

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

PLOT PLAN
CLIENT: VERSER
LOT 3B-R OF THE SECOND REPLAT OF LOT 3 OF
BIG CREEK FARMS SIXTH ADDITION
 TO THE CITY OF JONESBORO,
 CRAIGHEAD COUNTY, ARKANSAS

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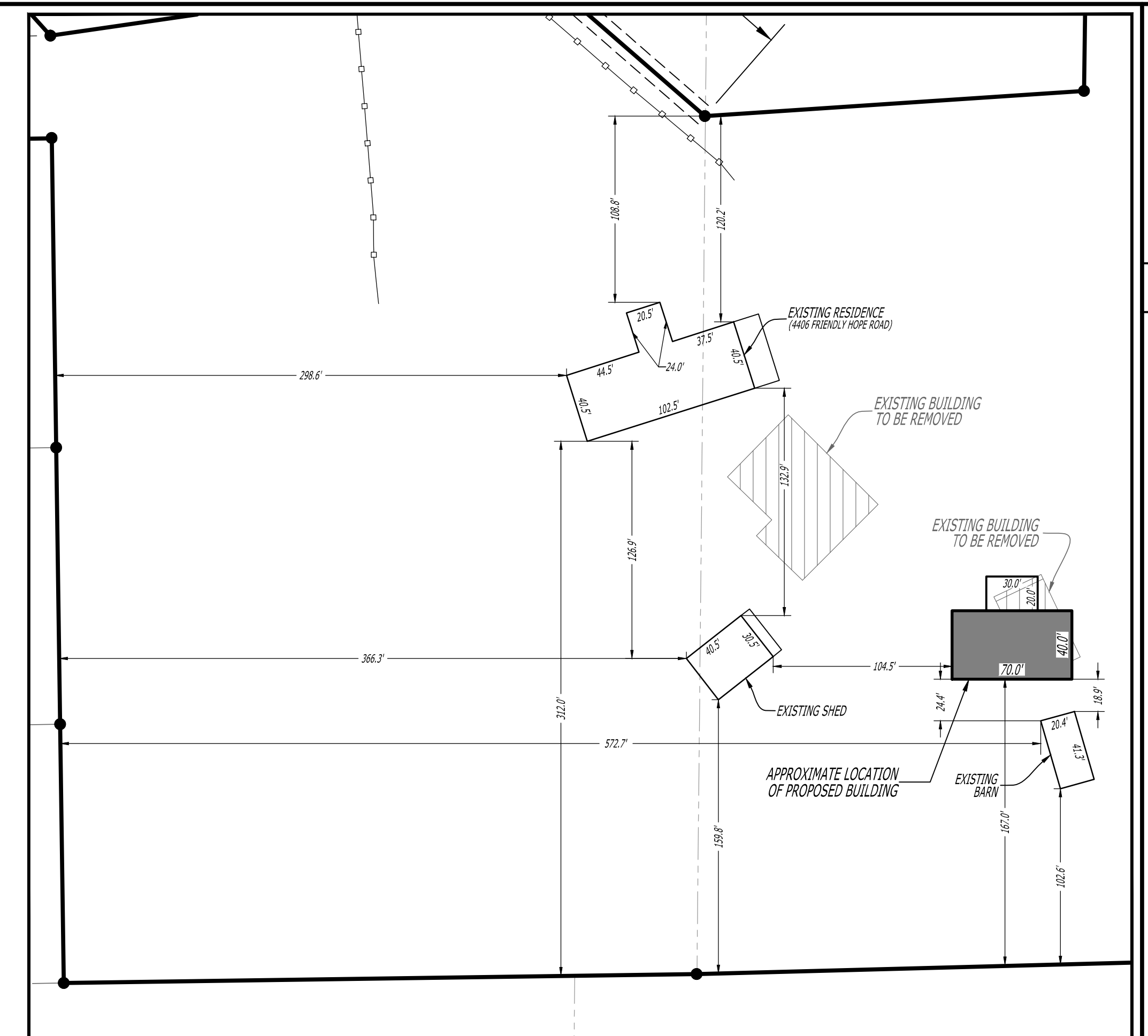
DRAWING INFO		REVISIONS	
DATE	BY	DATE	DESCRIPTION
02/29/2024	JUN		

