

VICINITY SKETCH
NOT TO SCALE

DESCRIPTION

A PART OF LOTS 56, 57, AND 58 OF THE RECORD PLAT OF COUNTRY CLUB HEIGHTS ADDITION EXTENDED (THIRD ADDITION), JONESBORO, ARKANSAS, AS RECORDED IN DEED RECORD BOOK "B" AT PAGE 60, PUBLIC RECORDS OF CRAIGHEAD COUNTY AT JONESBORO, ARKANSAS, TOGETHER WITH A PORTION OF LOT E, FRED HAYWOOD SURVEY OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 14 NORTH, RANGE 4 EAST, AS RECORDED IN SURVEY DEED RECORD 151, PAGE 176, DATED APRIL 15, 1960, PUBLIC RECORDS OF CRAIGHEAD COUNTY AT JONESBORO, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 56 OF SAID COUNTRY CLUB HEIGHTS ADDITION EXTENDED, THENCE SOUTH 89°19'33" WEST, A DISTANCE OF 47.52 FEET TO A POINT, THENCE SOUTH 81°42'14" WEST, A DISTANCE OF 98.54 FEET TO THE EASTERLY RIGHT-OF-WAY OF DOVE ROAD, THENCE NORTH 00°44'28" EAST, ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 73.07 FEET TO A POINT: THENCE NORTH 32°40'04" EAST, DEPARTING SAID RIGHT-OF-WAY, A DISTANCE OF 35.90 FEET TO A POINT, THENCE NORTH 00°44'30" EAST, A DISTANCE OF 114.50 FEET TO THE NORTH LINE OF SAID COUNTRY CLUB HEIGHTS ADDITION EXTENDED, THENCE NORTH 89°19'33" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 64.77 TO A POINT MARKING THE BEGINNING OF A CURVE TO THE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE OF 90°00'00", A RADIUS OF 62.00 FEET, A CHORD BERING OF NORTH 44°27'33" EAST AND A CHORD DISTANCE OF 87.68 FEET, THENCE ALONG SAID CURVE A DISTANCE OF 97.39 FEET TO A POINT, THENCE NORTH 89°27'33" EAST, A DISTANCE OF 36.31 FEET TO A POINT, THENCE NORTH 36°19'46" EAST, A DISTANCE OF 168.58 FEET TO A POINT, THENCE SOUTH 53°40'14" EAST, A DISTANCE OF 150.00 FEET TO A POINT, THENCE SOUTH 00°20'14" EAST, A DISTANCE OF 107.64 FEET TO A POINT, THENCE SOUTH 89°39'46" WEST, A DISTANCE OF 257.85 FEET TO THE NORTHEAST CORNER OF LOT 57 OF SAID COUNTRY CLUB HEIGHTS EXTENDED, THENCE SOUTH 00°46'36" WEST, ALONG THE EAST LINE OF SAID LOT 57, A DISTANCE OF 204.50 FEET TO THE POINT OF BEGINNING. CONTAINING SOME 64,447 SQ. FT. OR 1.48 ACRES, MORE OF LESS, SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.

LEGEND

- = BOUNDARY LINE
- - - = ADJACENT LOT LINE
- = FOUND IRON PIPE
- = SET 1 1/4" IRON PIPE W/PS #1549 CAP

GENERAL NOTES

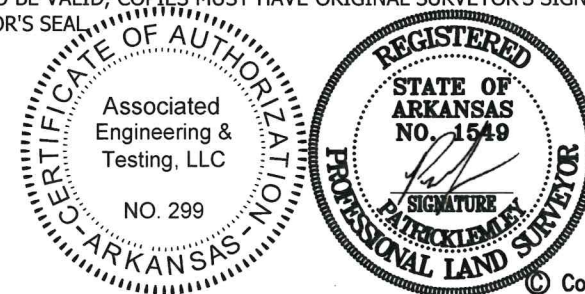
- THIS DRAWING WAS PREPARED FOR MATT PARKER.
- THE FOLLOWING DOCUMENTS WERE USED TO PREPARE THIS PLAT:
A. RECORD PLAT OF COUNTRY CLUB HEIGHTS ADDITION EXTENDED (3RD ADDITION), RECORDED IN BOOK B, PAGE 60, PUBLIC RECORDS OF CRAIGHEAD COUNTY, ARKANSAS AT JONESBORO, ARKANSAS.

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT ASSOCIATED ENGINEERING, LLC HAS THIS DATE MADE A BOUNDARY SURVEY OF THE ABOVE DESCRIBED PROPERTY AS SHOWN HEREON AND THAT SAID SURVEY IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THERE ARE NO APPARENT ABOVE GROUND ENCROACHMENTS OTHER THAN AS SHOWN OR STATED HEREON AND THAT THIS SURVEY WAS MADE IN ACCORDANCE WITH THE "ARKANSAS MINIMUM STANDARDS FOR PROPERTY SURVEYS AND PLATS" IN EFFECT ON THIS DATE.

DATE OF BOUNDARY SURVEY: 10/16/2019

NOTE: TO BE VALID, COPIES MUST HAVE ORIGINAL SURVEYOR'S SIGNATURE AND SURVEYOR'S SEAL.



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REZONING REQUEST

MATT PARKER

STARLING DR. & DOVE RD.

JONESBORO, AR

ASSOCIATED ENGINEERING, LLC

CIVIL ENGINEERING • LAND SURVEYING
LAND PLANNING

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NO.	DESCRIPTION	DATE	DATE:	DRAWN:	CHECKED:	SHEET
			10/17/19	CCH	PWL	1 OF 1
			CADD FILE:	13108-016		
			DWG#:	0414201.XXXX		
			SCALE:	1" = 60'		