAY LINE OF ASHLEY DRIVE; THENCE S88°56'11"W ALONG SAID NORTH RIGHT OF WAY LINE A DISTANCE OF 782.72 FT. TO A POINT; THENCE LEAVING SAID NORTH RIGHT OF WAY LINE, RUN N01°04'09"W A DISTANCE OF 320.00 FT. TO A POINT; THENCE S88°55'46"W A DISTANCE OF 150.00 FT. TO A POINT ON THE EAST RIGHT OF WAY LINE OF FIRE STATION ROAD; THENCE N01°04'09"W ALONG SAID EAST RIGHT OF WAY LINE A DISTANCE OF 414.06 FT. TO A POINT ON THE NORTH LINE OF SAID SECTION 11; THENCE LEAVING SAID EAST RIGHT OF WAY LINE, RUN N89°03'18"E ALONG THE NORTH SECTION LINE A DISTANCE OF 1507.05 FT. TO A POINT ALONG THE WESTERLY RIGHT OF WAY LINE OF BURLINGTON NORTHERN SAN-FRANCISCO RAILROAD; THENCE LEAVING SAID SECTION LINE, RUN S27°12'08"E ALONG SAID RAILROAD RIGHT OF WAY A DISTANCE OF 861.93 FT. TO A POINT OF INTERSECTION WITH THE EAST LINE OF SAID SECTION 11; THENCE LEAVING SAID RIGHT OF WAY LINE, RUN S00°51'18"E ALONG SAID EAST SECTION LINE A DISTANCE OF 6.75 FT. TO A POINT; THENCE LEAVING SAID EAST SECTION LINE, RUN S88°44'05"W A DISTANCE OF 229.11 FT. TO A POINT; THENCE S00°50'12"E A DISTANCE OF 534.92 FT. TO A POINT ON AFORESAID SOUTH LINE OF THE NORTH HALF OF THE NORTHEAST QUARTER AND THE NORTH RIGHT OF WAY LINE OF INDUSTRIAL PARK DRIVE; THENCE S88°57'11"W ALONG SAID SOUTH LINE OF THE NORTH HALF OF THE NORTHEAST QUARTER AND THE NORTH RIGHT OF WAY LINE OF INDUSTRIAL PARK DRIVE A DISTANCE OF 722.89 FT. TO THE POINT OF BEGINNING, CONTAINING 37.23 ACRES AND BEING SUBJECT TO RAILROAD EASEMENTS ALONG THE NORTH AND EAST SIDES AND A DRAINAGE EASEMENT ALONG THE NORTH SIDE AND TO ANY OTHER EASEMENTS, RESTRICTIONS, RESERVATIONS, OR RIGHTS OF WAY OF RECORD.

LEGAL DESCRIPTION - LOT 1:

A PART OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 12 NORTH, RANGE 5 EAST, POINSETT COUNTY, ARKANSAS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER, OF SAID SECTION 11, RUN N88°56'42"E ALONG THE SOUTH LINE OF SAID NORTH HALF OF THE NORTHEAST QUARTER AND THE NORTH RIGHT OF WAY LINE OF INDUSTRIAL PARK DRIVE, A DISTANCE OF 1687.99 FT. TO THE POINT OF BEGINNING; THENCE LEAVING SAID SOUTH LINE AND NORTH RIGHT OF WAY LINE, RUN N01°02'46"W A DISTANCE OF 1317.24 FT. TO A POINT ON THE NORTH LINE OF SAID SECTION 11; THENCE N89°03'18"E ALONG THE NORTH SECTION LINE A DISTANCE OF 574.03 FT. TO A POINT ALONG THE WESTERLY RIGHT OF WAY LINE OF BURLINGTON NORTHERN SAN-FRANCISCO RAILROAD; THENCE LEAVING SAID SECTION LINE, RUN S27°12'08"E ALONG SAID RAILROAD RIGHT OF WAY A DISTANCE OF 861.93 FT. TO A POINT OF INTERSECTION WITH THE EAST LINE OF SAID SECTION 11; THENCE LEAVING SAID RAILROAD RIGHT OF WAY RUN S00°51'18"E ALONG SAID EAST SECTION LINE A DISTANCE OF 6.75 FT. TO A POINT; THENCE LEAVING SAID EAST SECTION LINE, RUN S88°44'05"W A DISTANCE OF 229.11 FT. TO A POINT; THENCE S00°50'12"E A DISTANCE OF 534.92 FT. TO A POINT ON AFORESAID SOUTH LINE OF THE NORTH HALF OF THE NORTHEAST QUARTER AND THE NORTH RIGHT OF WAY LINE OF INDUSTRIAL PARK DRIVE; THENCE S88°57'11"W ALONG SAID SOUTH LINE OF THE NORTH HALF OF THE NORTHEAST QUARTER AND THE NORTH RIGHT OF WAY LINE OF INDUSTRIAL PARK DRIVE A DISTANCE OF 722.89 FT. TO THE POINT OF BEGINNING, CONTAINING 22.63 ACRES AND BEING SUBJECT TO RAILROAD EASEMENTS ALONG THE NORTH AND EAST SIDES AND A DRAINAGE EASEMENT ALONG THE NORTH SIDE AND TO ANY OTHER EASEMENTS, RESTRICTIONS, RESERVATIONS, OR RIGHTS OF WAY OF RECORD.

