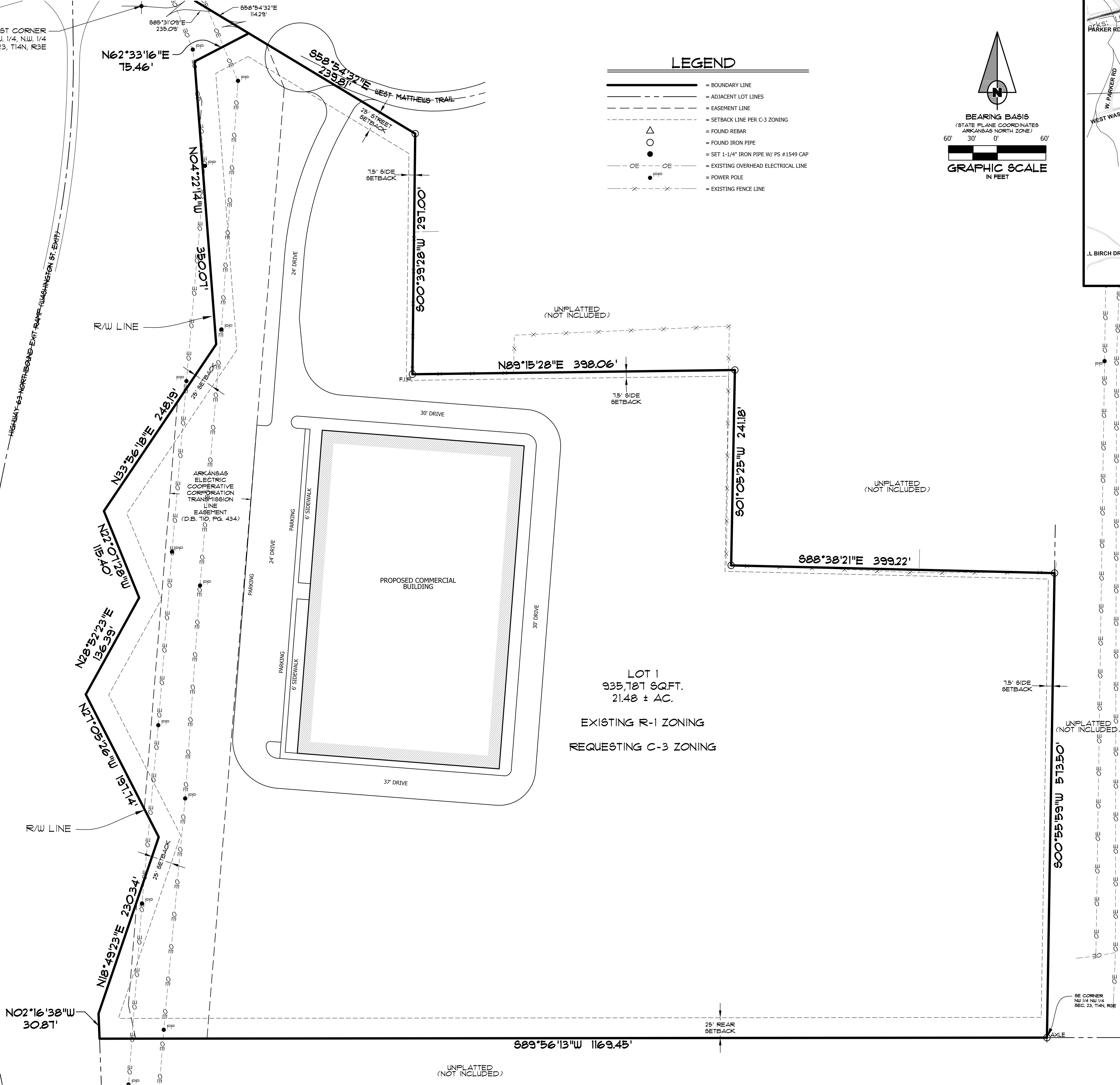
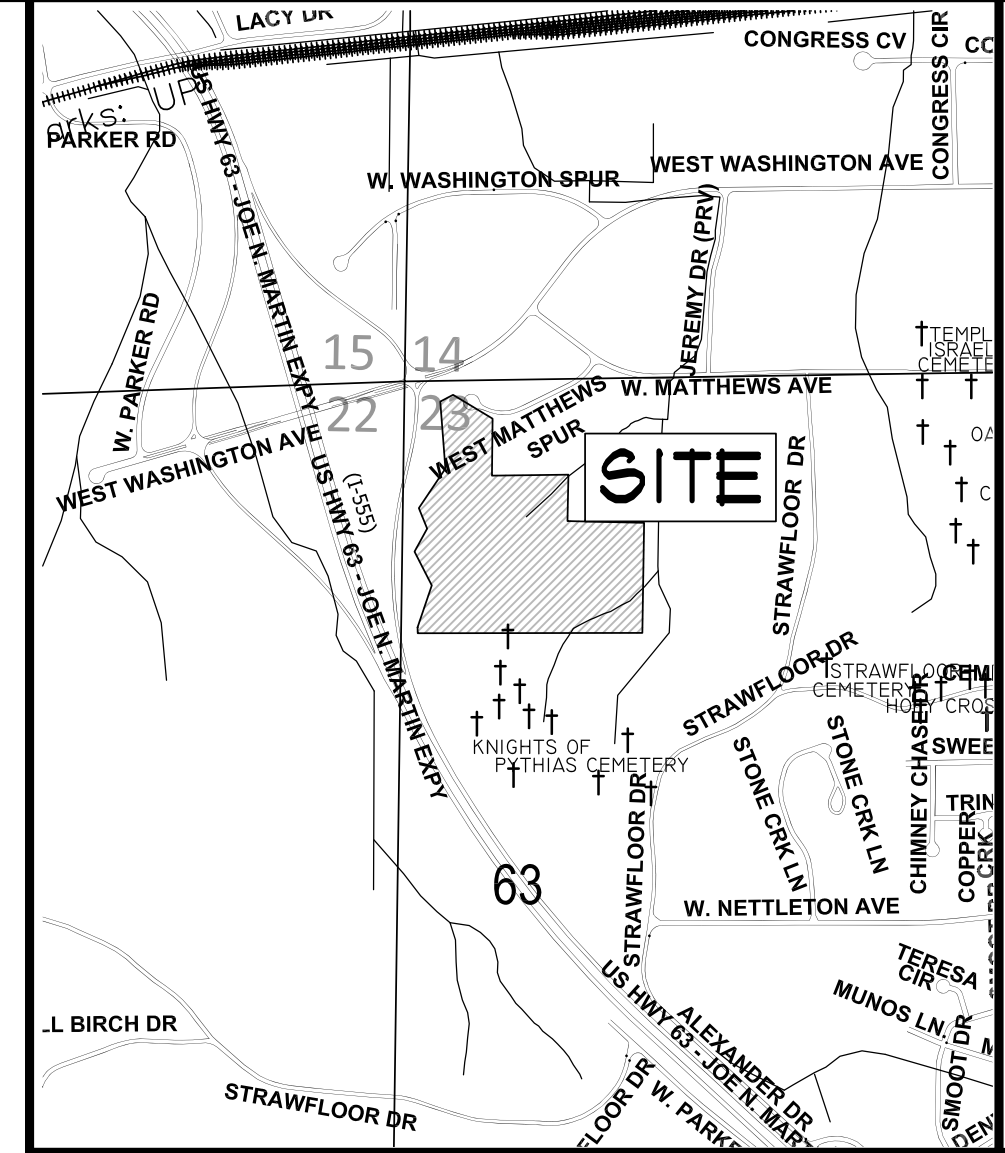
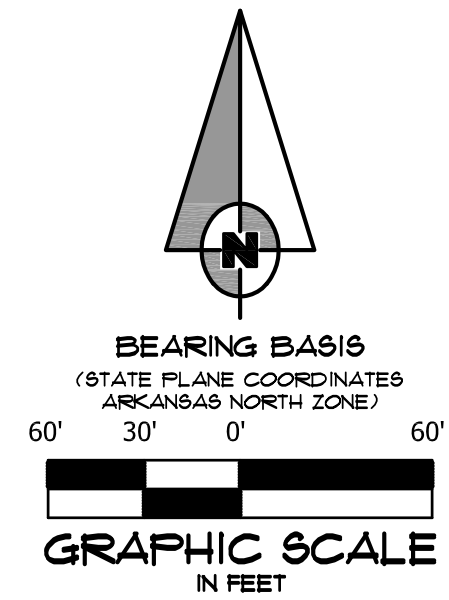


