



LEGEND

	= BOUNDARY LINE
	= ADJACENT LOT LINES
	= EXISTING EASEMENT LINES
	= FOUND REBAR WITH PS#1475 CAP
	= FOUND IRON PIPE

OWNER'S CERTIFICATION

I HEREBY CERTIFY THAT I AM THE OWNER OF THE ABOVE DESCRIBED PROPERTY AND I HEREBY REQUEST A REZONING FROM:

R-1 TO C-3 LUO

SIGNED THIS 20 DAY OF October, 2017. SIGNATURE: Phillip Ban
ASHDOWN PLAZA, LLC

SURVEYOR'S NOTES

- THIS BOUNDARY SURVEY WAS PREPARED FOR ASHDOWN PLAZA, LLC.
- NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY THIS SURVEYOR FOR EASEMENTS, RESTRICTIONS, RESERVATIONS OR RIGHTS-OF-WAY AFFECTING THIS PROPERTY.
- SUBJECT PROPERTY IS CURRENTLY ZONED R-1. R-1 ZONING IS DEFINED AS SINGLE-FAMILY MEDIUM DENSITY DISTRICT. THE SURROUNDING PROPERTY IS ZONED R-1 AND C-3 LUO. BUILDING SETBACKS FOR R-1 ARE: FRONT= 25' SIDE= 7.5' REAR= 25'
- THE FOLLOWING DOCUMENTS WERE USED TO PREPARE THIS SURVEY:
 - MINOR PLAT OF MEADOWS HIGHWAY 49 SOUTH ADDITION, DATED JUNE 13, 2011, RECORDED IN BOOK "C", PAGE 216, PUBLIC RECORDS OF CRAIGHEAD COUNTY, AT JONESBORO, ARKANSAS.
 - RECORD PLAT OF AUTUMN HILL SUBDIVISION, PS# 1143, DATED JUNE 16, 1992, RECORDED IN BOOK "B", PAGE 89, PUBLIC RECORDS OF CRAIGHEAD COUNTY AT JONESBORO, ARKANSAS.
 - RIGHT-OF-WAY MAP FOR ARKANSAS HIGHWAY NO. 49, A.H.T.D. JOB NO. 100454.
 - EASEMENT - UTILITY - OVERHEAD ELECTRIC - WATER - SEWER TO CITY WATER AND LIGHT PLANT OF JONESBORO, ARKANSAS, DATED OCTOBER 26, 2001, RECORDED IN DEED BOOK 618, PAGE 356, PUBLIC RECORDS OF CRAIGHEAD COUNTY, AT JONESBORO, ARKANSAS.

DESCRIPTION

TRACT "A", MEADOWS HIGHWAY 49 SOUTH ADDITION MINOR PLAT AS RECORDED IN BOOK "C", PAGE 216, PUBLIC RECORDS OF CRAIGHEAD COUNTY, AS JONESBORO, ARKANSAS.

CONTAINING IN ALL 187.072 SQ. FT. OR 4.29 ACRES, MORE OR LESS.

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

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT BENCHMARK LAND SURVEYING, INC. 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: 10/18/2017

BENCHMARK LAND SURVEYING, INC.
LAND SURVEYING - CONSTRUCTION LAYOUT SERVICES
 2500 ALEXANDER DR., SUITE A
 P.O. BOX 1921 - JONESBORO, AR 72403
 FAX: 870-336-2060 PH: 870-336-2059

REZONING PLAT
ASHDOWN PLAZA, LLC
TRACT "A"
MEADOWS HIGHWAY 49 SOUTH ADDITION
JONESBORO, ARKANSAS

STATE OF ARKANSAS
 PROFESSIONAL SURVEYOR
 KEVIN L. SCRAPE
 ARKANSAS PS#1837

DATE: BY: DESCRIPTION:

500-13N-03E-0-02-110-16-1637
 CADD FILE: 17248-001 SCALE: 1"=40'
 DATE: 10/18/17 SHEET
 DWG#: 0313021-0019 1 OF 1