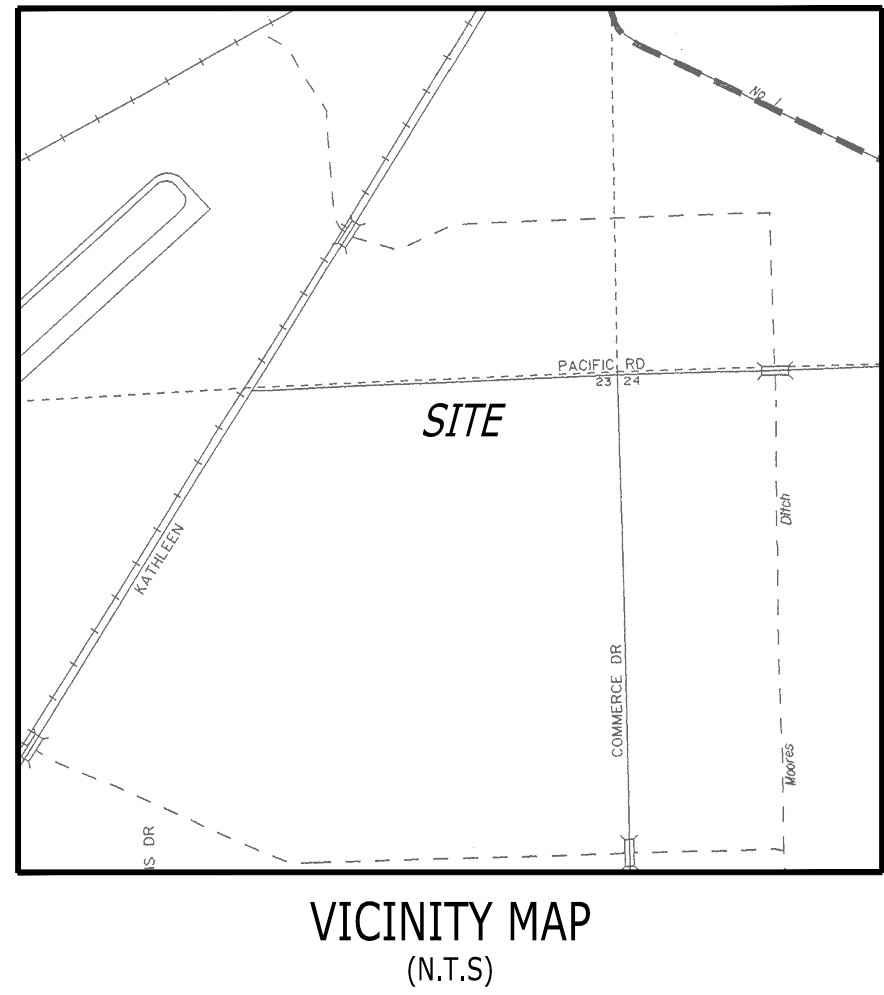


BEARINGS BASED ON ARKANSAS STATE
PLANE GRID NORTH ZONE (0301)

REZONING PLAT
CLIENT: SOUTHARD CONSTRUCTION, LLC

THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF
SECTION 23, TOWNSHIP 14 NORTH, RANGE 04 EAST,
JONESBORO, CRAIGHEAD COUNTY, ARKANSAS

RIDGE SURVEYING
& CONSULTING PLLC

04 Creath Ave., Suite B 870-203-9940

DRAWING INFO		REVISONS	
DRAWN BY:	J-JN	DATE	BY
DATE:	08 / 08 / 2022	08 / 07 / 2023	J-JN
SCALE:	1" = 30'		
JOB NO:	202K3.01R		



RIDGE SURVEYING & CONSULTING, PLLC.
ARKANSAS - 2946



JOSHUA J. NEELY - SURVEYOR
ARKANSAS - P.S. 1841

500-14N-04E-0-23-110-16-1841

LEGEND:

- FOUND MONUMENT (AS NOTED)
 ▲ COMPUTED POINT (NOT MONUMENTED)
 🌳 TREE (AS NOTED)
 — BOUNDARY LINE
 -x- FENCE LINE

ZONING NOTES:

1. CURRENT ZONING CLASSIFICATION: R-2, MULTI-FAMILY LOW DENSITY DISTRICT.
2. R-2 ZONING RESTRICTIONS:
 - STREET SETBACK - 25'
 - SIDE SETBACK - 7.5'
 - REAR SETBACK - 20'
 - MAXIMUM HEIGHT LIMITATION - 35'
 - MAXIMUM LOT COVERAGE - 35%
3. PROPOSED ZONING CLASSIFICATION: RM-12, RESIDENTIAL MULTIFAMILY CLASSIFICATION; 12 UNITS PER NET ACRE.
4. RM-12 ZONING RESTRICTIONS:
 - STREET SETBACK - 25'
 - STREET SETBACK - 15'
 - REAR SETBACK - 20'
 - MAXIMUM HEIGHT LIMITATION - 45'
 - MAXIMUM LOT COVERAGE - 40%
5. FOR MORE INFORMATION CONTACT THE CITY OF JONESBORO PLANNING AND ZONING DEPARTMENT @ (870) 932-0406

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: ARKANSAS STATE PLANE GRID NORTH (0301).
3. THE FOLLOWING DOCUMENTS WERE USED TO COMPLETE THIS SURVEY:
 - RECORD PLAT, BEDNAR ADDITION, BY DALE ADAMSON, P.S. 1065, RECORDED IN BOOK 8, PAGE 180, DATED OCTOBER 14, 1996.
 - WARRANTY DEED, BEDNAR TO QUICK, CRAIGHEAD COUNTY DOCUMENT NO. 2020R-005825, DATED MARCH 17, 2020.
 - WARRANTY DEED, ADE TO SOUTHARD CONSTRUCTION, LLC, CRAIGHEAD COUNTY DOCUMENT NO. 2020R-017550, DATED AUGUST 05, 2020.
 - WARRANTY DEED, COWAN TO SOUTHARD CONSTRUCTION, LLC, CRAIGHEAD COUNTY DOCUMENT NO. 2020R-017553, DATED AUGUST 05, 2020.
4. A PORTION OF THE SUBJECT PROPERTY LIES WITHIN THE 100 YEAR SPECIFIC FLOOD HAZARD ZONES "A", AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP: PANEL NO. 05031C0151C, EFFECTIVE DATE SEPTEMBER 27, 1991. THE LOCATION OF THE FLOOD HAZARD ZONES AND BASE FLOOD ELEVATION CONTOURS SHOWN ON THIS SURVEY ARE APPROXIMATE AND BASED ON GEO-REFERENCED MAPS PROVIDED BY FEMA FLOOD MAP SERVICE CENTER AND THE ARKANSAS GIS OFFICE.
5. BUILDINGS AND IMPROVEMENTS SURFACE AND SUBSURFACE ON AND ADJACENT TO THE SUBJECT PROPERTY ARE NOT NECESSARILY SHOWN ON THIS BOUNDARY SURVEY.
6. THE EXISTENCE AND/OR LOCATION OF UTILITY SERVICES TO THE SUBJECT PROPERTY ARE UNKNOWN AND ARE NOT SHOWN ON THIS BOUNDARY SURVEY.
7. FIELD WORK WAS COMPLETED ON AUGUST 29, 2022.

LEGAL DESCRIPTION (AS SURVEYED):

A PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 14 NORTH, RANGE 04 EAST JONESBORO, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 14 NORTH, RANGE 40 EAST, JONESBORO, CRAIGHEAD COUNTY, ARKANSAS; THENCE SOUTH 00°16'30" WEST, 40.01 FEET TO THE POINT OF BEGINNING PROPER; THENCE NORTH 89°13'31" EAST, 627.49 FEET; THENCE SOUTH 00°19'42" WEST, 516.54 FEET; THENCE SOUTH 89°13'27" WEST, 627.01 FEET; THENCE NORTH 00°16'30" EAST, 516.49 FEET TO THE POINT OF BEGINNING PROPER, CONTAINING 7.44 ACRES (323,925 SQ. FT.), MORE OR LESS, SUBJECT TO ALL RIGHTS-OF-WAY AND EASEMENTS OF RECORD.

SURVEYOR'S CERTIFICATION:

I, JOSHUA J. NEELY, CERTIFY THAT THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF "ARKANSAS STANDARDS OF PRACTICE FOR PROPERTY BOUNDARY SURVEYS AND PLATS"; AND THAT THE ABOVE DESCRIBED TRACT WAS SURVEYED UNDER MY DIRECT SUPERVISION.

OWNERS CERTIFICATION:

I / WE, HEREBY CERTIFY THAT I AM THE OWNER OF THE ABOVE DESCRIBED PROPERTY AND I HEREBY REQUEST A REZONING FROM
(R-2) MULTI-FAMILY LOW DENSITY DISTRICT TO (RM-12) RESIDENTIAL MULTIFAMILY CLASSIFICATION
DISTRICT

SIGNED THIS _____ DAY OF _____, 2023

NAME: _____ SIGNATURE: _____

NAME: _____ SIGNATURE: _____

