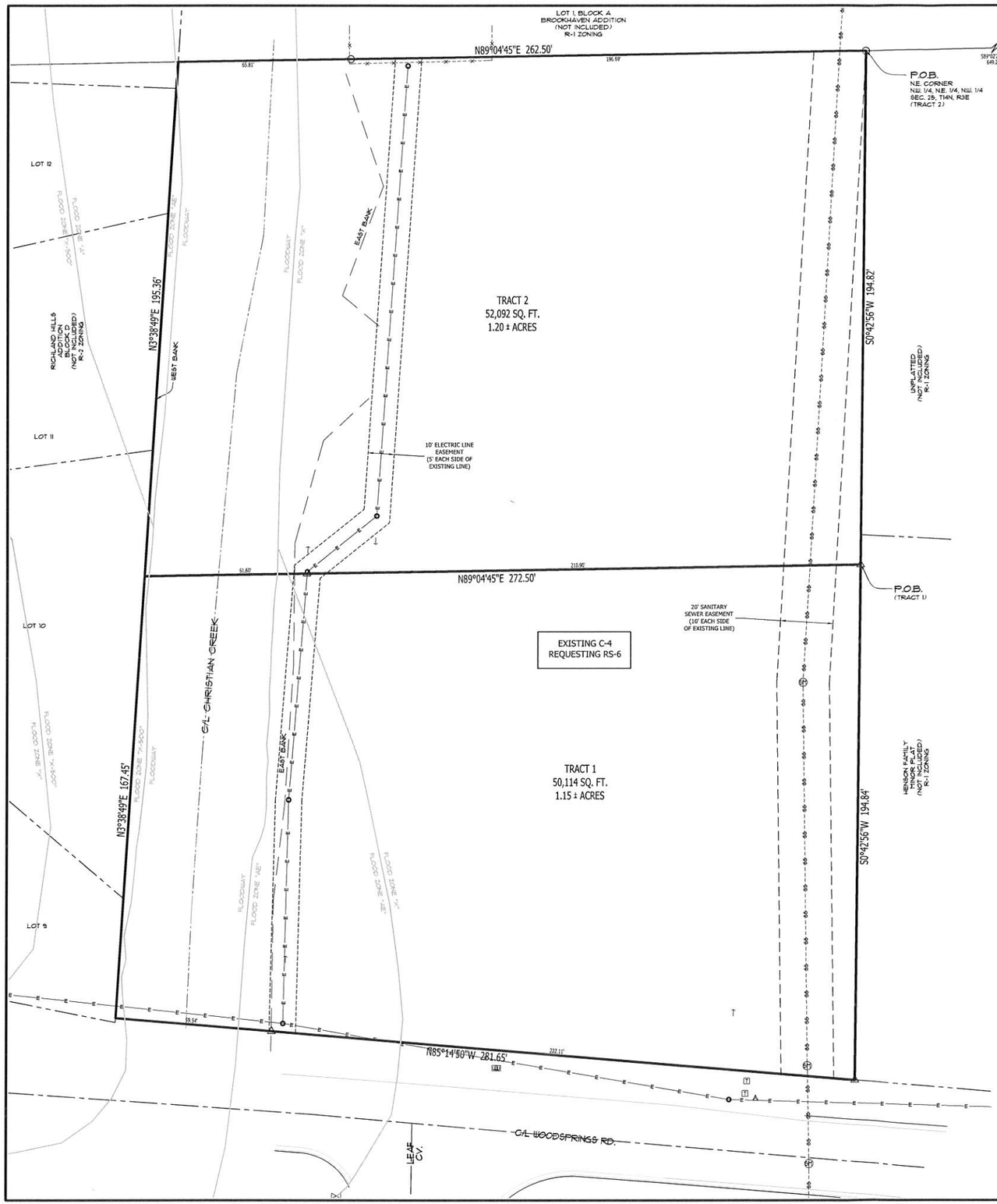

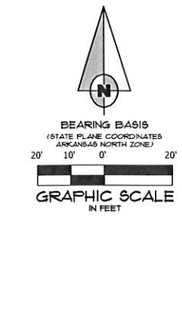

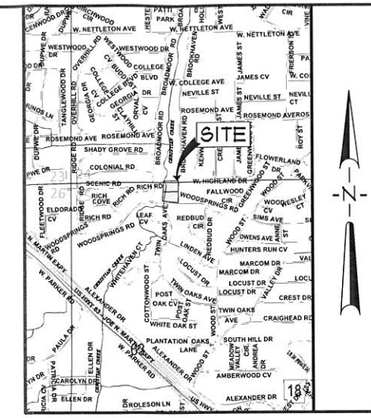

VICINITY SKETCH
NOT TO SCALE

MIKE CAMERON
WOODSPRINGS ROAD
SECTION 25, T14N, R3E
JONESBORO, ARKANSAS

DESCRIPTION - TRACT 2

PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 14 NORTH, RANGE 3 EAST, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SECTION 25, TOWNSHIP 14 NORTH, RANGE 3 EAST: THENCE SOUTH 89°02'23" WEST, ALONG THE NORTH LINE OF SAID SECTION 25, A DISTANCE OF 649.29 FEE TO THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 25, ALSO BEING THE POINT OF BEGINNING: THENCE SOUTH 00°42'56" WEST ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 25, A DISTANCE OF 194.82 FEET: THENCE SOUTH 89°04'45" WEST DEPARTING SAID EAST LINE, A DISTANCE OF 272.50 TO THE WEST BANK OF CHRISTIAN CREEK, SAID POINT LYING ON THE EAST LINE OF RICHLAND HILLS ADDITION: THENCE NORTH 03°38'49" EAST, ALONG SAID WEST BANK, A DISTANCE OF 195.35 FEET TO THE NORTH LINE OF SAID SECTION 25: THENCE NORTH 89°04'45" EAST, DEPARTING SAID WEST BANK AND ALONG SAID NORTH LINE, A DISTANCE OF 262.50 FEET TO THE POINT OF BEGINNING.

CONTAINING IN ALL 52,092 SQ. FT. OR 1.20 ACRES, MORE OR LESS.

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

LEGEND

- = BOUNDARY LINE
- = ADJACENT LOT LINE
- = EASEMENT LINE
