

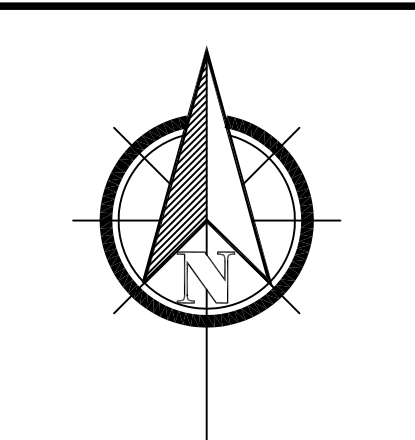
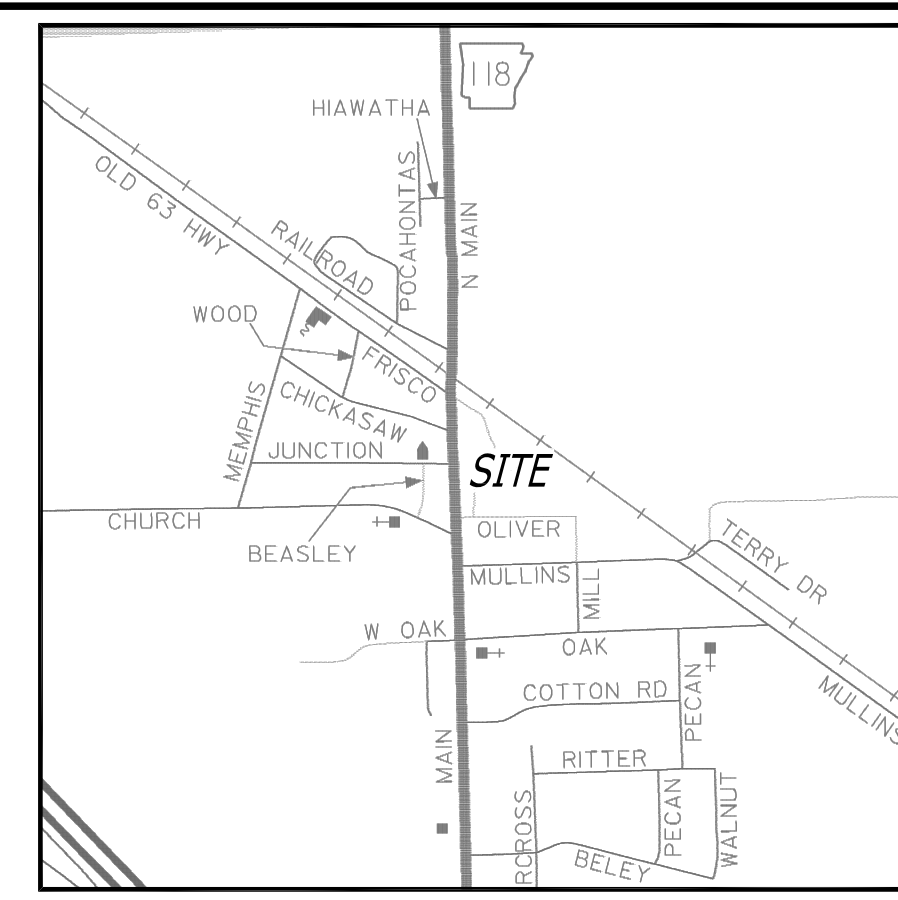
CONTROL POINT NOTES:

CONTROL POINT A: N - 425498.84 E - 1801248.43	CONTROL POINT C: N - 425421.59 E - 1800919.01
CONTROL POINT B: N - 425694.28 E - 1800987.22	

SITE BENCHMARK NOTE:
SITE BENCHMARK IS THE NORTH RIM OF A SANITARY SEWER MANHOLE (ELEVATION = 218.32), LOCATED SOUTH AND EAST OF THE SUBJECT PROPERTY, AS SHOWN ON THE PLAT HEREON.



