



**LEGEND:**

- FOUND MONUMENT (AS NOTED)
- ▲ FOUND ALUMINUM A.H.T.D. MONUMENT
- ▲ COMPUTED POINT (NOT MONUMENTED)

**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:
  - PLAT OF SURVEY, BY TERRY G. BARE, P.S. 1048, RECORDED IN BOOK H, PAGE 32, DATED SEPTEMBER 26, 1963.
  - RECORD PLAT, QUINN AVIATION ADDITION, BY TERRY G. BARE, P.S. 1048, RECORDED IN BOOK B, PAGE 79, DATED SEPTEMBER 27, 1991.
  - PLAT OF SURVEY, BY JASON H. BRANCH, P.S. 1596, SLS NO. 200807090024, DATED APRIL 16, 2008.
  - RIGHT-OF-WAY PLANS, A.H.T.D. JOB NO. 100611, DATED APRIL 15, 2013.
3. THE SUBJECT PROPERTY LIES OUTSIDE THE 100 YEAR SPECIAL FLOOD HAZARD ZONE, AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP: PANEL NO. 65031C0150C, DATED SEPTEMBER 27, 1991.
4. SUBJECT PROPERTY IS I-1, LIMITED INDUSTRIAL DISTRICT AND RS-5, SINGLE-FAMILY RESIDENTIAL DISTRICT.
5. ZONING REQUIREMENTS:
  - I-1 ZONING:  
STREET SETBACK - 25'  
SIDE SETBACK - 10'  
REAR SETBACK - 20'
  - RS-5 ZONING:  
STREET SETBACK - 25'  
SIDE SETBACK - 7.5'  
REAR SETBACK - 20'
6. FIELD WORK WAS COMPLETED ON DECEMBER 04, 2015.

**DESCRIPTION: (CONDITIONAL USE AREA)**

A PART OF LOT 1 OF QUINN AVIATION ADDITION, JONESBORO, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST QUARTER OF LOT 1 OF QUINN AVIATION ADDITION, JONESBORO, CRAIGHEAD COUNTY, ARKANSAS; THENCE SOUTH 00°15'54" WEST, ALONG THE EAST LINE OF SAID LOT 1, 267.12 FEET TO THE POINT OF BEGINNING PROPER; THENCE CONTINUE SOUTH 00°15'54" WEST, ALONG SAID EAST LINE, 2330.61 FEET TO THE SOUTH LINE OF SAID LOT 1; THENCE NORTH 89°28'06" WEST, ALONG SAID SOUTH LINE, 247.95 FEET TO THE WEST LINE OF SAID LOT 1; THENCE NORTH 00°15'54" EAST, ALONG SAID WEST LINE, 2332.12 FEET; THENCE SOUTH 89°07'04" EAST, LEAVING SAID WEST LINE, 247.96 FEET TO THE POINT OF BEGINNING PROPER, CONTAINING 13.27 ACRES, MORE OR LESS, SUBJECT TO ALL RIGHTS-OF-WAY AND EASEMENTS OF RECORD.



**RIDGE SURVEYING & CONSULTING, PLLC.**

211 South Church St., Jonesboro, AR 72401 870-263-4940

**CONDITIONAL USE SURVEY**

CLIENT: KEVIN CARPENTER  
PART OF LOT 1, QUINN AVIATION ADDITION, JONESBORO, CRAIGHEAD COUNTY, ARKANSAS



**DRAWING INFO**

DRAWN BY: JHM | JOB NO.: 15217 | SHEET: 1 OF 2  
 DATE: 12/14/2015 | SCALE: 1" = 300'

**REVISIONS**


500-16N-06E-0-06-440-28-1709