LEGAL DESCRIPTION - LOT 2:

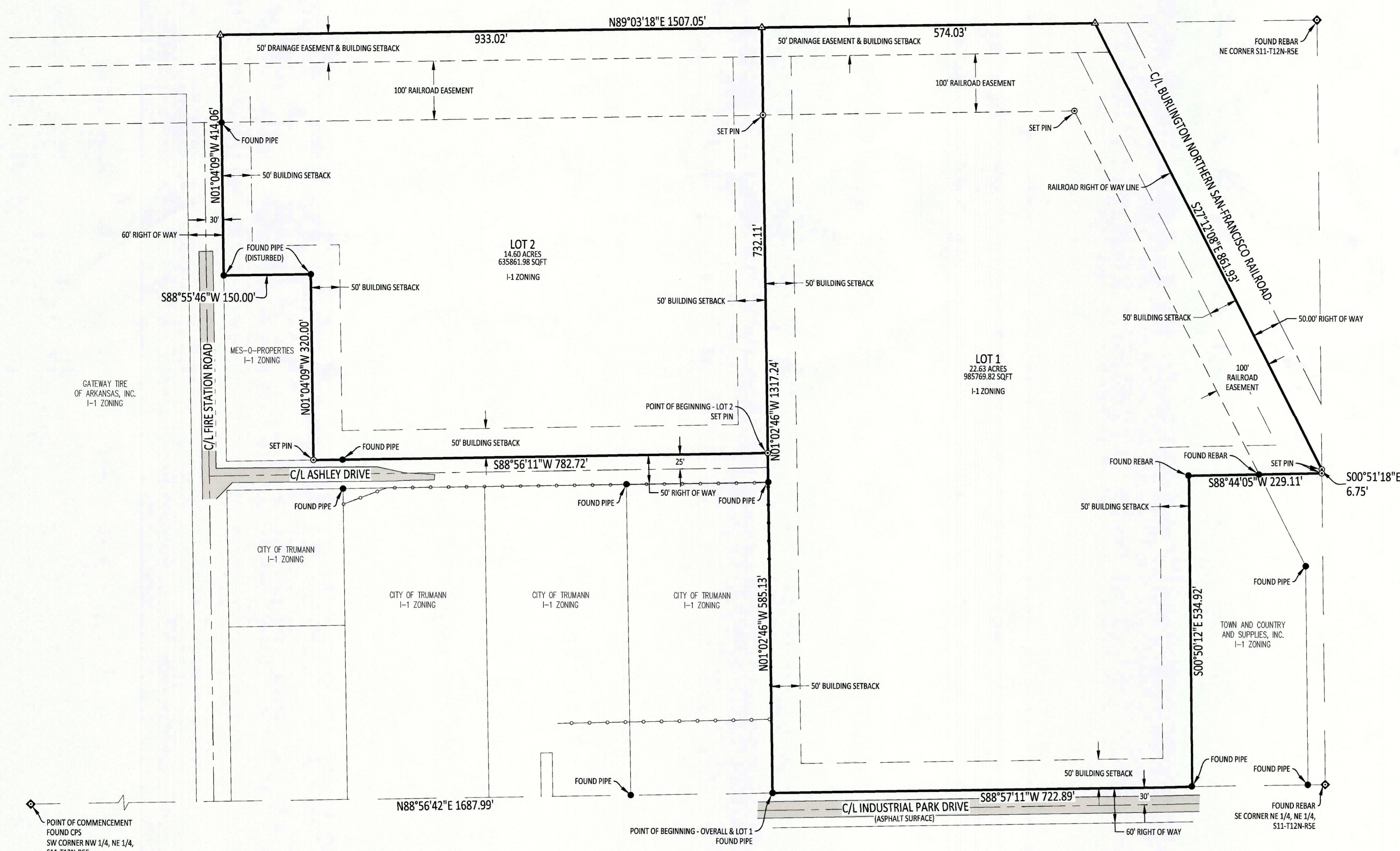
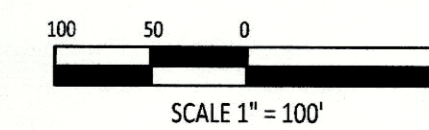
A PART OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 12 NORTH, RANGE 5 EAST, POINSETT COUNTY, ARKANSAS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER, OF SAID SECTION 11, RUN N88°56'42"E ALONG THE SOUTH LINE OF SAID NORTH HALF OF THE NORTHEAST QUARTER AND THE NORTH RIGHT OF WAY LINE OF INDUSTRIAL PARK DRIVE, A DISTANCE OF 1687.99 FT. TO A POINT; THENCE LEAVING SAID SOUTH LINE AND NORTH RIGHT OF WAY LINE, RUN N01°02'46"W A DISTANCE OF 585.13 FT. TO THE POINT OF BEGINNING AND A POINT ON THE NORTH RIGHT OF WAY LINE OF ASHLEY DRIVE; THENCE S88°56'11"W ALONG SAID NORTH RIGHT OF WAY LINE A DISTANCE OF 782.72 FT. TO A POINT; THENCE LEAVING SAID NORTH RIGHT OF WAY LINE, RUN N01°04'09"W A DISTANCE OF 320.00 FT. TO A POINT; THENCE S88°55'46"W A DISTANCE OF 150.00 FT. TO A POINT ON THE EAST RIGHT OF WAY LINE OF FIRE STATION ROAD; THENCE N01°04'09"W ALONG SAID EAST RIGHT OF WAY LINE A DISTANCE OF 