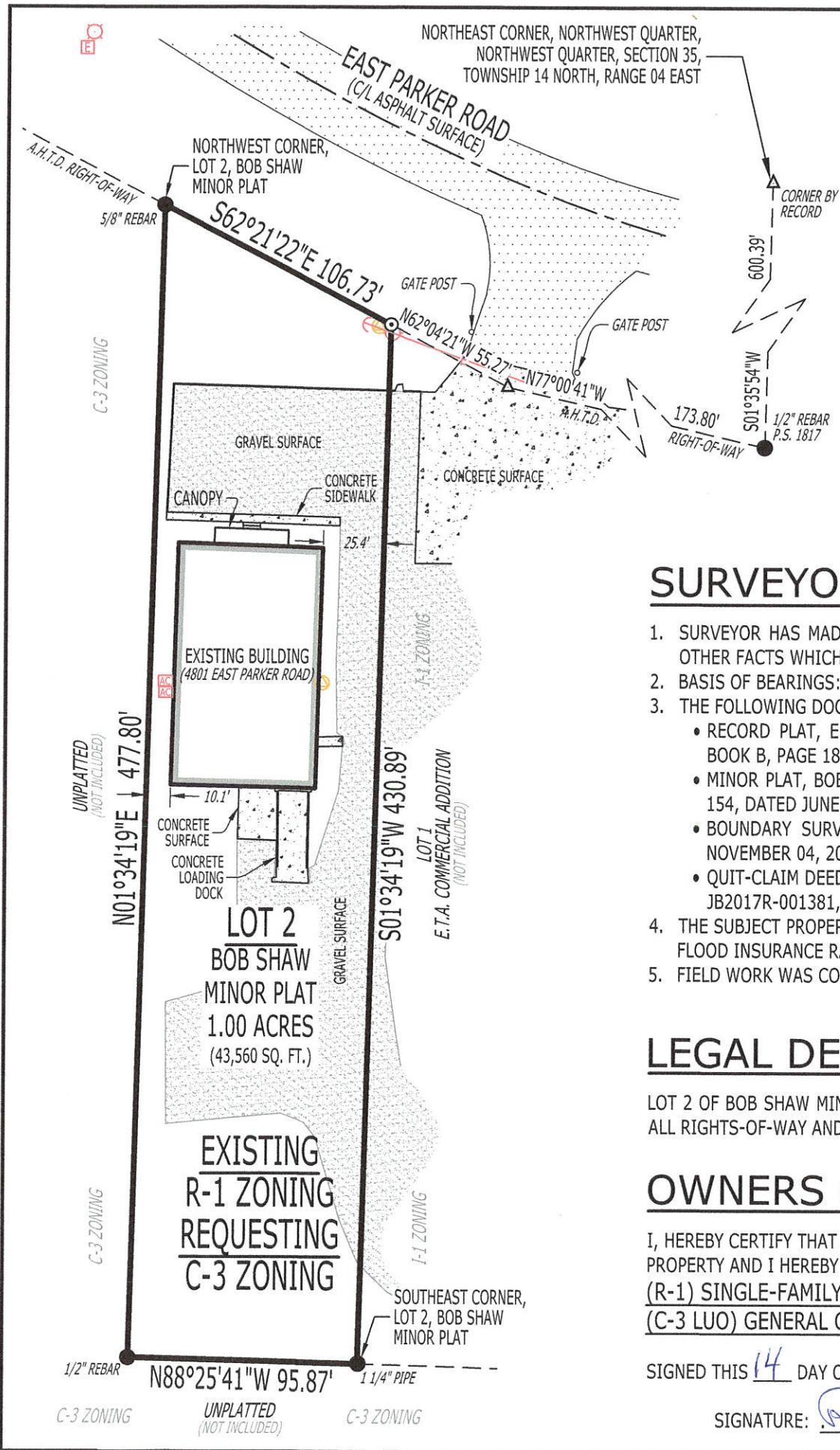
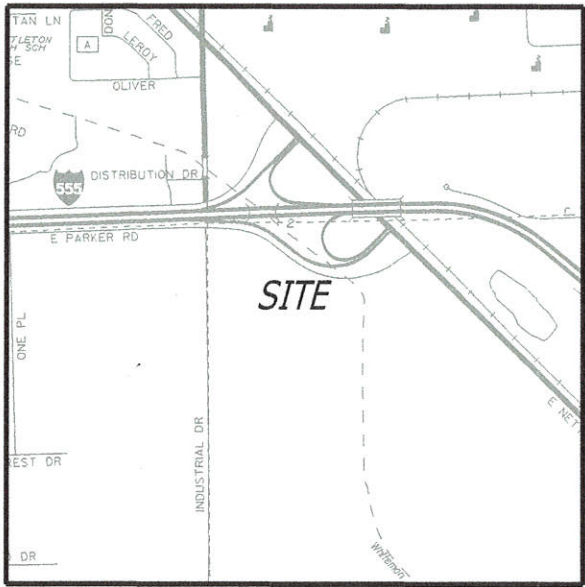