DRAWN BY: JUN
 DATE: 02/29/2024
 SCALE: 1" = 100'
 JOB NO.: 22108-PP

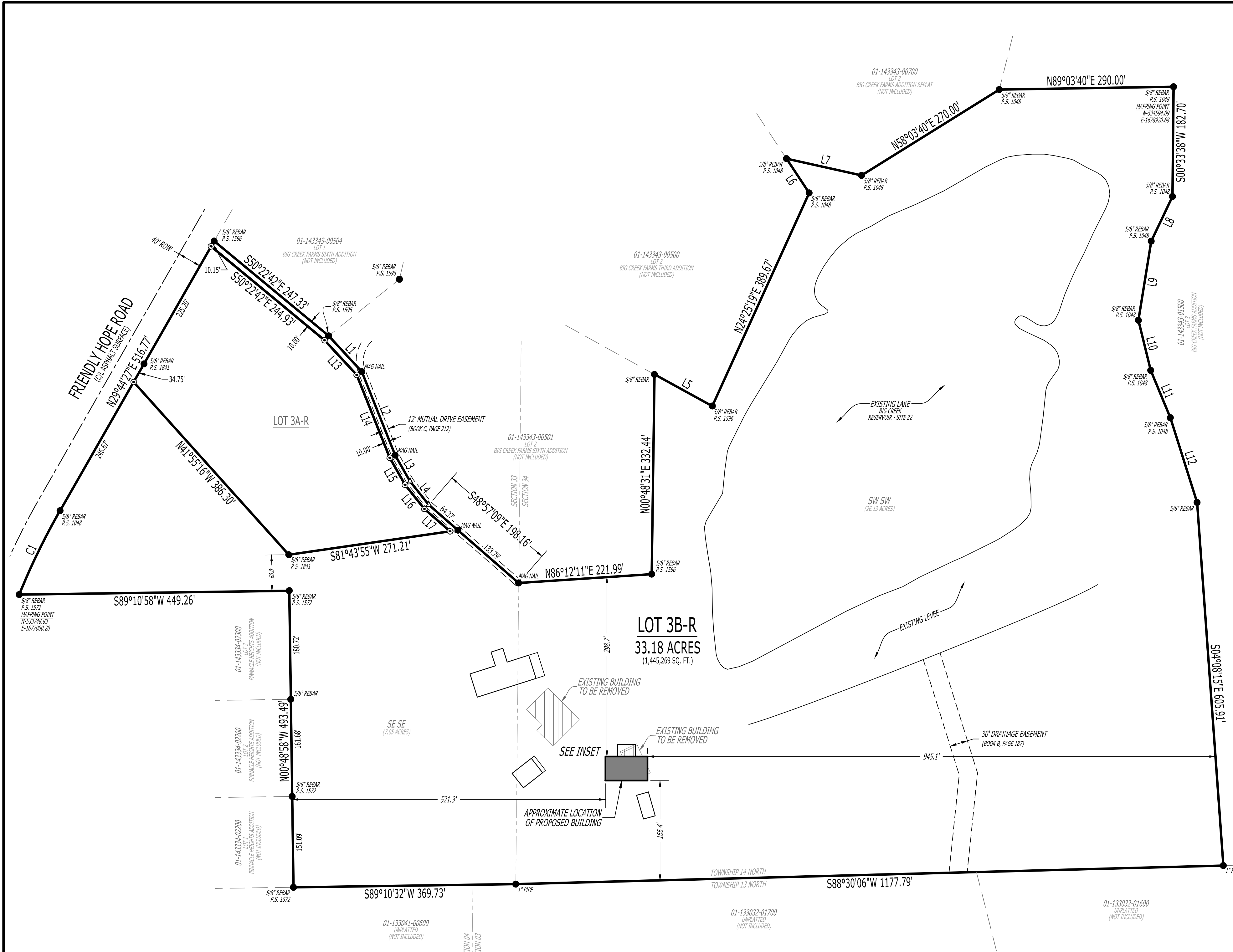
RIDGE SURVEYING & CONSULTING, PLLC.
 ARKANSAS - 2946

