



**EXISTING R-1 ZONING
REQUESTED C-3 ZONING**

LEGAL DESCRIPTION:

(AS PROVIDED)
Part of the Northwest Quarter of the Northeast Quarter of Section 10, Township 14 North, Range 4 East, more particularly described as follows: Beginning at the Northeast corner of the Northwest Quarter of the Northeast Quarter of Section 10, thence run South along the 40' side line a distance of 585.1' feet to the South right of way line of the State Highway No. 1, thence run South 32 degrees 03 minutes West 217.8 feet to the South right of way line of the State Highway No. 1, thence run North 32 degrees 03 minutes West 217.8 feet to the South right of way line of the State Highway No. 1, thence run North 57 degrees 57 minutes East 200' feet along said right of way line to the point of beginning proper, containing 1 acre, more or less.

CERTIFICATE OF SURVEY:

To: Old Republic National Title Insurance Company, Lender's Title Company, Rhodes Development Company, LLC, The Lumbagh Firm, Attorneys at Law.
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Detail Standard Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 5 (a), 5 (b), 7 (a), 7 (b), 8, 9, 11 (b) evidence from plans requested by the surveyor and obtained from utility companies, or provided by client, 13, 14, 16, and 19 of Table A thereof. The network was completed on September 03, 2019.
Date of plat or map is September 03, 2019.
The Commitment Number: 19-076882-300, prepared by Lender's Title Company.

NOTES:

- 1) All bearings are based on Arkansas North State Plane Coordinate system.
- 2) The research completed for this survey includes:
O'Reilly Subd. Plat (Cib. C., pg 248)
R&B Minor Plat (Bk. T, pg 178)
- 3) All corner monuments set are 3/4" rebar, unless otherwise noted on the plat.
- 4) Flood Plain: This tract does not lie within the 100-year Flood Plain per Flood Insurance rate map of Craighead Co., AR, and incorporated areas, Community Panel No. 05031C0044 C, dated 09-27-91. This tract does lie within a Zone "X" Flood Plain, per the map referenced above.
- 5) Current Zoning: R-1 (25' front & rear setbacks, & 7.5' side setback)
(per City of Jonesboro Zoning Ordinance, Title 14, Chapters 14.20 and 14.36)
- 6) There is no evidence observed on site of recent earth moving work, building construction, or building additions.

	REZONING PLAT	ENGINEERS	PLANNERS	SURVEYORS	Date 09-13-19	Scale 1"=20'	Job No. 119108	Sheet No. 1 of 1
	4301 E. JOHNSON AVE., JONESBORO, ARKANSAS				Section 10	Township 14N	Range 04E	County CRAIGHEAD
	FOR RHODES DEVELOPMENT CO., LLC	203 Southwest Dr. - Jonesboro, AR - (870)932-7880 - www.civililogic.net			Drawn By: RE	Checked by: GH	© 2019, Civililogic	