- = FOUND IRON PIPE
- = FOUND REBAR
- = SET 5/8" REBAR W/ PS #1314 CAP
- = EXISTING SANITARY SEWER LINE
- = SANITARY SEWER MANHOLE
- = EXISTING SANITARY SEWER LINE
- = WATER METER
- = WATER VALVE
- = FIRE HYDRANT
- = EXISTING OVERHEAD ELECTRICAL LINE
- = LIGHT POLE
- = GUY WIRE
- = TELEPHONE BOX
- = TELEPHONE PEDESTAL

DESCRIPTION - TRACT 1

PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 14 NORTH, RANGE 3 EAST, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SECTION 25, TOWNSHIP 14 NORTH, RANGE 3 EAST: THENCE SOUTH 89°02'23" WEST, ALONG THE NORTH LINE OF SAID SECTION 25, A DISTANCE OF 649.29 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 25: THENCE SOUTH 00°42'56" WEST ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 25, A DISTANCE OF 194.82 FEET TO THE POINT OF BEGINNING: THENCE CONTINUE SOUTH 00°42'56" WEST, A DISTANCE OF 194.84 FEET TO THE NORTH RIGHT-OF-WAY LINE OF WOODSPRINGS ROAD: THENCE NORTH 85°14'50" WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 281.65 FEET TO THE WEST BANK OF CHRISTIAN CREEK, SAID POINT LYING ON THE EAST LINE OF RICHLAND HILLS ADDITION: THENCE NORTH 03°38'49" EAST, DEPARTING SAID NORTH RIGHT-OF-WAY LINE AND ALONG SAID WEST BANK, A DISTANCE OF 167.45 FEET: THENCE NORTH 89°04'45" EAST, DEPARTING SAID WEST BANK , A DISTANCE OF 272.50 FEET TO THE POINT OF BEGINNING.