414.06 FT. TO A POINT ON THE NORTH LINE OF SAID SECTION 11; THENCE LEAVING SAID EAST RIGHT OF WAY LINE, RUN N89°03'18"E ALONG THE NORTH SECTION LINE A DISTANCE OF 933.02 FT. TO A POINT; THENCE LEAVING SAID SECTION LINE, RUN S01°02'46"E A DISTANCE OF 732.11 FT. TO A POINT ON AFORESAID NORTH RIGHT OF WAY LINE OF ASHLEY DRIVE AND THE POINT OF BEGINNING, CONTAINING 14.60 ACRES AND BEING SUBJECT TO RAILROAD EASEMENT ALONG THE NORTH SIDE AND A DRAINAGE EASEMENT ALONG THE NORTH SIDE AND TO ANY OTHER EASEMENTS, RESTRICTIONS, RESERVATIONS, OR RIGHTS OF WAY OF RECORD.

CERTIFICATE OF SURVEY:

TO ALL PARTIES INTERESTED IN TITLE TO THESE PREMISES: I HEREBY CERTIFY THAT HORIZON LAND SURVEYING, LLC HAS PRIOR TO THIS DAY MADE A SURVEY OF THE ABOVE DESCRIBED PROPERTY AS SHOWN ON THE PLAT OF SURVEY HEREON. THE PROPERTY LINES AND CORNER MONUMENTS, TO THE BEST OF MY KNOWLEDGE AND ABILITY, ARE CORRECTLY ESTABLISHED: THE IMPROVEMENTS ARE AS SHOWN ON THE PLAT OF SURVEY. ENCROACHMENTS, IF ANY, AS DISCLOSED BY SURVEY, ARE SHOWN HEREON.