ZONING NOTES:

1. SUBJECT PROPERTY IS CURRENTLY ZONED R-1, SINGLE-FAMILY MEDIUM DENSITY DISTRICT, REQUESTING C-3, GENERAL COMMERCIAL DISTRICT.
2. R-1 ZONING RESTRICTIONS:
STREET SETBACK - 25'
SIDE SETBACK - 7.5'
REAR SETBACK - 25'
MAXIMUM HEIGHT LIMITATION - 35'
MAXIMUM LOT COVERAGE - 35%
3. C-3 ZONING RESTRICTIONS:
STREET SETBACK - 25'
SIDE SETBACK - 10'
REAR SETBACK - 20'
MAXIMUM HEIGHT LIMITATION - 45'
MAXIMUM LOT COVERAGE - 60%



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, E.T.A. COMMERCIAL ADDITION, BY CLARENCE W. MCALISTER, P.S. 1303, RECORDED IN BOOK B, PAGE 184, DATED DECEMBER 02, 1996.
 - MINOR PLAT, BOB SHAW MINOR PLAT, BY BRADLEY P. HANCOCK, P.S. 1400, RECORDED IN BOOK I, PAGE 154, DATED JUNE 17, 2004.
 - BOUNDARY SURVEY, BY BRANDON G. WOOD, P.S. 1817, SLS DOCUMENT NO. 201802135971, DATED NOVEMBER 04, 2017.
 - QUIT-CLAIM DEED, CAUBBLE BUILDING PRODUCTS, LLC TO CAUBBLE, CRAIGHEAD COUNTY DOCUMENT NO. JB2017R-001381, DATED JANUARY 30, 2017.
4. THE SUBJECT PROPERTY LIES WITHIN THE 100 YEAR SPECIAL FLOOD HAZARD ZONE "AE", AS SHOWN ON FEMA FLOOD INSURANCE RATE MAPS: PANEL NO. 05031C0151C, DATED SEPTEMBER 27, 1991.
5. FIELD WORK WAS COMPLETED ON MARCH 06, 2019.

LEGEND:

- FOUND MONUMENT (AS NOTED)
- SET 5/8" REBAR W/ PLASTIC CAP
- ⊙ STAMPED "MCNEESE P.S. 1709" (OR AS NOTED)
- △ COMPUTED POINT (NOT MONUMENTED)
- UTILITY POLE
- LIGHT POLE
- ⊞ ELECTRIC BOX
- ↗ GUY WIRE
- ⊞ AC UNIT
- ⊞ TELECOMMUNICATIONS PEDESTAL
- BOUNDARY LINE

LEGAL DESCRIPTION (AS-SURVEYED):

LOT 2 OF BOB SHAW MINOR PLAT TO THE CITY OF JONESBORO, CRAIGHEAD COUNTY, ARKANSAS, AS SHOWN ON PLAT RECORDED IN BOOK I, PAGE 154, SUBJECT TO ALL RIGHTS-OF-WAY AND EASEMENTS OF RECORD.

OWNERS CERTIFICATION:

I, HEREBY CERTIFY THAT I AM THE OWNER OF THE ABOVE DESCRIBED PROPERTY AND I HEREBY REQUEST A REZONING FROM:
(R-1) SINGLE-FAMILY MEDIUM DENSITY DISTRICT TO
(C-3 LUO) GENERAL COMMERCIAL DISTRICT

SIGNED THIS 14 DAY OF March, 2019.

SIGNATURE: Ruth Caubble

SURVEYOR'S CERTIFICATION:

I, MICHAEL P. MCNEESE, 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.



RIDGE SURVEYING & CONSULTING, PLLC.

311 South Church St., Suite H
Jonesboro, AR 72401
870-203-9940
www.ridgesurveying.net

REZONING PLAT
CLIENT: CAUBBLE
LOT 2, BOB SHAW MINOR PLAT
TO THE CITY OF JONESBORO,
CRAIGHEAD COUNTY, ARKANSAS



DRAWING INFO

DRAWN BY: JJN SCALE: 1" = 60'
DATE: 03 / 11 / 2019 JOB NO: 19151

REVISIONS

500-14N-04E-0-35-440-16-1709