CONTAINING IN ALL 50,114 SQ. FT. OR 1.15 ACRES, MORE OR LESS.

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

SURVEYOR'S NOTES

1. THIS DRAWING WAS PREPARED FOR MIKE CAMERON.
2. NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY THIS SURVEYOR FOR EASEMENTS, RESTRICTIONS, RESERVATIONS OR RIGHTS-OF-WAY AFFECTING THIS PROPERTY.
3. ALL UTILITY LOCATIONS SHOWN HEREON WERE LOCATED BY FIELD MEASUREMENTS OF VISIBLE OBSERVATIONS AND/OR EXISTING UTILITY MAPS. ASSOCIATED ENGINEERING, LLC MAKES NO WARRANTY OR GUARANTEE TO THE UTILITIES SHOWN OR NOT SHOWN HEREON. FURTHERMORE ASSOCIATED ENGINEERING, LLC MAKES NO WARRANTY OR GUARANTEE AS TO THE ACCURACY OF EXISTING UTILITY MAPS. IF PRECISE LOCATIONS OF UNDERGROUND UTILITIES ARE REQUIRED THE CLIENT/ CONTRACTOR SHALL COORDINATE WITH SAID UTILITY OWNER TO EXPOSE SAID UTILITY FOR LOCATION AND/OR DEPTH. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ANY AND ALL UTILITY LOCATIONS AND/OR DEPTHS BEFORE EXCAVATION.
4. SUBJECT PROPERTY IS CURRENTLY ZONED C-4, NEIGHBORHOOD COMMERCIAL DISTRICT, PER CITY OF JONESBORO RECORDS. ADJACENT PROPERTIES ARE ZONED R-1 AND R-2 AS NOTED.

REQUESTING RS-6, SINGLE-FAMILY RESIDENTIAL 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 RS-6 ZONING ARE:
FRONT=20' SIDE=15' COMBINED REAR=20'
MINIMUM LOT SIZE FOR RS-6 ZONING IS 7,260 SQUARE FEET.
MINIMUM LOT WIDTH (ALL USES) IS 65 FEET.
THE MAXIMUM LOT COVERAGE IS 40%.

5. SUBJECT PROPERTY IS LOCATED WITHIN "X" (AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN), ZONE "AE" (SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100-YEAR FLOOD WITH BASE FLOOD ELEVATIONS DETERMINED) AND FLOODWAY AREAS IN ZONE "AE" AS DESIGNATED BY FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR JONESBORO, COMMUNITY PANELS 05031C0131C (PANEL 131 OF 200), AS SHOWN HEREON. EFFECTIVE DATE - SEPTEMBER 27, 1991.

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT ASSOCIATED ENGINEERING, LLC HAS THIS DATE MADE A BOUNDARY SURVEY OF THE ABOVE DESCRIBED PROPERTY AS SHOWN HEREON AND THAT SAID SURVEY IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THERE ARE NO APPARENT ABOVE GROUND ENCROACHMENTS OTHER THAN AS SHOWN OR STATED HEREON AND THAT THIS SURVEY WAS MADE IN ACCORDANCE WITH THE "ARKANSAS MINIMUM STANDARDS FOR PROPERTY SURVEYS AND PLATS" IN EFFECT ON THIS DATE.

DATE OF BOUNDARY SURVEY: 08/05/2020

NOTE: TO BE VALID, COPIES MUST HAVE ORIGINAL SURVEYOR'S SIGNATURE AND SURVEYOR'S SEAL.

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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

CERTIFICATE OF AUTHORIZATION
Associated Engineering & Testing, LLC
NO. 299
ARKANSAS

REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF ARKANSAS
SIGNATURE
JAMES M. FASLEY
DATE

NO.	DESCRIPTION	DATE

REZONING PLAT

DATE:	11/16/21	DRAWN:	CCH
CADD FILE:	20137-002	CHECKED:	JME
DWG#:	0314254.XXXX	SHEET	
SCALE:	1" = 20'	1 OF 1	