- LEGEND:**
- FOUND MONUMENT (AS NOTED)
 - SET MONUMENT (AS NOTED)
 - CONTROL POINT
 - ⊕ SITE BENCHMARK
 - UTILITY POLE
 - LIGHT POLE
 - ⊗ LAMP POLE
 - ELECTRIC METER
 - GUY WIRE
 - ⊕ WATER VALVE
 - ⊕ WATER METER
 - ⊕ SPRINKLER CONTROL VALVE
 - FIRE HYDRANT
 - WATER BLOW-OFF
 - SANITARY SEWER MANHOLE
 - SANITARY SEWER CLEANOUT
 - ⊕ GRATE INLET
 - ⊕ TELECOMMUNICATIONS PEDESTAL
 - ⊕ STEEL BOLLARD
 - BOUNDARY LINE
 - OVERHEAD ELECTRIC LINE
 - SANITARY SEWER LINE



BEARINGS BASED ON ARKANSAS STATE PLANE GRID NORTH ZONE (0301)

TOPOGRAPHIC SURVEY
CLIENT: ARKANSAS STATE UNIVERSITY
 LOT 1 AND PART OF LOT 2 OF BLOCK 1 OF OLIVER DAVIS ADDITION
 TO THE CITY OF TYRONZA, POINSETT COUNTY, ARKANSAS

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.
- SURVEY IS ONLY VALID IF THE PRINT HAS ORIGINAL SEAL AND SIGNATURE OF THE SURVEYOR PRESENT.
- BASIS OF BEARINGS: ARKANSAS STATE PLANE GRID NORTH (0301).
- VERTICAL DATUM: NAVD 88.
- POINSETT COUNTY PARCEL NO.: 444-00090-0000 & 444-00091-0000.
- THE SUBJECT PROPERTY IS LOCATED WITHIN THE CORPORATE LIMITS OF THE CITY OF TYRONZA.
- THE FOLLOWING DOCUMENTS WERE USED TO COMPLETE THIS SURVEY:
 - RECORD REPLAT, OLIVER DAVIS ADDITION TO THE CITY OF TYRONZA, DATED MAY 06, 1911.
 - BOUNDARY SURVEY, BY TERRY G. BARE, P.S. 1048, DATED AUGUST 19, 1998.
 - BOUNDARY SURVEY, BY JAMES W. WAGES, P.S. 1393, DATED DECEMBER 08, 2010.
 - WARRANTY DEED, POINSETT COUNTY DOCUMENT NO. 2023R-01803, DATED JUNE 28, 2023.
- THE SUBJECT PROPERTY LIES WITHIN THE SPECIAL FLOOD HAZARD ZONE "X SHADED, AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP: PANEL NO. 05111C0525D, EFFECTIVE DATE FEBRUARY 04, 2011. THIS ENTIRE PANEL LISTED IS BEING PROTECTED FROM THE 1-PERCENT ANNUAL-CHANCE OR GREATER FLOOD HAZARD BY THE MISSISSIPPI RIVER LEVEE SYSTEM. OVERTOPPING OR FAILURE OF ANY LEVEE SYSTEM IS POSSIBLE. FOR ADDITIONAL INFORMATION, PARTIES SHOULD VISIT THE FEMA WEBSITE.
- THE UTILITIES SHOWN HAVE BEEN LOCATED BY FIELD MEASUREMENTS DURING THE COURSE OF THIS SURVEY AND EXISTING UTILITY MAPS. RIDGE SURVEYING & CONSULTING, PLLC. MAKE NO WARRANTY TO THE EXACT LOCATION OF THE UTILITIES SHOWN OR NOT SHOWN ON THIS DRAWING. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR OR OWNER TO VERIFY ANY AND ALL PRIOR TO ANY CONSTRUCTION.
- FIELD WORK WAS COMPLETED ON NOVEMBER 27, 2023.

LEGAL DESCRIPTION (AS PROVIDED):

POINSETT COUNTY DOCUMENT NO. 2023R-01803:
 ALL OF LOT ONE (1) AND ALL OF LOT TWO (2), EXCEPT THE SOUTH FOURTEEN (14) FEET THEREOF, ALL IN BLOCK ONE (1) OF THE OLIVER DAVIS ADDITION TO THE CITY OF TYRONZA, ARKANSAS, SUBJECT TO EXISTING EASEMENTS.