LEGEND:

- FOUND MONUMENT (AS NOTED)
- ⊙ SET MONUMENT (AS NOTED)
- ⊕ COMPUTED POINT
- ⊖ SECTION CORNER
- WOOD FENCE
- CHAIN LINK FENCE



CERTIFICATE OF RECORD APPROVAL:

PURSUANT TO THE TRUMANN SUBDIVISION AND DEVELOPMENT CODE, AND ALL OF THE CONDITIONS OF APPROVAL HAVING BEEN COMPLETED, THIS DOCUMENT IS HEREBY ACCEPTED. THIS CERTIFICATE IS HEREBY EXECUTED UNDER THE AUTHORITY OF SAID RULES AND REGULATIONS.

SIGNED:
 DATE OF EXECUTION: 7/25/2024
 ADMINISTRATIVE OFFICIAL: Jason Stewart

OWNER'S CERTIFICATION:

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, THAT WE ADOPT THE PLAN OF SUBDIVISION AND DEDICATE PERPETUAL USE OF ALL STREETS, RIGHTS OF WAY, AND EASEMENTS AS DEPICTED ON THIS SURVEY.

SIGNATURE: [Signature] DATE: 7/24/2024
 PRINTED NAME: Jay Paul Woods

SIGNATURE: [Signature] DATE: 7/29/24
 PRINTED NAME: Carolyn Todd
 Carolyn Todd
 CITY OF FIRST CLASS
 CITY CLERK
 TRUMANN, AR

SURVEYOR NOTES:

- 1) BASIS OF BEARINGS: GPS OBSERVATIONS (ARKANSAS NORTH STATE PLANE COORDINATE SYSTEM)
- 2) THE RESEARCH COMPLETED FOR THIS SURVEY INCLUDES:
 - WARRANTY DEED (BOOK 124, PAGE 571)
 - SPECIAL WARRANTY DEED (2000-2434)
 - SPECIAL WARRANTY DEED (2007-2361)
 - WARRANTY DEED (2022R-01288)
 - SPECIAL WARRANTY DEED (2013-172)
 - WARRANTY DEED (2017R-01135)
 - SURVEY BY KENNY FLETCHER PS 1012 (PROVIDED BY CLIENT)
 - SURVEY BY TROY SHEETS PS 596 (ENV. #S-32A)
 - SURVEY BY TROY SHEETS PS 596 (ENV. #S-46B)
 - SURVEY BY TROY SHEETS PS 596 (ENV. #S-28A)
 - SURVEY BY ROBERT NEWELL PS 23 (ENV. #273-A)
- 3) ALL CORNER MONUMENTS SET ARE 4" REBAR, UNLESS NOTED OTHERWISE ON THE PLAT.
- 4) OWNER: CITY OF TRUMANN - PO BOX 120 - TRUMANN, AR 72472
- 5) THIS TRACT DOES NOT LIE WITHIN A FEMA DESIGNATED SPECIAL FLOOD HAZARD AREA PER FLOOD INSURANCE RATE MAP OF POINSETT CO., AR, AND INCORPORATED AREAS, COMMUNITY PANEL NO. 05111C01250 WITH AN EFFECTIVE DATE OF 02/04/11.
- 6) THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD OR ANY OTHER FACTS WHICH AN ACCURATE TITLE SEARCH MAY DISCLOSE.
- 7) CURRENT ZONING: I-1 (SETBACK REQUIREMENTS: 50' STREET; 50' SIDE; 50' SIDE-STREET; & 50' REAR)

PLAT CLERK: MISTY RICHARDSON-RUSSELL
 FILED
 JUL 31 2024
 AM PM
 8 | 9 | 10 | 11 | 12 | 1 | 2 | 3 | 4 | 5

WWW.HORIZONLANDSURVEYING.COM
 2918 WOOD STREET
 JONESBORO, AR 72404
 PH: 870-245-0092

Horizon

LAND SURVEYING, LLC

PROJECT:
 CITY OF TRUMANN MINOR SUBDIVISION TO
 LEON MASSEY INDUSTRIAL PARK

CLIENT:
 CITY OF TRUMANN, AR



07/22/2024

REVISIONS		
DATE	BY	DESCRIPTION

DRAWING INFO.

DRAWN BY:	DRB/BRE
DATE:	07/22/2024
SCALE:	1"=100'
JOB NO.:	H24-075
CAD NO.:	

MINOR
 SUBDIVISION PLAT
 SHEET NUMBER:
 1 of 1