



VICINITY SKETCH
NOT TO SCALE

DESCRIPTION

ALL OF LOTS 1 AND 3, AS SHOWN ON THE MINOR PLAT OF HORSESHOE TRAILS ESTATES PHASE II TO THE CITY OF JONESBORO, CRAIGHEAD COUNTY, ARKANSAS AS RECORDED IN BOOK "C", PAGE 215, PUBLIC RECORDS OF CRAIGHEAD COUNTY, AT JONESBORO, ARKANSAS.
CONTAINING IN ALL 282,762 SQ. FT. OR 6.43 ACRES, MORE OR LESS.
SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.

LEGEND

- BOUNDARY LINE
- - - ADJACENT LOT LINE
- · - · - EASEMENT LINE
- · - · - BUILDING SETBACK LINE
- F.R.B.
- F.I.P.
- S.I.P.
- FOUND 5/8" REBAR
- FOUND IRON PIPE
- SET 1-1/4" IRON PIPE W/ PS #166 CAP

SURVEYOR'S NOTES

1. THIS BOUNDARY SURVEY AND REZONING REQUEST WAS PREPARED FOR THE EXCLUSIVE USE OF STEVEN SOUTHARD AND IS NOT ASSIGNABLE.
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. SUBJECT PROPERTY IS CURRENTLY ZONED R-1 WITH A REQUEST FOR PD-RS ZONING, RESIDENTIAL PLANNED DEVELOPMENT.
4. SUBJECT PROPERTY IS NOT LOCATED WITHIN "ZONE AE" 100 YR. FREQUENCY FLOOD ZONE, AS DESIGNATED BY FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP FOR THE CITY OF JONESBORO, COMMUNITY PANEL 090300044C (PANEL 44 OF 200), EFFECTIVE DATE - SEPTEMBER 21, 1991.
5. THE FOLLOWING DOCUMENTS WERE USED TO PREPARE THIS SURVEY:
 - A. PLAT OF SURVEY FOR LOT 2 OF HORSESHOE TRAILS ESTATES PHASE II, RECORDED IN PLAT BOOK XX, PAGE XXX, DATED JUNE 9, 2011.
 - B. MINOR PLAT OF HORSESHOE TRAILS ESTATES PHASE II, RECORDED IN BOOK C, PAGE 215, DATED MAY 12, 2011.

NOTED:

OWNER'S CERTIFICATION

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY AS DESCRIBED HEREON AND THAT I REQUEST THE ZONING CHANGE AS

STEVEN SOUTHARD
OWNER

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT ASSOCIATED ENGINEERING AND TESTING, 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: 08/17/2012



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

ASSOCIATED ENGINEERING AND TESTING, LLC
CIVIL ENGINEERING, LAND SURVEYING AND MATERIALS TESTING
103 SOUTH CHURCH STREET - P.O. BOX 1462 - JONESBORO, AR 72403
PH: 810-932-3594 FAX: 810-935-1263

REZONING REQUEST FOR STEVEN SOUTHARD LOTS 1 & 3, HORSESHOE TRAILS ESTATES PH II JONESBORO, ARKANSAS

811 Know what's below. Call before you dig.

500-13N-04E-0-03-240-16-0766

DRAWN: CCH	CHECKED: KLS	DATE: 08/17/12	SHEET
CADD FILE: 0144-001	DWG: 0413092.001		1 OF 1