



EXISTING R-2 ZONING
REQUESTED - PLANNED DEVELOPMENT
RESIDENTIAL (PD-R)

LEGAL DESCRIPTION: (as provided)

The following lands located in Craighead County, Arkansas, to wit: A part of Lots 3, 5, and 6 of Melton Manor Addition, being a part of Section 25, Township 14 North, Range 3 East of the Fifth Principal Meridian, Craighead County, Arkansas, more particularly described as follows: Commencing at the Northeast Corner of Lot 3 of the aforesaid Addition, a found axle rod; thence South 00°24'33" East 189.05 feet to a found picket spindle, said point of beginning; thence continue South 00°24'33" East 157.65 feet to a set 1/2" rebar; thence South 46°05'32" East 221.60 feet to a set 1/2" rebar; thence South 43°54'28" West 45.00 feet to a set 1/2" rebar; thence South 46°05'32" East 30.94 feet to a set 1/2" rebar, said rebar marking the Northerly right of way of Highway 49 (Southwest Drive); thence along said right of way line South 46°27'43" West 147.18 feet to a set 1/2" rebar; thence continue along said right of way line South 43°40'39" West 154.07 feet to the intersection of Highway 49 right of way and the Northerly right of way of Haywood Drive; thence along the Northerly right of way line of Haywood Drive North 46°00'32" West 350.00 feet to a point; thence along a curve to the left said curve having a radius of 50.00 feet and a length of 261.80 feet to a point; thence South 43°58'02" West 315.26 feet to the West line of Melton Manor Lot 5; thence North 00°02'45" East 558.58 feet to a set 1/2" rebar; thence North 88°05'51" East 208.70 feet to a set 1/2" rebar; thence South 46°05' East 80.00 feet to a set 1/2" rebar; thence North 43°56' East 97.20 feet to a set 1/2" rebar; thence North 00°14' West 3.26 feet to a found iron pipe; thence North 86°19'48" East 233.33 feet to the point of beginning, being subject to any and all easements as shown by Plat in Plat Deed Record Book 158 Page 5, restrictions and rights of way of record. THIS CONVEYANCE IS TO INCLUDE A PREVIOUS RESERVED SIGN EASEMENT AS FOLLOWS: Commencing at the North lot corner of said Lot 6 (common Lot corners Lots 2, 3 and 6); thence South 46°05'32" East 221.75 feet; thence South 44°09'17" West 45.04 feet; thence South 46°11'36" West 147.23 feet along said right of way; thence South 43°56'53" West 151.07 feet along said right of way to the point of beginning proper; thence continue South 43°56'53" West 3.00 feet; thence North 46°04'45" West 15.00 feet; thence North 43°56'53" East 3.00 feet; thence South 46°04'45" East 15.00 feet to the point of beginning proper.

LESS & EXCEPT THE FOLLOWING TRACT OF LAND: A part of Lot 6 of Melton Manor Addition to the City of Jonesboro, Arkansas as shown by Plat in Plat Book 158 Page 5 in the office of the Circuit Court Clerk and Ex-Officio Recorder, Craighead County, Arkansas, and being more particularly described as follows: Beginning at the North Lot corner of said Lot 6 (Common Lot corners Lots 2, 3 and 6); thence South 46°05'32" East 221.75 feet; thence South 44°09'17" West 45.04 feet; thence South 46°11'36" East 30.97 feet to the right of way of Southwest Drive (U.S. No. 49) as per Deed Book 554 Page 241; thence South 46°12'04" West 147.23 feet along said right of way; thence South 43°56'53" West 151.07 feet along said right of way to the point of beginning proper, subject to all public and private roads and easements. Same Property conveyed in a certain Warranty Deed filed of record in Deed Book 806 Page 985.

CERTIFICATE OF SURVEY:

To all parties interested in Title to these premises: I hereby certify that I have 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.

NOTES:

- 1) All bearings are based on Arkansas North State Plane Coordinate system.
- 2) The closure precision of the plat is in excess of 1" in 280,000'.
- 3) The research completed for this survey includes Legal Description provided, and our own research at the courthouse.
- 4) All corner monuments set are 1/2" rebar, unless otherwise noted on the plat.
- 5) Owner: K & A Investments, LLC
- 6) Flood Plain: This tract does not lie within the 100-yr Flood Plain per Flood Insurance rate map of Craighead Co., AR, and incorporated areas, Community Panel No. 05031C0131 C, dated 09-27-91. This tract does lie within a Zone "X" Flood Plain, per the map referenced above.
- 7) Current Zoning: R-2 (25' front setback; 20' rear setback; & 7.5' side setback)

ENGINEERS	PLANNERS	SURVEYORS	Date 08/01/18	Scale 1"=50'	Job No. 118052	Sheet No. 1 of 1
Civilogic			Section 25	Township 14N	Range 3E	County CRAIGHEAD
REZONING PLAT 726 SOUTHWEST DRIVE JONESBORO, ARKANSAS FOR K & A INVESTMENTS, LLC			Drawn By DB	Checked by GH	© 2018, Civilogic	
203 Southwest Dr.-Jonesboro, AR-(870)932-7880-www.civilogic.net						