

SURVEYOR'S CERTIFICATION:

I, JASON D. BEARD, CERTIFY THAT THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF "ARKANSAS STANDARDS OF PRACTICE FOR PROPERTY BOUNDARY SURVEYS AND PLATS"; AND THAT THE TRACT DESCRIBED BELOW WAS SURVEYED UNDER MY DIRECT SUPERVISION.

LEGAL DESCRIPTION (AS-SURVEYED):

PART OF LOTS 6, 8 & 9, BLOCK A, E. STEELE ADDITION TO THE CITY OF JONESBORO, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 8, BLOCK A, E. STEELE ADDITION TO THE CITY OF JONESBORO, ARKANSAS; THENCE SOUTH 89°50'37" EAST, ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF STEELE AVENUE, 172.05 FEET; THENCE SOUTH 00°57'46" WEST, LEAVING SAID SOUTHERLY RIGHT-OF-WAY LINE, 293.94 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF EAST NETTLETON AVENUE; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING COURSES AND DISTANCES: SOUTH 89°29'18" WEST, 137.82 FEET; SOUTH 88°24'33" WEST, 33.73 FEET; THENCE NORTH 00°51'14" EAST, LEAVING SAID NORTHERLY RIGHT-OF-WAY LINE, 296.56 FEET TO THE POINT OF BEGINNING, CONTAINING 1.16 ACRES MORE OR LESS, SUBJECT TO ALL RIGHTS-OF-WAY AND EASEMENTS OF RECORD.

SURVEYOR'S NOTES:

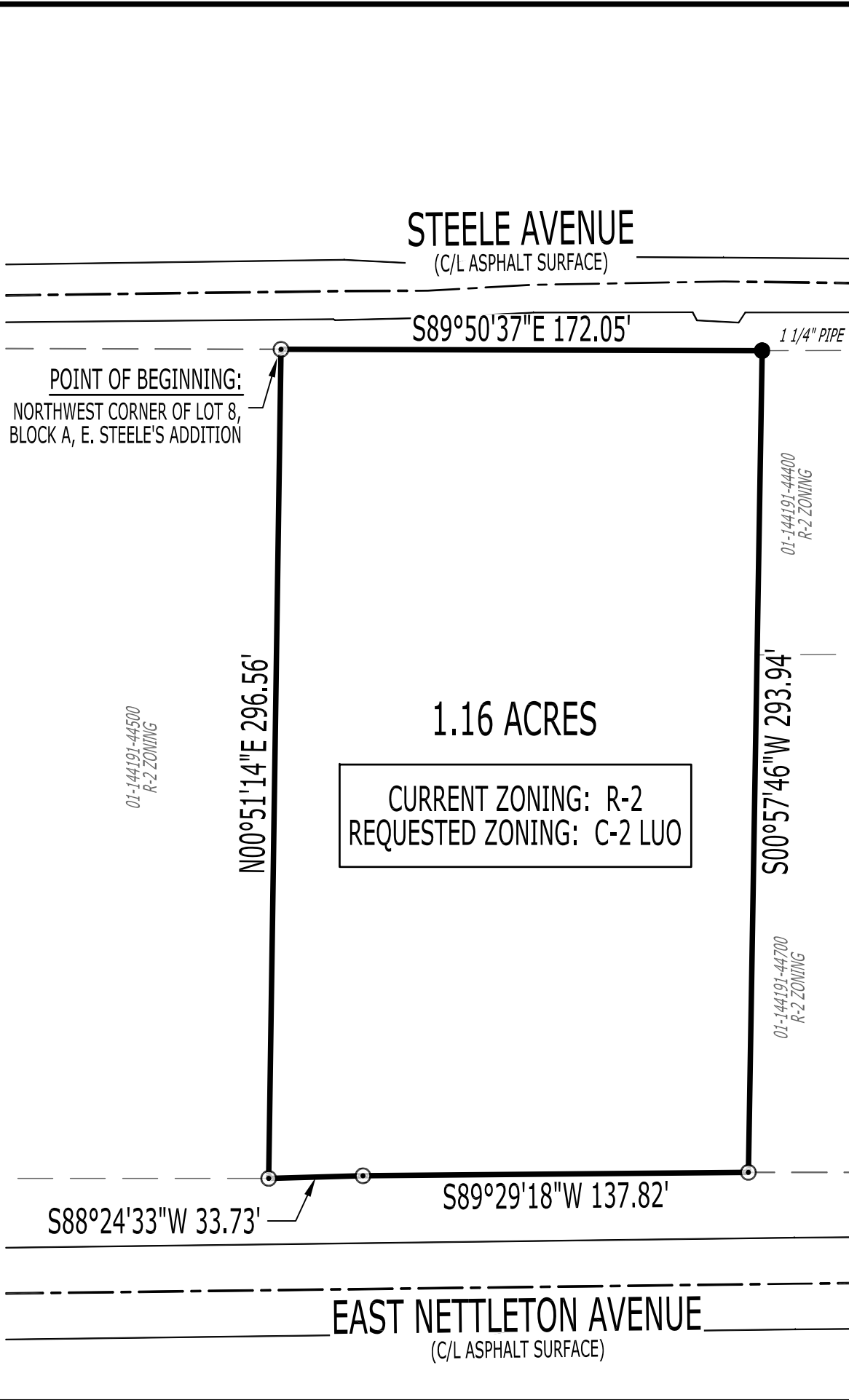
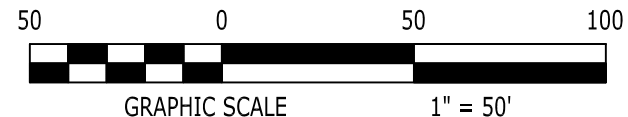
1. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD OR ANY OTHER FACTS WHICH AN ACCURATE TITLE SEARCH MAY DISCLOSE.
2. BASIS OF BEARINGS: ARKANSAS STATE PLANE GRID NORTH (0301).
3. CRAIGHEAD TAX PARCEL NO. 01-144191-44600.
4. PROPERTY ADDRESS: 312 E. NETTLETON AVENUE.
5. THE FOLLOWING DOCUMENTS WERE USED TO COMPLETE THIS SURVEY:
 - RECORD PLAT, E. STEELE'S ADDITION, RECORDED IN BOOK 23, PAGE 429, DATED DECEMBER, 23 1903.
 - WARRANTY DEED, LATOURETTE TO SCHIMMEL, DOCUMENT NO. JB2014R-014937, DATED SEPTEMBER 17, 2014.
6. THE SUBJECT PROPERTY LIES OUTSIDE THE 100 YEAR SPECIAL FLOOD HAZARD ZONE, AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP: PANEL NO. 05031C0131C, EFFECTIVE DATE: SEPTEMBER 27, 1991.
7. FIELD WORK WAS COMPLETED ON AUGUST 28, 2023.

