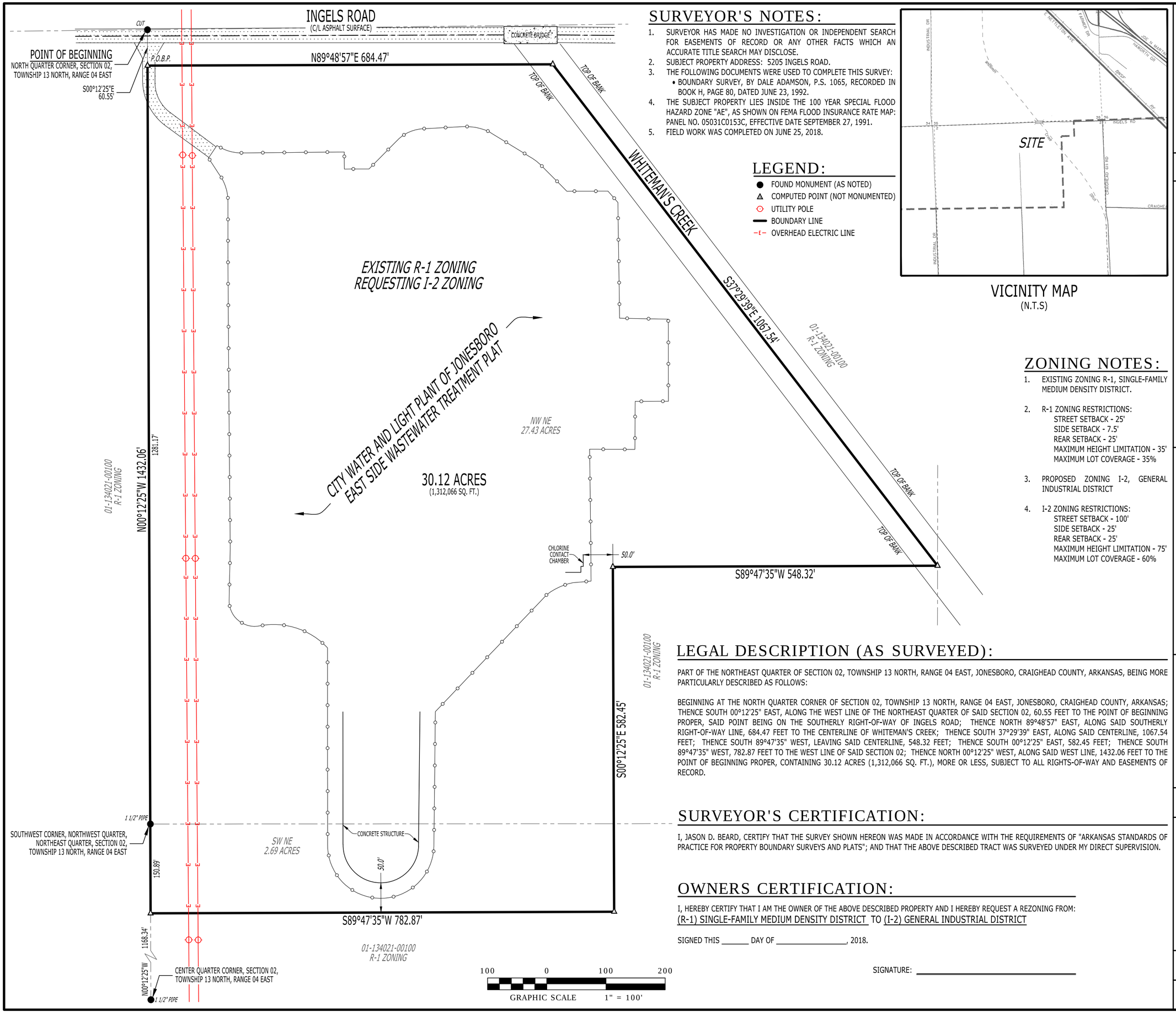

SURVEYOR'S NOTES:

1. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD OR ANY OTHER FACTS WHICH AN ACCURATE TITLE SEARCH MAY DISCLOSE.
2. SUBJECT PROPERTY ADDRESS: 5205 INGELS ROAD.
3. THE FOLLOWING DOCUMENTS WERE USED TO COMPLETE THIS SURVEY:
   - BOUNDARY SURVEY, BY DALE ADAMSON, P.S. 1065, RECORDED IN BOOK H, PAGE 80, DATED JUNE 23, 1992.
4. THE SUBJECT PROPERTY LIES INSIDE THE 100 YEAR SPECIAL FLOOD HAZARD ZONE "AE", AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP: PANEL NO. 05031C0153C, EFFECTIVE DATE SEPTEMBER 27, 1991.
5. FIELD WORK WAS COMPLETED ON JUNE 25, 2018.