LEGAL DESCRIPTION (AS SURVEYED):

ALL OF LOT 1 AND A PART OF LOT 2 OF BLOCK 1 OF OLIVER DAVIS ADDITION TO THE CITY OF TYRONZA, POINSETT COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT THE NORTHEAST CORNER OF LOT 1 OF BLOCK 1 OF OLIVER DAVIS ADDITION TO THE CITY OF TYRONZA, POINSETT COUNTY, ARKANSAS; THENCE SOUTH 00°42'46" EAST, 79.19 FEET; THENCE SOUTH 89°17'14" WEST, 120.00 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF ARKANSAS HIGHWAY NO. 118; THENCE NORTH 00°42'46" WEST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, 173.46 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF THE B.N.S.F. RAILWAY; THENCE SOUTH 52°33'40" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, 152.60 FEET TO THE POINT OF BEGINNING, CONTAINING 0.34 ACRES (15,159 SQ. FT.), MORE OR LESS, SUBJECT TO ALL RIGHTS-OF-WAY AND EASEMENTS OF RECORD.

SURVEYOR'S CERTIFICATION:

I, JOSHUA J. NEELY, 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 TRACT WAS SURVEYED UNDER MY DIRECT SUPERVISION.

RIDGE SURVEYING & CONSULTING PLLC
 404 Creath Ave., Suite B
 Jonesboro, AR 72401
 870-209-9940
 www.ridgesurveying.net

DRAWING INFO	REVISIONS
DATE: 11/28/2023	DATE: BY: DESCRIPTION:
SCALE: 1" = 20'	DATE: BY: DESCRIPTION:
CAD: 23253	DATE: BY: DESCRIPTION:

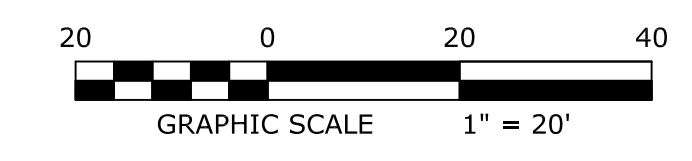


RIDGE SURVEYING & CONSULTING, PLLC.
 ARKANSAS - 2946



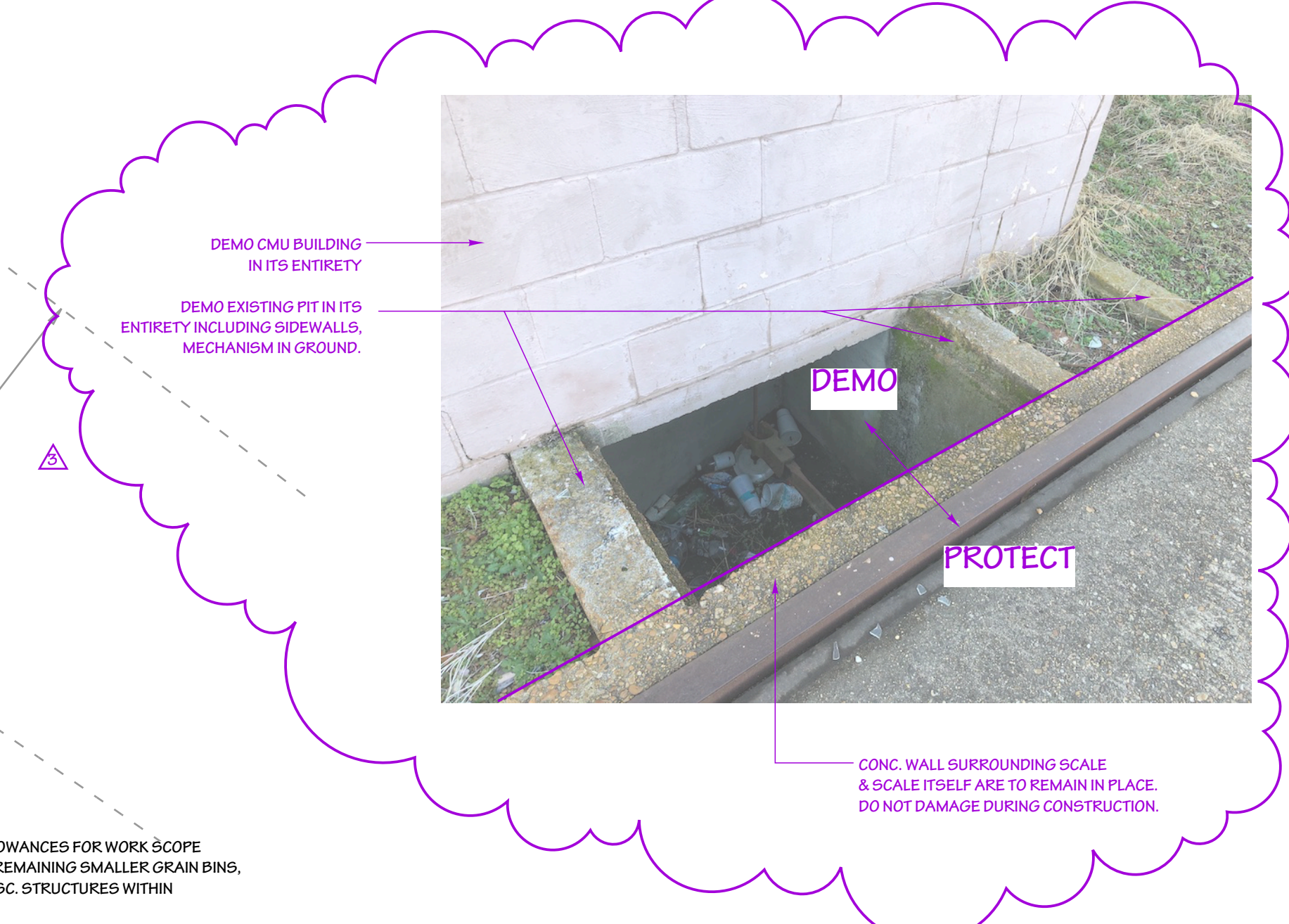
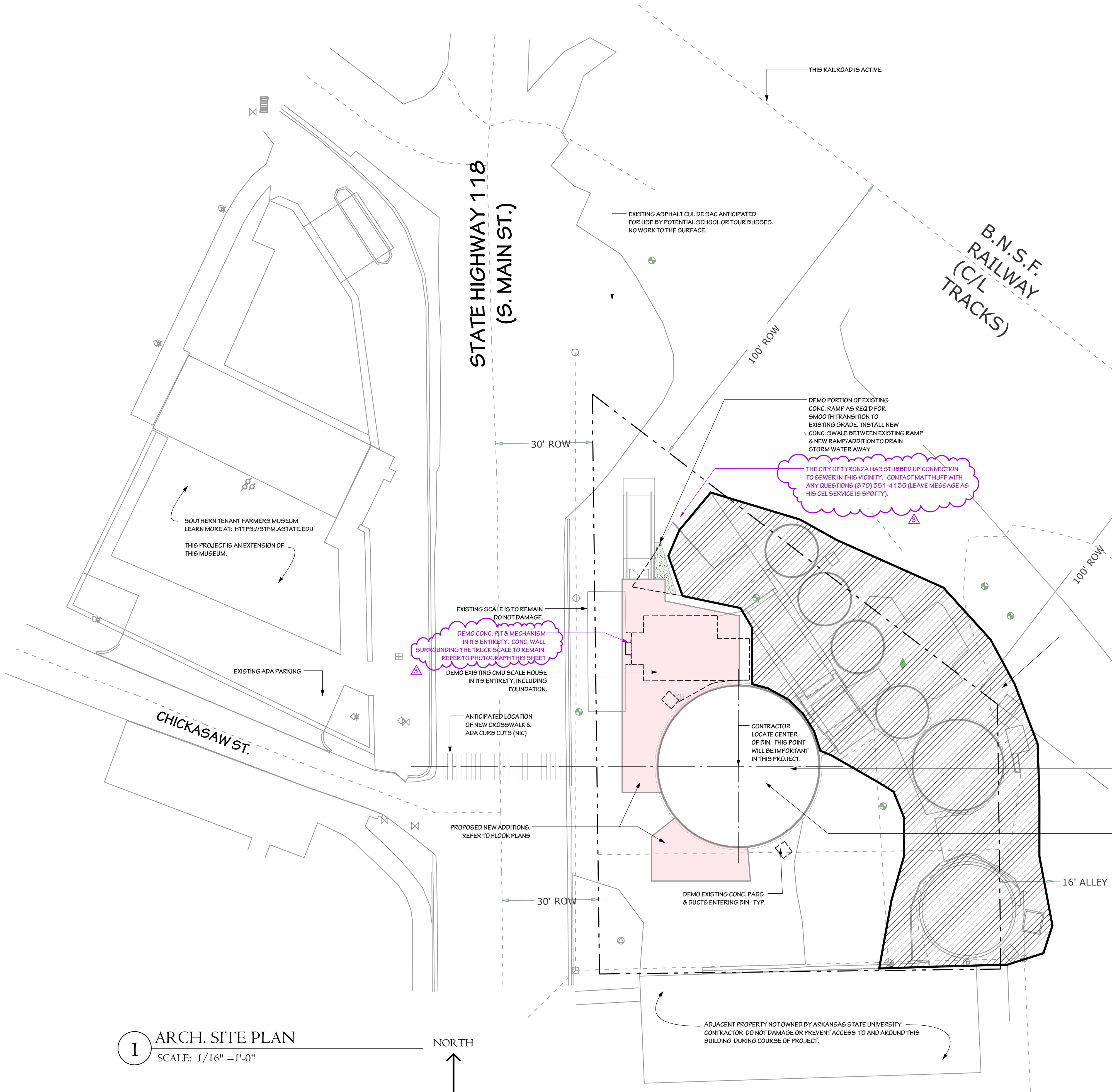
JOSHUA J. NEELY - SURVEYOR
 ARKANSAS - P.S. 1841

