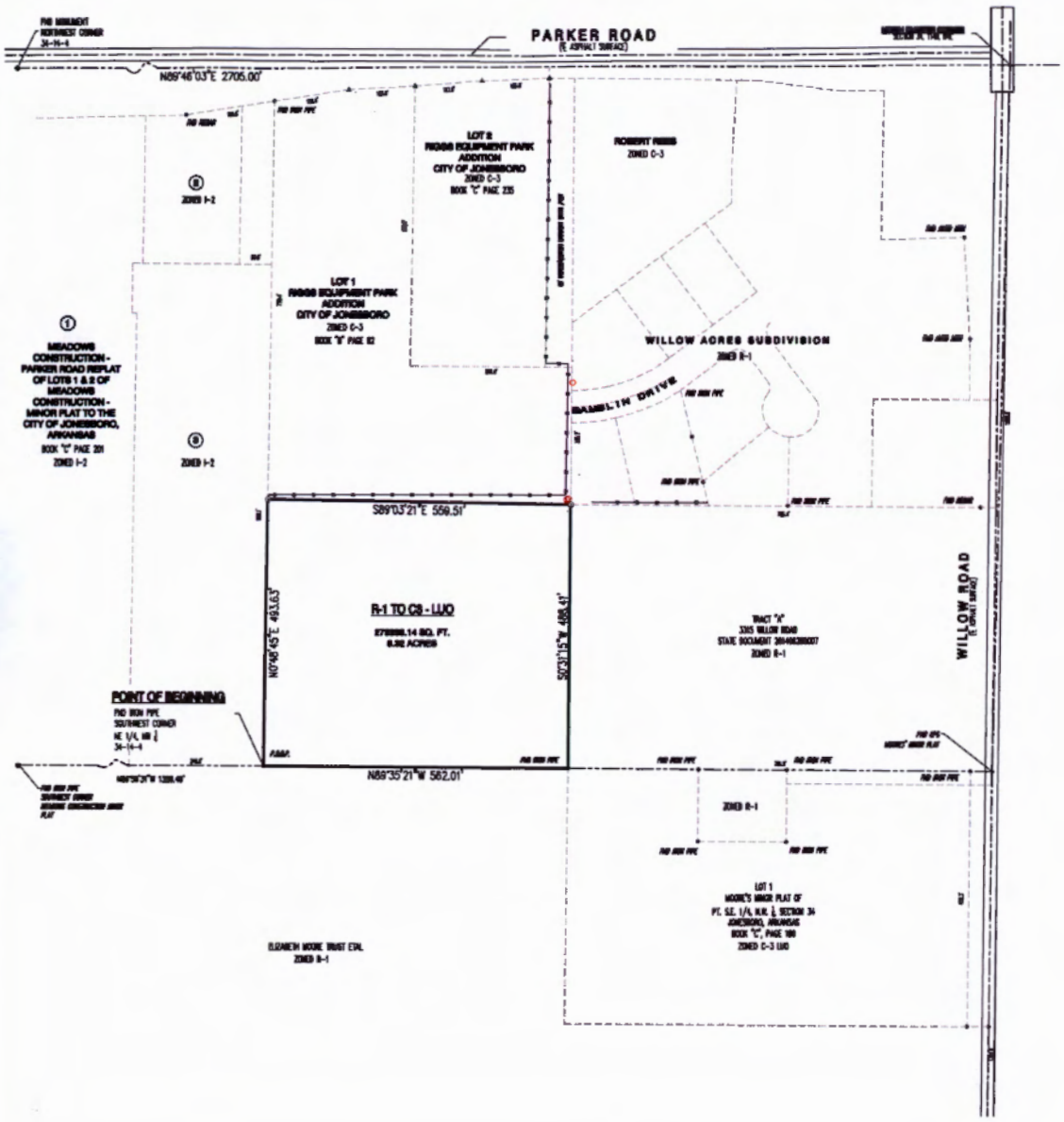
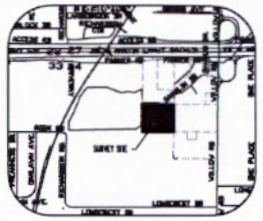


LEGEND:

- FOUND MONUMENT (AS NOTED)
- SET 5/8" REBAR WITH YELLOW PLASTIC CAP STAMPED "JAY HARLAN 1538"
- UTILITY POLE
- SWITCH GEAR
- SPOT LIGHT
- AC UNIT
- TELEPHONE PEDESTAL
- WATER METER
- WATER VALVE
- FIRE HYDRANT
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEANOUT
- GAS METER
- SIGN
- MAILBOX
- TREE (AS NOTED)
- BOUNDARY
- OVERHEAD ELECTRIC LINE
- FENCELINE



BASIS OF BEARINGS: ARKANSAS STATE PLANE ZONE NORTH (2501)

CERTIFICATE OF SURVEY:

THIS IS TO CERTIFY THAT FISHER ARNOLD COMPANY, PROFESSIONAL LAND SURVEYORS, HAVE SURVEYED THE FOLLOWING DESCRIBED PARCEL OF LAND:

A PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 14 NORTH, RANGE 4 EAST; MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER, A FOUND IRON PIPE, SAID POINT OF BEGINNING PROPER; THENCE NORTH 00°46'45" EAST, 493.63 FEET TO A SET 5/8" REBAR; THENCE SOUTH 89°03'21" EAST, 559.51 FEET TO A SET 5/8" REBAR; THENCE SOUTH 00°31'57" WEST, 488.41 FEET TO FOUND IRON PIPE; THENCE NORTH 89°35'21" WEST, 562.01 FEET TO THE POINT OF BEGINNING PROPER.

