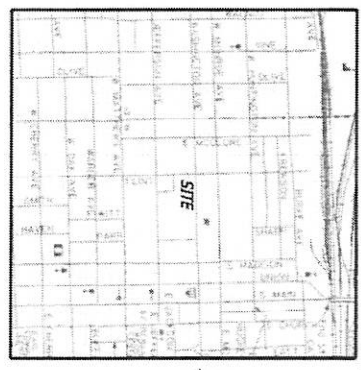


WEST WASHINGTON AVENUE
(CON ASPHALT SURFACE)

- LEGEND:**
- FOUND MONUMENT (AS NOTED)
 - BOUNDARY LINE



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

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. THE FOLLOWING DOCUMENTS WERE USED TO COMPLETE THIS SURVEY:
 - RECORD PLAT, COBB'S SURVEY OF SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 14 NORTH, RANGE 04 EAST, RECORDED IN BOOK 48, PAGE 10, DATED MAY 30, 1917.
 - RECORD REPLAT, TRELPA REPLAT, BY KENNETH L. SCARPE, P.S., 766, RECORDED IN BOOK C, PAGE 107, DATED APRIL 25, 2001.
 - COMMISSIONER'S DEED, CRAIGHEAD COUNTY DOCUMENT # 2017R-011406, DATED JUNE 27, 2017.
3. THE SUBJECT PROPERTY IS ZONED C-2, DOWNTOWN COMMERCIAL DISTRICT.
4. C-2 BUILDING SETBACKS:
 - 25' STREET SETBACK
 - 7.5' SIDE SETBACK
 - 20' REAR SETBACK
5. PROPOSED ZONING C-1, DOWNTOWN CORE COMMERCIAL DISTRICT.
6. FIELD WORK COMPLETED ON NOVEMBER 14, 2017.

LEGAL DESCRIPTION: (COMMISSIONER'S DEED - 2017R-011406)

THE NORTH 153 FEET OF LOT 6 OF COBB'S SURVEY OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 14 NORTH, RANGE 04 EAST, LESS AND EXCEPT THE NORTH 10 FEET THEREOF LOCATED IN CRAIGHEAD COUNTY, ARKANSAS.

OWNERS CERTIFICATION:

I, HEREBY CERTIFY THAT I AM THE OWNER OF THE ABOVE DESCRIBED PROPERTY AND I HEREBY REQUEST A REZONING FROM:
(C-2) DOWNTOWN FRINGE COMMERCIAL DISTRICT TO (C-1) DOWNTOWN CORE COMMERCIAL DISTRICT
 SIGNED THIS 15th DAY OF November, 2017. SIGNATURE: Paul Ford

JNC Investments, Inc.