500-10N-07E-0-16-430-56-1841



GENERAL NOTES

1. THIS PROJECT IS FUNDED BY A GRANT RECEIVED FROM THE ARKANSAS NATURAL & CULTURAL RESOURCES COUNCIL. IT INVOLVES THE ADAPTIVE RE-USE OF AN ABANDONED SET OF GRAIN BINS AND OTHER STRUCTURES INTO A NEW FACILITY SUPPLEMENTING THE EDUCATIONAL OPPORTUNITIES OF THE SOUTHERN TENANT FARMERS MUSEUM, ONE OF SEVERAL ARKANSAS HERITAGE SITES RUN BY ARKANSAS STATE UNIVERSITY. THE PURPOSE OF THE PROJECT IS TO ALLOW THE MUSEUM TO EXPLAIN TO VISITORS, INCLUDING SCHOOL-AGED CHILDREN, HOW THE GRAIN BIN WORKED AS A PART OF AGRICULTURE IN THE NORTHEAST ARKANSAS ECONOMY. AS SUCH, IT WILL BE A HIGH PRIORITY FOR THE PROJECT TO MAKE THE BUILDINGS, RAMP AND IMMEDIATE SURROUNDINGS SAFE FOR CHILDREN AND THE PUBLIC. IT IS ALSO ANTICIPATED THAT THE NEW FACILITY CAN HAVE THE DUAL PURPOSE OF SERVING AS A VENUE FOR PUBLIC AND PRIVATE EVENTS SUCH AS WEDDINGS, CLASS REUNIONS & OTHER GATHERINGS.
2. IN GENERAL, EXISTING BUILDINGS AND SITE FEATURES ARE TO REMAIN AS THERE IS A STRONG PREFERENCE TO KEEP THE EXISTING FEATURES AND PLACE AS "INTACT" AS POSSIBLE, AS THE DAY IT WAS ABANDONED. THUS, TAKE PRECAUTIONS TO PRESERVE AND PROTECT EXISTING FEATURES FROM DAMAGE. OBVIOUSLY, SOME INTERVENTION WILL BE NECESSARY IN ORDER TO MAKE THE SITE SAFE, SUCH AS NEW GUARDRAILS, REMOVAL OF LADDERS, ETC... REFER TO ALLOWANCES.
3. NOT USED
4. CONTRACTOR MAY CONTACT THE ARCHITECT FOR A LINK GIVING ACCESS TO SITE PHOTOGRAPHS INCLUDING DRONE IMAGES. CONTACT AARON RUBY AT 501-951-3316 OR EMAIL AARON@REVIVALARCH.COM.



ARCH. SITE PLAN
SCALE: 1/16" = 1'-0"
NORTH

EXISTING LARGE BIN TO BE REHABILITATED FOR NEW, OCCUPIED SPACE. CONTRACTOR IS TO THOROUGHLY CLEAN AND SANITIZE THE EXISTING INTERIOR, WHICH IS PRESENTLY FULL OF BIRD & RODENT DROPPINGS, INCLUDING WALLS, CEILING, SLAB AND CONCRETE TRENCHES.