CONTAINING SOME (275,538.14 SQ. FT.) 6.32 ACRES, MORE OR LESS, BEING SUBJECT TO ALL RIGHTS OF WAY, EASEMENTS, AND RESTRICTIONS 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: NORTH AMERICAN DATUM 1983, ARKANSAS STATE PLANE, NORTH ZONE
3. THE FOLLOWING DOCUMENTS WERE USED IN THE CONSTRUCTION OF THIS SURVEY:
   - ARKANSAS STATE HIGHWAY COMMISSION RIGHT OF WAY PLANS, 100013-SEC. 1
   - LOT 1, RECORD PLAT RIGGS EQUIPMENT PARK ADDITION, BOOK "B", PAGE 82
   - LOT 2, RECORD PLAT RIGGS EQUIPMENT PARK ADDITION, BOOK "C", PAGE 235
   - MOORE'S MINOR PLAT OF PT. S.E. 1/4, N.W. 1/4, SECTION 34, BOOK "C", PAGE 180
   - PLAT OF WILLOW ACRES SUBD, PERFORMED BY HARVEY JOHNSON, FILED FOR RECORD 05/21/84
   - SURVEY RECORD BOOK "C", PAGE 188
   - SURVEY FOR JOHNY WAYNE MOORE, 3315 WILLOW ROAD, TRACT "A", STATE DOC. 2014062200037
   - MEADOWS CONSTRUCTION - MINOR PLAT, BOOK "C", PAGE 187
   - WARRANTY DEED BOOK 2015148-014918
4. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED BY FIELD MEASUREMENTS AND EXISTING UTILITY MAPS. FISHER ARNOLD, CO. MAKE NO WARRANTY TO THE EXACT LOCATION OF THE UTILITIES SHOWN OR NOT SHOWN ON THIS DRAWING. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ANY AND ALL UTILITIES PRIOR TO CONSTRUCTION. CALL 811 BEFORE YOU DIG!
5. THE SUBJECT PROPERTY LIES WITHIN THE 100-YEAR SPECIAL FLOOD HAZARD ZONE AE, AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP PANEL NO. 05031480112C, EFFECTIVE DATE SEPTEMBER 27,1991
6. SUBJECT PROPERTY IS CURRENTLY ZONED R-1.
7. FIELD NOTES ARE RECORDED IN GPS SURVEY REPORT JR16249
8. FIELD WORK WAS COMPLETED ON FEBRUARY 28TH, 2017.
9. SITE CALIBRATION TO JONESBORO GPS MONUMENT POINTS (30, (41, (42 - MAX ERROR HORIZONTAL 0.1', MAX VERTICAL ERROR 0.0'

C-3 LUO:

LIMITED USE TO EXCLUDE:
- ADULT ENTERTAINMENT
- FUNERAL HOME
- MOTOR HOME
- BUSINESS, LIMITED (FAULT HOME)
- CEMETERY

OWNERS CERTIFICATION:

I 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) GENERAL COMMERCIAL DISTRICT - LIMITED USE OVERLAY

SIGNED THIS ___ DAY OF MARCH, 2017.

OWNER

OWNER

100 0 100 200
GRAPHIC SCALE 1"=100'

REZONING PLAT

FISHER ARNOLD
ENGINEERING INTEGRATION
1801 Laloumette Drive | Jonesboro, Arkansas 72404
870.932.2018 | Fax: 870.932.1076 | www.fisherarnold.com

REZONING PLAT

RIGGS REZONING PLAT
CITY OF JONESBORO
SECTION 34, TOWNSHIP 14 NORTH, RANGE 4 EAST

REGISTERED PROFESSIONAL LAND SURVEYOR STATE OF ARKANSAS NO. 1538 JAY WAYNE HARLAN

CERTIFICATE OF AUTHORIZATION FISHER & ARNOLD INC. No. 248 ARKANSAS

A FISHER ARNOLD COMPANY Arkansas - 248

CLIENT:
RIGGS EQUIPMENT

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REVISIONS

NO.	BY	DESCRIPTION

PROJECT NO.
I01249-01

DRAWN BY	DESIGNED BY
JWH	TDB
SHEET	SCALE
1 OF 1	1"=100'
DATE	REVISED TO
02/27/17	35-90

500-14N-04E-0-34-440-16-1538