NORTHWEST CORNER
N.W. 1/4, N.W. 1/4
SECTION 23, T14N, R3E



- LEGEND**
- BOUNDARY LINE
 - - - ADJACENT LOT LINES
 - - - EASEMENT LINE
 - - - SETBACK LINE PER C-3 ZONING
 - △ FOUND REBAR
 - FOUND IRON PIPE
 - SET 1-1/4" IRON PIPE W/ PS #1549 CAP
 - EXISTING OVERHEAD ELECTRICAL LINE
 - POWER POLE
 - - - EXISTING FENCE LINE



VICINITY SKETCH
NOT TO SCALE

DESCRIPTION

LOT 1 AS SHOWN ON THE BOB RILEY MINOR PLAT, RECORDED IN PLAT CABINET "C", PAGE 199 IN THE PUBLIC RECORDS OF CRAIGHEAD COUNTY, ARKANSAS IN JONESBORO, ARKANSAS.

CONTAINING IN ALL 935,787 SQ. FT. OR 21.48 ACRES, MORE OR LESS.

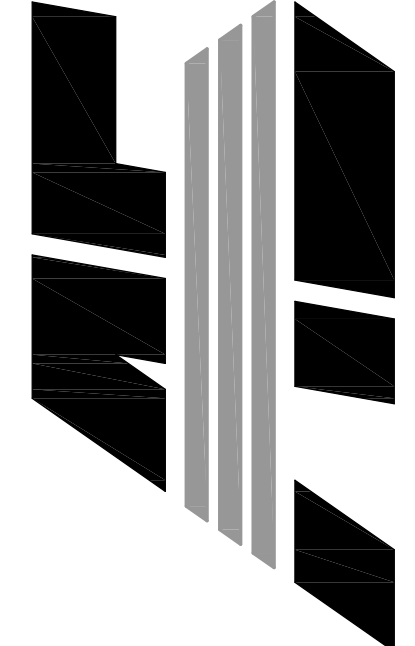
SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS- OF-WAY OF RECORD.

GENERAL NOTES

- THIS DRAWING WAS PREPARED FOR BOB RILEY AND JONESBORO CYCLE & ATV AND IS NOT ASSIGNABLE.
 - SUBJECT PROPERTY IS CURRENTLY ZONED R-1, SINGLE-FAMILY MEDIUM DENSITY DISTRICT. ADJACENT PROPERTIES ARE ALSO ZONED R-1.
- REQUESTING C-3, GENERAL COMMERCIAL DISTRICT.
- THE FOLLOWING INFORMATION IS BASED UPON THE ZONING ORDINANCE OF THE CITY OF JONESBORO, ARKANSAS, CODIFIED AS TITLE 14 OF THE JONESBORO MUNICIPAL CODE, AND ADOPTED PURSUANT TO AUTHORITY GRANTED BY THE ARKANSAS GENERAL ASSEMBLY IN TITLE 14, CHAPTER 56, SUBCHAPTER 4 OF THE ARKANSAS CODE OF 1987 ANNOTATED.
- THE BUILDING SETBACKS FOR C-3 ZONING ARE:
FRONT=25' SIDE=10' REAR=20'
MINIMUM LOT SIZE FOR C-3 ZONING IS 6,500 SQUARE FEET.
MINIMUM LOT WIDTH (ALL USES) IS 50 FEET.
MINIMUM LOT DEPTH (ALL USES) IS 100 FEET.
THE MAXIMUM LOT COVERAGE IS 60%.
THE MAXIMUM BUILDING HEIGHT IS 75 FEET.
THERE IS "NO STANDARD" FOR MAXIMUM FLOOR AREA.

JONESBORO CYCLE & ATV
WEST MATTHEWS TRAIL
IN SECTION 23, T14N, R3E
JONESBORO, ARKANSAS

ASSOCIATED
ENGINEERING, LLC
CIVIL ENGINEERING • LAND SURVEYING
LAND PLANNING
103 SOUTH CHURCH STREET • P.O. BOX 1462
JONESBORO, AR 72403
PH: 870-932-3594 • FAX: 870-935-1263



NO.	DESCRIPTION	DATE

CONCEPTUAL
LAYOUT

DATE: 06/16/20	DRAWN: CCH
CADD FILE: 20114-002	CHECKED: JME
DWG# 0314233.XXXX	SHEET
SCALE: 1" = 60'	1 OF 1