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)
- UTILITY POLE
- GUY WIRE
- WATER VALVE
- FIRE HYDRANT
- W AGRI WELL / RISER TELECOMMUNICATIONS PEDESTAL
- BURIED GAS LINE MARKER
- BOUNDARY LINE ─E─ OVERHEAD ELECTRIC LINE

TAYLOR LN

VICINITY MAP

ZONING NOTES:

- 1. CURRENT ZONING CLASSIFICATION:
- R-1, SINGLE FAMILY MEDIUM DENSITY DISTRICT.
- 2. R-1 ZONING RESTRICTIONS:
- STREET SETBACK 25' • SIDE SETBACK - 7.5'
- REAR SETBACK 25' • MAXIMUM LOT COVERAGE - 35%
- 3. PROPOSED ZONING CLASSIFICATION: C-3 LUO, GENERAL COMMERCIAL DISTRICT - LIMITED USE OVERLAY.
- 4. C-3 LUO ZONING RESTRICTIONS:
- STREET SETBACK 25' SIDE SETBACK - 10'
- REAR SETBACK 20' • MAXIMUM LOT COVERAGE - 60%
- 5. PERMITTED LIMITED USE OVERLAY: BANK OR FINANCIAL INSTITUTION
- OFFICE, GENERAL
- RETAIL / SERVICE VEHICLE AND EQUIPMENT SALES
- 6. FOR MORE INFORMATION CONTACT THE CITY OF JONESBORO PLANNING AND ZONING DEPARTMENT @ (870) 932-0406.

LINE TABLE:

LINE #	DIRECTION	LENGTI	
L1	N00°59'40"W	76.43'	
L2	N00°59'52"W	76.43'	
L3	S00°59'52"E	76.43'	

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. BASIS OF BEARINGS: ARKANSAS STATE PLANE GRID NORTH (0301).
- 3. PARENT TRACT PARCEL NO.: 01-145302-02000.
- RECORD PLAT, HOKE'S FIRST ADDITION, BY CLAY KENWARD, P.S. 256, RECORDED IN BOOK B, PAGE 69, DATED JANUARY 11, 1990. • BOUNDARY SURVEY, BY BRADLEY P. HANCOCK, P.S. 1400, ADLS DOCUMENT NO. 201504010018, DATED MARCH 23, 2015.
- RIGHT-OF-WAY MAPS, BY THOMAS L. ALEXANDER, P.S. 1475, ARDOT JOB NO. 100212, DATED MARCH 13, 2013. CORNER CERTIFICATE, BY MICHAEL A. DANIELS, P.S. 1563, ADLS DOCUMENT NO. 20731, DATED DECEMBER 31, 2017.
- SPECIAL WARRANTY DEED, HIGHWAY 18 FARMS, INC. TO HEATH, CRAIGHEAD COUNTY DOCUMENT NO. 2020R-012966, DATED 06, 15, 2020.
- 5. THE SUBJECT PROPERTY LIES WITHIN THE 100 YEAR SPECIAL FLOOD HAZARD ZONES "AE", AS SHOWN ON FEMA FLOOD INSURANCE RATE MAPS: PANEL NO. 05031C0151C, EFFECTIVE DATE SEPTEMBER 27, 1991. THE LOCATION OF THE FLOOD HAZARD ZONES AND BASE FLOOD ELEVATION CONTOURS SHOWN ON THIS SURVEY ARE APPROXIMATE AND BASED ON GEO-REFERENCED MAPS PROVIDED BY FEMA FLOOD MAP SERVICE CENTER AND THE ARKANSAS GIS OFFICE.
- 6. BUILDINGS AND IMPROVEMENTS SURFACE AND/OR SUBSURFACE ON AND ADJACENT TO THE SUBJECT PROPERTY ARE NOT NECESSARILY SHOWN ON THIS BOUNDARY SURVEY.
- 7. THE EXISTENCE AND/OR LOCATION OF UTILITY SERVICES TO THE SUBJECT PROPERTY ARE UNKNOWN AND ARE NOT SHOWN ON THIS BOUNDARY SURVEY.
- 8. FIELD WORK WAS COMPLETED ON FEBRUARY 26, 2021.

LEGAL DESCRIPTION (AS-SURVEYED):

SURVEYOR'S CERTIFICATION:

BOUNDARY SURVEYS AND PLATS"; AND THAT THE ABOVE DESCRIBED TRACT WAS SURVEYED UNDER MY DIRECT SUPERVISION.

PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 14 NORTH, RANGE 05 EAST, JONESBORO, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 14 NORTH, RANGE 05 EAST, JONESBORO, CRAIGHEAD COUNTY, ARKANSAS; THENCE NORTH 87°57'47" EAST, ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 30, 1318.41 FEET TO THE EAST LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 30; THENCE NORTH 00°59'40" WEST, ALONG SAID EAST LINE, 76.43 FEET TO THE POINT OF BEGINNING PROPER; THENCE SOUTH 87°57'47" WEST, LEAVING SAID EAST LINE, 660.00 FEET; THENCE NORTH 00°59'52" WEST, 1159.84 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF ARKANSAS HIGHWAY NO. 18 (HIGHLAND DRIVE); THENCE NORTH 88°24'17" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, 660.00 FEET TO THE EAST LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 30; THENCE SOUTH 00°59'40" EAST, ALONG SAID EAST LINE, 1154.76 FEET TO THE POINT OF BEGINNING PROPER, CONTAINING 17.53 ACRES (763,735 SQ. FT.), MORE OR LESS, SUBJECT TO ALL RIGHTS-OF-WAY AND EASEMENTS OF RECORD.

I, JOSHUA J. NEELY, CERTIFY THAT THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF "ARKANSAS STANDARDS OF PRACTICE FOR PROPERTY

RIDGE SURVEYING & CONSULTING PLLC

SURVEYING SULTING PLLC

RIDGE & CONSI

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

RIDGE SURVEYING & CONSULTING, PLLC ARKANSAS - 2946



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

500-14N-05E-0-30-410-16-1841

GRAPHIC SCALE

1'' = 100'

UTILITY PROVIDERS:

ELECTRIC, WATER & SEWER: CITY WATER & LIGHT 400 EAST MONROE JONESBORO, AR 72401 (870)-935-5581

NATURAL GAS: SUDDENLINK COMMUNICATIONS 1520 SOUTH CARAWAY ROAD CENTERPOINT ENERGY JONESBORO, AR 72401 3013 OLD FEED HOUSE ROAD (870)-935-3615 JONESBORO, AR 72404 (870)-972-6682 RITTER COMMUNICATIONS

TELECOMMUNICATIONS:

AT&T ARKANSAS

1-800-464-7928

723 SOUTH CHURCH

2400 RITTER DRIVE (870)-336-3434

JONESBORO, AR 72401

OWNERS CERTIFICATION:

I / WE, 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 (C-3 LUO) GENERAL COMMERCIAL - LIMITED USE OVERLAY DISTRICT

SIGNED THIS _____ DAY OF _______, 2021.