THIS PLOT PLAN IS NOT A LEGAL BOUNDARY SURVEY AND IS INTENDED FOR INFORMATIONAL PURPOSES ONLY

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



INSET
 (1" = 60')



LINE TABLE:

LINE #	DIRECTION	LENGTH
L1	S42°50'20"E	81.16'
L2	S21°43'02"E	149.72'
L3	S29°38'24"E	49.98'
L4	S38°37'52"E	49.98'
L5	S61°13'07"E	109.62'
L6	N33°26'20"W	68.33'
L7	S77°26'20"E	128.02'
L8	S25°25'13"W	82.38'
L9	S09°14'13"W	133.32'
L10	S13°47'43"E	85.91'
L11	S22°32'24"E	85.24'
L12	S17°31'24"E	147.92'
L13	S42°50'20"E	78.63'
L14	S21°43'02"E	148.54'
L15	S29°38'24"E	51.45'
L16	S38°37'52"E	51.66'
L17	S48°57'09"E	56.67'

CURVE TABLE:

CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	155.41'	1160.00'	07°40'34"	N25°55'21"E	155.29'

ZONING NOTES:

- THE SUBJECT PROPERTY IS ZONED R-1, SINGLE-FAMILY MEDIUM DENSITY DISTRICT.
- R-1 BUILDING SETBACKS AND RESTRICTIONS PER THE CITY OF JONESBORO:
 STREET SETBACK - 25'
 SIDE SETBACK - 7.5'
 REAR SETBACK - 25'
 MAXIMUM LOT COVERAGE - 35%
 MAXIMUM BUILDING HEIGHT - 35'
- FOR MORE INFORMATION CONTACT THE CITY OF JONESBORO PLANNING AND ZONING DEPARTMENT @ (870) 932-0406.

LEGEND:

- FOUND MONUMENT (AS NOTED)
- SET 5/8" REBAR W/ YELLOW PLASTIC CAP STAMPED "J. NEELY P.S. 1841" (OR AS NOTED)
- ▲ COMPUTED POINT (NOT MONUMENTED)
- BOUNDARY LINE

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 NUMBER: 01-143343-00502.
- THE FOLLOWING DOCUMENTS WERE USED TO COMPLETE THIS SURVEY:
 - * RECORD REPLAT, VERSER'S BIG CREEK FARMS ADDITION, BY TERRY G. BARE, P.S. 1048, RECORDED IN BOOK C, PAGE 106, DATED APRIL 02, 2001.
 - * RECORD PLAT, PINNACLE HEIGHTS ADDITION, BY JOSHUA E. BETTIS, P.S. 1572, RECORDED IN BOOK C, PAGE 185, DATED JUNE 04, 2007.
 - * RECORD REPLAT, BIG CREEK FARMS SIXTH ADDITION, BY JASON H. BRANCH, P.S. 1596, RECORDED IN BOOK C, PAGE 212, DATED MARCH 21, 2011.
 - * RECORD REPLAT, REPLAT OF LOT 3 OF BIG CREEK FARMS SIXTH ADDITION, BY JOSHUA J. NEELY, P.S. 1841, RECORDED IN BOOK C, PAGE 374, DATED MARCH 04, 2022.
 - * CORRECTION QUIT-CLAIM DEED, VERSER TO VERSER, CRAIGHEAD COUNTY DOCUMENT NO. JB2012R-003633, DATED MARCH 13, 2012.
- THE SUBJECT PROPERTY LIES OUTSIDE THE 100-YEAR SPECIAL FLOOD HAZARD ZONE, AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP: PANEL NO. 05031C0150C, EFFECTIVE DATE SEPTEMBER 27, 1991.
- 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 01, 2022.

LEGAL DESCRIPTION:

LOT 3B-R OF THE SECOND REPLAT OF LOT 3 OF BIG CREEK FARMS SIXTH ADDITION, JONESBORO, CRAIGHEAD COUNTY, ARKANSAS, BEING SUBJECT TO ALL RIGHTS-OF-WAY AND EASEMENTS OF RECORD.