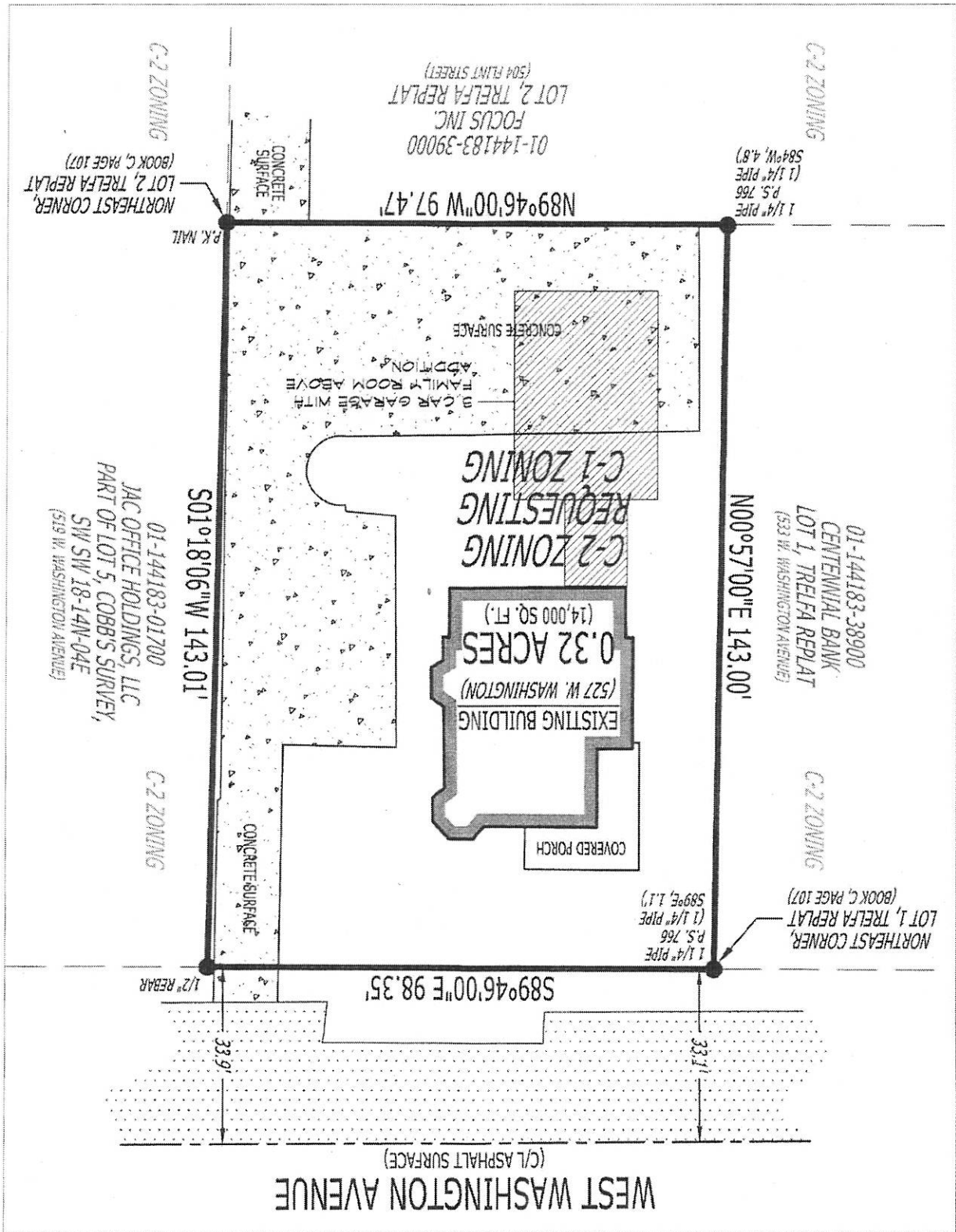
RIDGE SURVEYING & CONSULTING, PLLC.
 311 South Church St.,
 Suite #100, AB 72401
 870-303-9940
 www.ridgesurveying.com

REZONING PLAT
 CLIENT: PAUL FORD
 PART OF LOT 5 OF COBB'S SURVEY OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, SECTION 18, TOWNSHIP 14 NORTH, RANGE 04 EAST, JONESBORO, CRAIGHEAD COUNTY, ARKANSAS



DRAWING INFO	
DRAWN BY: JIN	SCALE: 1" = 30'
DATE: 11/15/2017	JOB NO: 17287
REVISIONS	

500-14N-04E-0-18-330-16-1709



01-144183-39000
 FOCUS INC.
 LOT 2, TRELFA REPLAT
 (504 FLINT STREET)

C-2 ZONING

C-2 ZONING
 LOT 2, TRELFA REPLAT
 (BOOK C, PAGE 107)
 NORTHEAST CORNER

N89°46'00"W 97.47'

1 1/4" PIPE
 P.S. 766
 (1 1/4" PIPE
 584°W, 4.8')

B CYA OPN WITH
 FAMILY ROOM ABOVE
 ADDITION

C-2 ZONING
 REQUESTING
 C-1 ZONING

EXISTING BUILDING
 (527 W. WASHINGTON)
 0.32 ACRES
 (14,000 SQ. FT.)

01-144183-38900
 CENTENNIAL BANK
 LOT 1, TRELFA REPLAT
 (533 W. WASHINGTON AVENUE)

N00°57'00"E 143.00'

01-144183-01700
 JAC OFFICE HOLDINGS, LLC
 PART OF LOT 5, COBB'S SURVEY,
 SW SW 18-14N-04E
 (519 W. WASHINGTON AVENUE)

S01°18'06"W 143.01'

COVERED PORCH

C-2 ZONING

NORTHEAST CORNER,
 LOT 1, TRELFA REPLAT
 (BOOK C, PAGE 107)

1 1/4" PIPE
 P.S. 766
 (1 1/4" PIPE
 589°E, 1.1')

S89°46'00"E 98.35'

1/2" REBAR

WEST WASHINGTON AVENUE
 (C/L ASPHALT SURFACE)

33.9'

33.1'

CONCRETE SURFACE

CONCRETE SURFACE

P.K. MAIL