THE CUTTING OF NEW OPENINGS INTO THE GRAIN BIN, AS WELL AS SHORING OR OTHER PERMANENT STABILIZATION OF THE EXISTING GRAIN BIN AS A CONSEQUENCE OF NEW OPENINGS INVOLVES, BY DEFAULT, MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES ABOUT WHICH THE ARCHITECT HAS NO CONTROL, OVER, CHARGE OF, OR RESPONSIBILITY. THUS, THE GENERAL CONTRACTOR BIDDING THIS PROJECT SHALL ENGAGE, HIRE AND CONSULT WITH AN EXPERIENCED & CAPABLE GRAIN BIN COMPANY OR INDIVIDUAL THAT CAN PROVIDE, AT A MINIMUM AND NOT NECESSARILY LIMITED TO, THE FOLLOWING ANTICIPATED SCOPE OF WORK:

A. STRUCTURAL INVESTIGATION, MATERIALS TESTING AND ANALYSIS OF THE EXISTING LARGE GRAIN BIN, INCLUDING, AT A MINIMUM:

1. TEMPORARY REMOVAL AND REPLACEMENT OF EXISTING ROOF SECTIONS TO PERMIT INSPECTION OF ROOF PANELS & FASTENERS. OBTAIN AVERAGE THICKNESS & CONDITION OF ROOF PANELS, SIZE AND CONDITION OF FASTENERS.
2. INSPECTION OF THE SIDEWALL OF THE EXISTING LARGE BIN INCLUDING OBTAINING THICKNESS OF WALL PANELS IN SIX (6) DIFFERENT LOCATIONS FROM THE SLAB TO THE EAVE. INSPECTION OF THE WELDED SEAMS BY A CERTIFIED WELDING INSPECTOR.
3. OBTAIN CORE SAMPLE FROM THE EXISTING CONCRETE SLAB TO DETERMINE THICKNESS AND PRESENCE OF ANY REINFORCEMENT, IF ANY.
4. SUBMIT RESULTS TO THE ARCHITECT ALONG WITH THE GRAIN BIN COMPANY'S STRUCTURAL ANALYSIS AND OPINION OF FINDINGS RELATIVE TO THE LARGE GRAIN BIN'S ABILITY TO WITHSTAND WIND & SNOW LOADS.

B. DESIGN & CONSULTATION ON THE CUTTING OF NEW LARGE OPENINGS INTO THE SIDEWALL OF THE GRAIN BIN, AS IS NECESSARY TO ACCOMMODATE THE NEW DOORWAYS SHOWN. ASSUME SOME NEW STEEL STRUCTURE WILL BE NECESSARY TO ALLOW FOR THESE OPENINGS W/O COMPROMISE TO THE SHELL OF THE GRAIN BIN.

C. CUTTING/DRILLING OF MINOR HOLES INTO THE GRAIN BIN, AS MAY BE REQUIRED BY MEP TRADES.

D. CLOSING/PATCHING OF ANY UNDESIRABLE VENTS/HOLES/HATCHES THAT MIGHT ALLOW THE INTRUSION OF INSECTS, BIRDS OR RODENTS, IN PARTICULAR ALONG THE ROOF AND WALL INTERSECTION.

THE GENERAL CONTRACTOR SHALL COORDINATE SAFE ACCESS TO ALLOW FOR THIS WORK TO TAKE PLACE. ALL OF THE WORK LISTED ABOVE SHALL BE ASSUMED TO BE COVERED IN SECTION 01 21 00 ALLOWANCES, PARAGRAPH 3.1.A. THUS, THE GENERAL CONTRACTOR IS NOT EXPECTED TO INCLUDE IN HIS BID THIS SCOPE OF WORK.

CONTRACTOR SHALL ASSUME THAT THE STRUCTURAL TESTING AND ANALYSIS WILL REVEAL THAT THE EXISTING GRAIN BIN IS CAPABLE OF WITHSTANDING REASONABLE WIND & SNOW LOADS, AND THAT NO MAJOR STRUCTURAL STABILIZATION WILL BE NECESSARY AS A RESULT OF FINDINGS OF TESTING AND ANALYSIS. IT IS NOT EXPECTED THAT THE CONTRACTOR INCLUDE IN HIS BID ANY SIGNIFICANT SCOPE WITH REGARDS TO THE EXISTING GRAIN BIN STRUCTURE, SUCH AS TOTAL ROOF REPLACEMENT OR MAJOR SHORING OR REPLACEMENT OF MAJOR STRUCTURAL FEATURES OF THE GRAIN BIN.