ZONING NOTES:

1. SUBJECT PROPERTY IS ZONED R-2, MULTI-FAMILY LOW DENSITY DISTRICT.
2. R-2 ZONING RESTRICTIONS:
 - STREET SETBACK - 25'
 - SIDE SETBACK - 7.5'
 - REAR SETBACK - 20'
 - MAXIMUM HEIGHT LIMITATION - 35'
 - MAXIMUM LOT COVERAGE - 40%
 - MINIMUM LOT DEPTH - 100 FEET
 - MINIMUM LOT WIDTH - 50 FEET
3. REQUESTED ZONING C-2, LUO, DOWNTOWN FRINGE COMMERCIAL DISTRICT.
4. C-2, LUO ZONING RESTRICTIONS:
 - STREET SETBACK - 25'
 - SIDE SETBACK - 7.5'
 - REAR SETBACK - 20'
 - MAXIMUM HEIGHT LIMITATION - 35'
 - MAXIMUM LOT COVERAGE - 50%
 - MINIMUM LOT DEPTH - 100 FEET
 - MINIMUM LOT WIDTH - 50 FEET

LEGEND:

- FOUND MONUMENT (AS NOTED)
- SET 5/8" REBAR W/ BLUE PLASTIC CAP STAMPED "J. BEARD P.S. 1691" (OR AS NOTED)
- BOUNDARY LINE

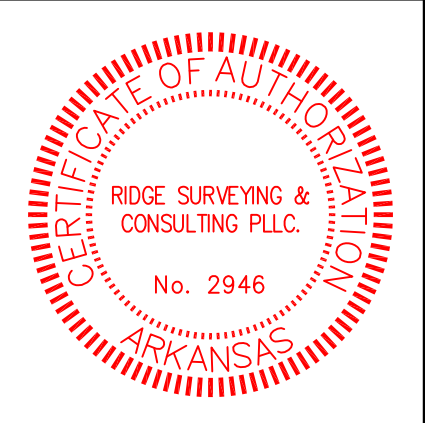


BEARINGS BASED ON ARKANSAS STATE PLANE GRID NORTH ZONE (0301)

RIDGE SURVEYING & CONSULTING, PLLC.
 404 Creath Ave., Suite B, Jonesboro, AR 72401
 870-203-9940
 www.ridgesurveying.net

REZONING PLAT

CLIENT: OPTIONS
 PART OF LOTS 6, 8 & 9,
 BLOCK A, E. STEELE'S ADDITION
 TO THE CITY OF JONESBORO,
 CRAIGHEAD COUNTY, ARKANSAS



DRAWING INFO	
DRAWN BY: JDB	SCALE: 1" = 50'
DATE: 08 / 29 / 2023	JOB NO: 23201-REZONE
REVISIONS	
500-14N-04E-0-19-130-16-1691	