LEGEND:

- FOUND MONUMENT (AS NOTED)
- COMPUTED POINT (NOT MONUMENTED)
- UTILITY POLE
- BOUNDARY LINE
- -E- OVERHEAD ELECTRIC LINE

VICINITY MAP
(N.T.S)

ZONING NOTES:

1. EXISTING ZONING R-1, SINGLE-FAMILY MEDIUM DENSITY DISTRICT.
2. R-1 ZONING RESTRICTIONS:
   STREET SETBACK - 25'
   SIDE SETBACK - 7.5'
   REAR SETBACK - 25'
   MAXIMUM HEIGHT LIMITATION - 35'
   MAXIMUM LOT COVERAGE - 35%
3. PROPOSED ZONING I-2, GENERAL INDUSTRIAL DISTRICT
4. I-2 ZONING RESTRICTIONS:
   STREET SETBACK - 100'
   SIDE SETBACK - 25'
   REAR SETBACK - 25'
   MAXIMUM HEIGHT LIMITATION - 75'
   MAXIMUM LOT COVERAGE - 60%

LEGAL DESCRIPTION (AS SURVEYED):

PART OF THE NORTHEAST QUARTER OF SECTION 02, TOWNSHIP 13 NORTH, RANGE 04 EAST, JONESBORO, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH QUARTER CORNER OF SECTION 02, TOWNSHIP 13 NORTH, RANGE 04 EAST, JONESBORO, CRAIGHEAD COUNTY, ARKANSAS; THENCE SOUTH 00°12'25" EAST, ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 02, 60.55 FEET TO THE POINT OF BEGINNING PROPER, SAID POINT BEING ON THE SOUTHERLY RIGHT-OF-WAY OF INGELS ROAD; THENCE NORTH 89°48'57" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, 684.47 FEET TO THE CENTERLINE OF WHITEMAN'S CREEK; THENCE SOUTH 37°29'39" EAST, ALONG SAID CENTERLINE, 1067.54 FEET; THENCE SOUTH 89°47'35" WEST, LEAVING SAID CENTERLINE, 548.32 FEET; THENCE SOUTH 00°12'25" EAST, 582.45 FEET; THENCE SOUTH 89°47'35" WEST, 782.87 FEET TO THE WEST LINE OF SAID SECTION 02; THENCE NORTH 00°12'25" WEST, ALONG SAID WEST LINE, 1432.06 FEET TO THE POINT OF BEGINNING PROPER, CONTAINING 30.12 ACRES (1,312,066 SQ. FT.), MORE OR LESS, SUBJECT TO ALL RIGHTS-OF-WAY AND EASEMENTS OF RECORD.

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 TRACT WAS SURVEYED UNDER MY DIRECT SUPERVISION.

OWNERS CERTIFICATION:

I, HEREBY CERTIFY THAT I AM THE OWNER OF THE ABOVE DESCRIBED PROPERTY AND I HEREBY REQUEST A REZONING FROM:
(R-1) SINGLE-FAMILY MEDIUM DENSITY DISTRICT TO (I-2) GENERAL INDUSTRIAL DISTRICT

SIGNED THIS _____ DAY OF _____, 2018.

SIGNATURE: _____

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

REZONING PLAT

CLIENT: CITY WATER AND LIGHT PLANT OF JONESBORO

PART OF THE NORTHEAST QUARTER OF SECTION 02, TOWNSHIP 13 NORTH, RANGE 04 EAST, JONESBORO, CRAIGHEAD COUNTY, ARKANSAS

RIDGE SURVEYING & CONSULTING PLLC
311 S. Church St., Suite H
Jonesboro, AR 72401
870-203-9940
www.ridgesurveying.net

REVISIONS		
DATE	BY	DESCRIPTION

DRAWING INFO	
DRAWN BY:	JJN
DATE:	06/29/2018
SCALE:	1" = 100'
JOB NO:	18224

CERTIFICATE OF AUTHORIZATION
RIDGE SURVEYING & CONSULTING PLLC.
No. 2946
ARKANSAS

RIDGE SURVEYING & CONSULTING, PLLC.
ARKANSAS - 2946

REGISTERED PROFESSIONAL SURVEYOR
STATE OF ARKANSAS
P.S. 1691
SIGNATURE
JASON D. BEARD
06/29/2018

JASON D. BEARD - SURVEYOR
ARKANSAS - 1691

500-13N-04E-0-03-100-16-1691